

# Trustee Foreclosure ABSOLUTE AUCTION

**Sale #1 - Wednesday, March 25th at 12:00 noon on site**  
Previews: Mar. 18th and Mar. 21st - 10:00 to 4:00 or by appt.

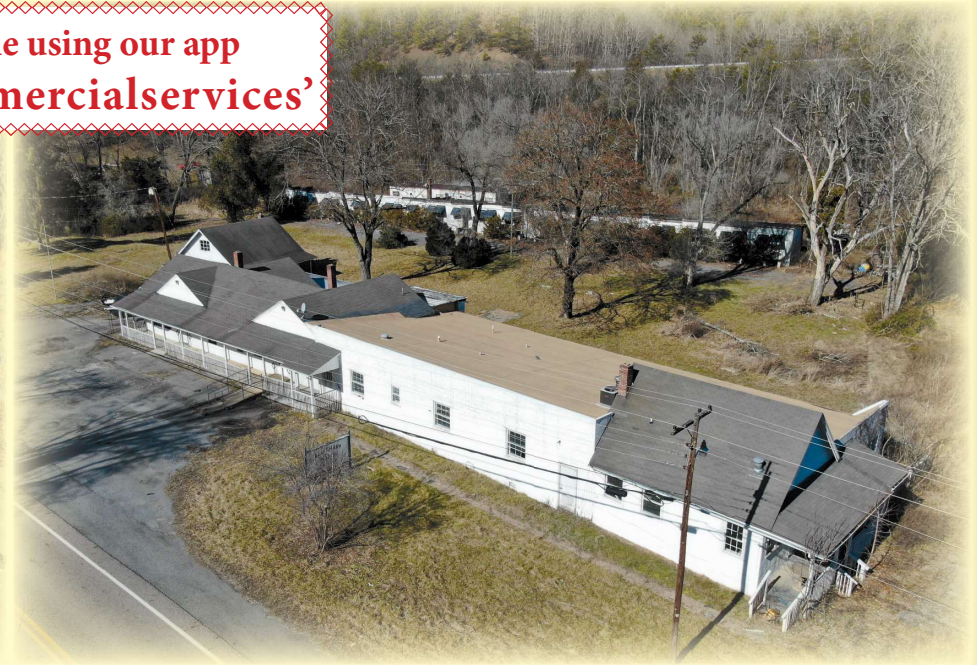
**Sale #2 - Wednesday, March 25th at 12:15 pm at Sale #1**  
Previews: Mar. 18th and Mar. 21st - 10:00 to 4:00 or by appt.

**Bid On-Line using our app  
'walkercommercialservices'**



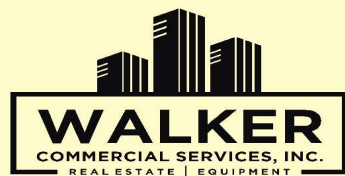
**4401 Midland Trail, Covington, Virginia**

**Tax Assessed Value: \$370,900.00**



**4607 Midland Trail, Covington, Virginia**

**Tax Assessed Value: \$188,100.00**



**101 Albemarle Avenue, SE  
Roanoke, VA 24013 VAAF #549**

**Ph: (540) 344-6160**

**[www.walkercommercialservices.com](http://www.walkercommercialservices.com)**







101 Albemarle Avenue, SE  
Roanoke, VA 24013

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PERMIT #126

## Trustee Foreclosure ABSOLUTE AUCTION

Two former Adult Assisted Living  
Facilities - Covington, Virginia

- (1) 16,430 sf facility
- (2) 7,834 sf facility

AUCTION: March 25th at 12 noon

### SALE #1: 4401 Midland Trail, Covington, Virginia

- Former 'Covington Manor I'
- Gross Building Area: 16,430 sf
- 36 Assisted Living Units (86 Licensed Beds)  
27 Semi-Private Units | 4 Triple Units | 5 Quad Units
- Facility was built in 1950
- Lot Size: 2.64 +/- acres
- Fully Equipped Commercial Kitchen/Offices/Laundry  
Room/Dining Room/Activity Area
- Fire Sprinkler System with Alarms and hard wired  
smoke detectors
- Storage Building and Parking for employees and visitors
- **Formerly Listed at \$604,300.00**



### SALE #2: 4607 Midland Trail, Covington, Virginia

- Former Tanglewood Home for Adults
- Gross Building Area: 7,834 sf
  - Building #1 - 3,150 sf Main Facility
  - Building #2 - 624 sf Garage/Storage
  - Building #3 - 4,060 sf 20 +/- Rooms  
(Single level 'motel type' building)
- Facility built in 1950 • Lot Size: 2.448 +/- acres



## TERMS AND CONDITIONS

1. **REGISTRATION:** Bids will only be accepted from registered bidders. You will be required to show your Driver's License and Cash or your Cashier's Check (in the amount of 10% of the high bid) to register to bid.
2. **DEPOSIT:** The successful bidders will be required to sign Memorandum of Sale, immediately following the falling of the hammer, and the Cash or Cashier's Check, as described above, will be delivered to Substitute Trustee. The Deposit will be applied to the Purchase Price at closing. The Deposits are Non-Refundable, unless the seller cannot convey title. Closings to take place within 30 days of sale. **Time is of the Essence.**
3. **DEED:** The properties will be conveyed by Special Warranty Deeds.
4. **ANNOUNCEMENTS:** Announcements made on the day of sale, take precedence over all prior communications, both verbal and written, concerning the sale or the property.

5. **BUYER'S PREMIUM:** There will be a 5% Buyer's Premium in effect on day of sale. The Buyer's Premium added to the high bid amount, to determine the Contract Sales Price.
6. **"AS-IS", "WHERE-IS":** The property is being sold "AS-IS", "WHERE-IS". Potential Buyers must perform such independent investigations with respect to the property as they deem necessary to verify information provided by Auction Company or the Seller.
7. **ADVERTISEMENTS:** All information provided by Auction Company and the Seller is deemed reliable but is not warranted. The information contained in this brochure and any advertisements by Auction Company are subject to verification by all parties relying on it. No liability for its accuracy, error or omission is assumed by the Auction Company or the Seller.
8. **REPRESENTATION:** Auction Company and its representatives represent the Foreclosing Party.
9. **BID INCREMENTS:** Auctioneer reserves the right to set bid increments.