

Auction Property 8

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ROANOKE

COUNTY OF ROANOKE, VIRGINIA,)	
Complainant,)	
)	
vs.)	Case No. CL20-1214
)	
SULLIVAN INVESTMENTS, LLC, 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. 106.00-02-62.00-0000, I hereby offer on this 24th 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 14th, 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 I understand that this offer may not be withdrawn by me without leave of Court.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 {00325335-1 }

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:

Sullivan Investments, LLC

t/e w/s j/t w/s t/c no tenancy prtshp corp llc

UNDER THE FOLLOWING DEED:

Grantor(s): Mark D. Kidd, Special Commissioner

Dated: December 2, 2013

Deed Book & Pg./Inst. No: 201503376

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:

Approximately 12 acres located on Virginia State Secondary Route No. 615

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

DEEDS OF TRUST: (x) NONE

JUDGMENTS: (x) NONE

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: Sullivan Investments LLC

Assessed Description: Back Creek 12.000 acres

Tax Map/ID# 106.00-02-62.00-0000

Land \$ 31,500 **Improvements \$** -0- **Total \$** 31,500

Annual Amt \$ 343.35 **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 (1st half due 06-05-21)

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee

Property Address (not warranted): Starlight Lane

NOTE: The above information is based upon the information shown on 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.

DEEDED EASEMENTS: (X) NONE

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as ___: No standard subdivision plat

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS

(X) **Public street(s) named:** Starlight Lane also known as Virginia State Secondary Route No. 615

() **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 George V. Cooper and Helen J. Cooper, his wife, to E. A. Wright and R. C. Pendleton dated June 4, 1963, recorded in/as Deed Book 717, page 29. The research covers a period of approximately 58 years.
2. Within the chain of title, the subject property appeared to have been sold outside the chain. However, this possible defect in title was explained by the deed from R. C. Pendleton and Edna S. Pendleton, his wife, to Iris H. Shelton dated July 29, 1977, recorded in Deed Book 1072, page 100. A copy of that deed is attached for your reference.
3. Memorandum of *Lis Pendens* filed against the subject property dated June 30, 2020 recorded as Instrument No. 202007357.
4. The record does not disclose the current status of the owner entity which purports to be a limited liability company under the laws of the Commonwealth of Virginia.

5. The deed to the current owner is from a Special Commissioner and is a result of a delinquent tax sale. The deed fails to delineate the owner of the property for which the delinquent tax sale was held. Accordingly, when adversing the previous owner, Morgan & Morgan Construction, Inc., there is no record of the title for this property having been divested from Morgan & Morgan Construction, Inc.
6. There is no recorded plat of the subject property. A copy of the tax map is provided for your information.
7. 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 14, 2021 @ 8:00 A.M.

This report consists of 3 pages.