

**NOTICE
SPECIAL COMMISSIONER'S SALE
OF REAL ESTATE IN STAUNTON, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of the City of Staunton, Virginia, the undersigned Special Commissioner will offer for sale at public auction the following described real estate in Council Chambers at City Hall in the City of Staunton, located at 116 W. Beverley Street, Staunton, Virginia 24401 on June 9, 2017, at 2:00 p.m. The sale is subject to the following terms and conditions and other terms and conditions which may be announced the day of sale:

<u>Property Owner</u>	<u>Description</u>	<u>Tax Map No.</u>
Scomag, LC	Beverley Hotel; 104 S. New St.	3671
Harold Sragovitz	222 Thornrose Avenue	7554
Harold Sragovitz	222 Thornrose Avenue, #A	7555
Annie Bartley and Danny Lee Bartley	433 Betsy Bell Road	348
Lawrence Howard McCauley, Laura Jean McCauley, <i>et al.</i>	8 Thompson Street	5225
Phyllis Armstrong	708 Middlebrook Avenue	145
Erskine and Dorothy Robinson	2016 Orange Street	6687
Paul D. Duncan	282 N. Lewis Street	3482
Leona Chiles Presley	402 Gooch Street	6260
Edward A. Jones, Sr. and Frances A. Jones	543 Calvert Street	4245
Jessie Mae Johnson Sawyer	1117 Stuart Street	2861
Jessie Mae Johnson Sawyer	2714 Blair Street	2864

TERMS OF SALE: All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit twenty percent (20%) of the total sales price, or Two Thousand Dollars (\$2,000.00), whichever is more, which sum shall be credited to the purchase price at closing. All deposits must be in the form of cash, traveler's check, bank certified check, good personal check or money order. The balance of the purchase price, in cash or certified funds, shall be deposited with the Clerk of the Circuit Court of the City of Staunton, within fifteen (15) days of Court confirmation. TIME IS OF THE ESSENCE. All properties

will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

N. Reid Broughton, Esq., Special Commissioner
Sands Anderson PC
P.O. Box 2009, Christiansburg, Virginia 24068-2009
1-800-881-8803 or 540-260-9011
www.sandsanderson.com
<http://vadelinquenttaxsale.com>

NOTICE OF NON-JUDICIAL SALE OF REAL PROPERTY
City of Staunton, Virginia

Pursuant to § 58.1-3975 of the Code of Virginia, 1950, as amended, the following property will be offered for sale at public auction immediately following the above sale:

<u>Property Owner</u>	<u>Description</u>	<u>Tax Map No.</u>
Ella Fields	1002 Jackson Street	2598
George W. Clark	1000 Jackson Street	11299
John Q. Adams	1418 W. Johnson Street	8306
Mary Sue Green, et al.	310 Green Street	3120
Mary Sue Green, et al.	737 Callaghans Alley	3121
West Staunton Land Co.	30 Peyton Street	8537

The highest bidder shall deposit the full amount of their bid on the day of sale and an additional \$800.00 for fees and costs. All deposits must be in the form of cash, traveler's check, bank certified check, good personal check or money order. The property shall be conveyed by Treasurer's Deed without covenants or warranty of any kind, pursuant to the above statute. Recording costs will be the responsibility of the purchaser and such costs are not included in the amounts shown above.

These sales are being conducted by N. Reid Broughton, Esq., Special Commissioner, Sands Anderson PC, P.O. Box 2009, Christiansburg, Virginia 24068-2009. For more information please contact Kimberly Cregger, at 540-260-3026 or by email at taxcollection@sandsanderson.com.