

**Auction Property 4**

**VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ROANOKE**

**COUNTY OF ROANOKE, VIRGINIA,** )  
Complainant, )  
)  
vs. ) **Case No. CL18-979**  
)  
**DONALD LEE RATCLIFF, et al,** )  
Respondents. )

**OFFER OF PURCHASE**

Having been advised by Mark D. Kidd, Special Commissioner, that he is authorized to solicit bids on behalf of the Court for the sale of the property made the subject matter of this cause, described as Roanoke County Tax Map Parcel No. 060.11-01-08.00-0000, I hereby offer on this 24<sup>th</sup> day of September to purchase said property from the Court for the sum of \$\_\_\_\_\_. **I acknowledge this purchase price includes a five percent (5%) bidder's premium.**

I understand that the property is strictly sold "AS IS," "WHERE IS," and "WITH ALL FAULTS;" and that this offer is subject to the approval of the Court. I acknowledge that if this offer is approved and the sale is confirmed by the Court, I will receive a deed with Special Warranty of Title. No warranty of any other type is made. I further acknowledge that a hearing to confirm the sale is scheduled for the October 14<sup>th</sup>, 2021, at 10:00 a.m., before The Honorable Judge James R. Swanson of the Circuit Court for the County of Roanoke, Virginia. I understand that this offer may not be withdrawn by me without leave of Court. I shall tender full payment of the purchase price, in cash or certified funds, to the Special Commissioner within fifteen (15) days following the entry of the Court's Decree confirming the sale.

I understand that this property is being sold subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. I purchase this property subject to the foregoing and without grounds for objection to confirmation of the sale on that basis.

I understand that I will be responsible for any current real estate taxes on this parcel from {00325327-1 }

the date of the auction, September 24, 2021 which shall be prorated. I acknowledge that I am solely responsible for paying any recording costs for deed recordation without offset to the purchase price.

If I fail to tender the full purchase price in cash or certified funds to the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court, I shall be in default. The Special Commissioner, at his sole option and discretion, shall have the election to:

(A) Retain my deposit, void my rights under this Offer of Purchase and void my purchase of the property. The Special Commissioner may then resell the property pursuant to further order of the Circuit Court; or

(B) Retain the deposit and bring an action against me for the specific purpose to compel me to complete the purchase of the property, with discretion in the Court to award attorney fees and costs of suit against me.

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Please Sign Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
City / State / Zip

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Email

**CERTIFICATE**

I hereby acknowledge receipt of a bidder's deposit of \$ \_\_\_\_\_ in the form of \_\_\_\_\_.

\_\_\_\_\_  
Special Commissioner

**RECIPIENT:** Mark D. Kidd, Esq.  
OPN Law PLC

**RECIPIENT'S CASE NO:** Unknown

**INSOFAR AS THE RECORDS AND INDICES ARE PROPERLY KEPT, TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:**

Donald Lee Ratcliff

**UNDER THE WILL OF:** Wyona F. Ratcliff  
**Date of Death:** May 24, 2014      **Date of Probate:** August 14, 2014  
**Will Book & Pg./Inst. No:** WF 201400519

**IF PROPERTY ACQUIRED BY WILL OR INHERITANCE**

**Decedent Acquired The Property By:** Deed from James D. Hill and Patricia A. Hill, husband and wife, to Wyona F. Ratcliff dated March 12, 2003, recorded as Instrument No. 200305788.

**THE PROPERTY LIES IN THE COUNTY OF ROANOKE, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.**

**BRIEF LEGAL DESCRIPTION:**

Lots 4 and 5, Section 1 as shown on the plat of Mechanic's Home Land Co. recorded in Plat Book 1, page 49

NOTE: See the above referenced deed for a more complete description of the subject property.

DEEDS OF TRUST: (X) NONE

**JUDGMENTS:**

Dated May 18, 2016, docketed October 11, 2016, in/as Judgment Lien No. 201601747 rendered in favor of Union Bank & Trust against Donald L. Ratcliff

Dated June 15, 2016, docketed October 11, 2016, in/as Judgment Lien No. 201601748 rendered in favor of Union Bank & Trust against Donald L. Ratcliff

Dated August 10, 2016, docketed November 7, 2016, in/as Judgment Lien No. 201601931 rendered in favor of Union Bank & Trust against Donald L. Ratcliff

Dated September 13, 2017, docketed May 14, 2018, in/as Judgment Lien No. 201800836 rendered in favor of Capital One Bank USA NA against Donald Lee Ratcliff

**JUDGMENTS & FEDERAL LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):**

Not applicable – delinquent tax sale

FINANCING STATEMENTS: (X) NONE

**TAX & ASSESSMENT INFORMATION:**

Assessed Owner: RATCLIFF Donald Lee

Assessed Description: Lts 4 & 5 Sec 1 M H L Co

Tax Map/ID# 060.11-01-08.00-0000

Land \$ 14,400                      Improvements \$ 60,800                      Total \$ 75,200

Annual Amt \$ 819.68                      Taxes Payable on: June 5 and December 5 of the calendar year

Taxes Paid Thru: 1<sup>st</sup> half calendar year 2019 (06-30-19)

Delinquent Taxes: 2<sup>nd</sup> half calendar year 2019 and all of calendar year 2020

Taxes a Lien, Not Yet Due: 2<sup>nd</sup> half calendar year 2018 (due 12-05-18)

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee AND delinquent Town of Vinton taxes

Property Address (not warranted): 421 7<sup>th</sup> Street - Vinton

NOTE: The above information is based upon the data shown on the printout obtained from the Tax Computer located in the Clerk's Office. The above information is subject to confirmation by the Treasurer's office.

NOTE: The above information is based upon the 2020 tax assessment as the 2021 assessment has not yet been posted to the tax computer.

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS: (X) NONE

ITEMS SHOWN ON PLAT OF SUBDIVISION of Mechanic's Home Land Co recorded in/as Plat Book 1, page 49: None

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

**ACCESS:**

- (X) Public street(s) named: 7<sup>th</sup> Street
- ( ) Appurtenant easement created by Deed Book & Pg./Inst. No.:
- ( ) Road Maintenance Agreement in Deed Book & Pg./Inst. No.:

**OTHER MATTERS:**

1. The research for this title report began with the deed from Helen Pugh Sink and W. A. Sink, her husband, *et al.*, to James D. Hill and Patricia A. Hill, husband and wife, dated February 2, 1962, recorded in Deed Book 684, page 413. The research for this report covers a period of approximately 59 years.
2. Wyona F. Ratcliff, the former owner, has been deceased less than 10 years and, accordingly, exception is made for the possibility of estate taxes.
3. Memorandum of *Lis Pendens* filed on the subject property dated June 15, 2018 recorded as Instrument No. 201806017.
4. The name Ratcliff has also been researched as Ratcliffe, Radcliff and Radcliffe.
5. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.

**BACK TITLE INFO:**    **Exact**    **Full**    **Limited**    **None X**                    **Policy/Case #**  
**EFFECTIVE DATE:**    April 1, 2021 @ 8:00 A.M.

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This report consists of 3 pages.