

NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF DANVILLE, VIRGINIA

Wednesday, February 11, 2015 • 11:00 am

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the City of Danville, the undersigned Special Commissioner will offer the sale at public auction the following described real estate in the City Council Conference Room on the fourth floor of the Municipal Building, located at 427 Patton Street, Danville, Virginia 24541, on **Wednesday, February 11, 2015 at 11 a.m.**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Owner Name	TACS No.	Tax Map No.	Parcel No.	Property Description
1	David Barreiro	120829	2717-009-000030.000	21011	Vacant, formerly 667 Cabell Street, approx. 0.12 acre
2	David Barreiro	120829	2717-009-000031.000	25134	Vacant, formerly 665 Cabell Street, approx. 0.12 acre
3	Karen R. Bennett	121015	2717-025-000009.000	25601	727 Temple Avenue, approx. 0.09 acre
4	David Hatmi	119647	2709-006-000005.000	02658	Vacant, approx. 0.05 acre, Richmond Avenue, 48 FT PT NO 37
5	David Hatmi	119647	2717-001-000003.000	20609	Vacant, approx. 0.15 acre, Lee Street, 43 FT PT NOS 74 & 76
6	David Hatmi	119647	2717-022-000021.000	20928	Vacant, approx. 0.13 acre, Lee Street, 39 FT PT NO 37
7	David Hatmi	119647	2709-006-000006.000	00090	Vacant, approx. 0.11 acre, Richmond Avenue 41.5 FT PT NOS 36 & 37
8	David Hatmi	119647	2706-029-000017.000	00291	124 West Thomas Street, approx. 0.17 acre
9	David Hatmi	119647	2709-006-000004.000	02656	Vacant, North corner of Middle Street & Richmond Avenue, 45 FT PT NO 37
10	David Hatmi	119647	1610-014-000005.000	52844	Vacant, SE corner of Bell Drive & Chatham Ave., 0.26 ac., 75 FT NO 9 SEC 5
11	David Hatmi	119647	2818-019-000009.000	04721	179 North Avenue, approx. 0.15 acre
12	Phillip C. Hill & Louteshia M. Hill	119729	2706-031-000001.000	00641	139 West Thomas Street, approx. 0.13 acre
13	Winnifred Edward Saunders Heirs	120652	2819-010-000061.000	02540	128 Swanson Street, approx. 0.12 acre
14	Rhonda M Smith	119350	1720-020-000004.000	20042	1010 Stokes Street, approx. 0.14 acre

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the City of Danville. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner of Sale and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of a personal check, traveler's check, cashier's check or money order. No cash will be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner of Sale within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to estimated value of the Property. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. There will be a five percent (5%) buyer's premium added to the winning bid to determine final contract price. Recording costs for deed recordation will be the responsibility of the successful bidder. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to the City of Danville. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at taxsales@taxva.com or (804) 612-9041.
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Also visit auctionzip.com to view the full list of items and see pictures.

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