

**Auction Property 7**

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

<b>COUNTY OF ROANOKE, VIRGINIA,</b>	)	
Complainant,	)	
	)	
vs.	)	<b>Case No. CL20-1274</b>
	)	
<b>CLAUDE PATSSEL, JR, et al,</b>	)	
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. 080.00-01-21.00-0000, 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 I understand that this offer may not be withdrawn by me without leave of Court.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 {00325333-1 }

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

**Auction Property 6**

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

<b>COUNTY OF ROANOKE, VIRGINIA,</b>	)	
Complainant,	)	
	)	
vs.	)	<b>Case No. CL20-1274</b>
	)	
<b>CLAUDE PATSSEL, JR, et al,</b>	)	
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. 080.00-01-22.00-0000, 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 {00325334-1 }

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:**

Claude Patsel, Jr.

**UNDER THE WILL OF:** Rebecca A. Patsel  
**Date of Death:** July 4, 2013      **Date of Probate:** August 1, 2013  
**Will Book & Pg./Inst. No:** WF 201300443

**IF PROPERTY ACQUIRED BY WILL OR INHERITANCE**

**Decedent Acquired The Property By:** Deed from Georgia C. Carr, unmarried, to Claude R. Patsel and Rebecca A. Patsel, husband and wife, as tenants by the entireties with the right of survivorship, dated May 21, 1991 recorded in Deed Book 1342, page 892.

Claude R. Patsel, who was also known of record as Claude Patsel, Claude R. Patsel, Sr., Claude Ray Patsel and Claude Ray Patsel, Sr., died intestate on September 25, 2006 as evidenced by his List of Heirs/Real Estate Affidavit recorded as Instrument No. WF 200700331. Please also note that a second Real Estate Affidavit was recorded as Instrument No. WF 201300442. By virtue of the survivorship estate, fee title vested in Rebecca A. Patsel who was also known of record as Rebecca Patsel and Rebecca Alfred Patsel.

**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:**

7.676 acres as shown on the plat of survey recorded in Deed Book 568, page 404

TOGETHER WITH an easement for ingress and egress as established in Deed Book 456, page 299

NOTE: See the above referenced deed for a more complete description of the subject property and easement and also see Item 3 under OTHER MATTERS below regarding the description.

DEEDS OF TRUST: (X) NONE

**JUDGMENTS:**

Dated October 18, 2005 docketed November 23, 2005 in/as Judgment Lien No. 200502823 rendered in favor of Carilion Transportation SRVS against Claude R. Patsel, Sr. and Rebecca Patsel

**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: PATSEL Claude Jr  
Assessed Description: S of Roanoke River 6.670 acres  
Tax Map/ID# 080.00-01-21.00-0000  
Land \$ 26,700 Improvements \$ -0- Total \$ 26,700  
Annual Amt \$ 291.03 Taxes Payable on: June 5 and December 5 of the calendar year  
Taxes Paid Thru: Calendar year 2016 (12-31-16)  
Delinquent Taxes: Calendar years 2017, 2018, 2019 and 2020  
Taxes a Lien, Not Yet Due: Calendar year 2021 (1<sup>st</sup> half due 06-05-21)  
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee  
Property Address (not warranted): Gordon Brook Drive

Assessed Owner: PATSEL Claude Jr  
Assessed Description: S of Roanoke River 6.670 acres  
Tax Map/ID# 080.00-01-22.00-0000  
Land \$ 24,800 Improvements \$ 110,300 Total \$ 135,100  
Annual Amt \$ 1,472.59 Taxes Payable on: June 5 and December 5 of the calendar year  
Taxes Paid Thru: Calendar year 2016 (12-31-16)  
Delinquent Taxes: Calendar years 2017, 2018, 2019 and 1<sup>st</sup> half 2020  
Taxes a Lien, Not Yet Due: 2<sup>nd</sup> half calendar year 2020 (due 12-05-20)  
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee  
Property Address (not warranted): 2789 Gordon Brook Drive

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 \_\_\_ recorded in/as \_\_\_: No standard subdivision plat

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:**

- 1. Plat of subject property recorded in Deed Book 568, page 404: approximate location of well in a central portion of the subject property

**ACCESS:**

- Public street(s) named:
- Appurtenant easement created by Deed Book & Pg./Inst. No.:456-299
- Road Maintenance Agreement in Deed Book & Pg./Inst. No.: 456-299

**OTHER MATTERS:**

1. The research for this title report began with the deed from Edward L. Trent and Lora P. Trent, husband and wife, to John L. Abshire, Jr. and Janet H. Abshire, husband and wife, dated January 23 1957 recorded in/as Deed Book 568, page 405. The research for this report covers a period of approximately 64 years.
2. The metes and bounds description of the subject property contains both Tax Map No. 080.00-01-21.00-0000 and Tax Map No. 080.00-01-22.00-0000. The combined description has been in existence since 1957.
3. Memorandum of *Lis Pendens* filed against the subject property dated July 2, 2020 recorded as Instrument No. 202007362.
4. Rights of others in and to the use of the appurtenant easement set out in the description hereof.
5. Claude Patsel, Jr. is also known of record as Claude Patsel, Claude R. Patsel, Jr., Claude Ray Patsel and Claude Ray Patsel, Jr.
6. 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 7, 2021 @ 8:00 A.M.

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This report consists of 3 pages.