

DAY 2

BANKRUPTCY AUCTION FOR LCM CORPORATION

Assessed Value
\$1,117,800 Per GIS

ROANOKE, VA

Previews - 10/26 & 11/9 from Noon to 3:00 PM

SHENANDOAH AVE, ZONED I-1



4.15± AC.

BLDG. 11,239± SF
(PER GIS)

3.25± AC.

SHENANDOAH AVE. NW

3321 Shenandoah Ave, Roanoke, VA 24017

BOUNDARIES ARE
APPROXIMATE

REAL ESTATE AND EQUIPMENT SALE NOVEMBER 14, 2024

LIVE AUCTION HELD ON SITE: 3321 SHENANDOAH AVE, ROANOKE, 24017

REGISTRATION OPENS AT 9:00 AM

REAL ESTATE AT 11:00 AM - EQUIPMENT TO FOLLOW

ONLINE BIDDING FOR SELECT EQUIPMENT TO BEGIN AT 1:00 PM

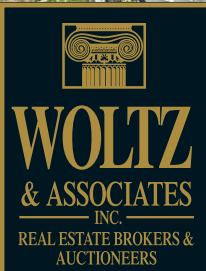
SEE WOLTZ.COM FOR UPDATES AND ADDITIONAL INFORMATION



5% BUYER'S PREMIUM ON REAL ESTATE
10% BUYER'S PREMIUM ON PERSONAL PROPERTY/EQUIPMENT
2% BROKER PARTICIPATION OFFERED ON REAL ESTATE

Contact Reaves Ward (540) 597-4607 or Jim Woltz (540) 353-4582
woltz.com • (540) 342-3560 or (800) 551-3588

Licensed in AL, CO, FL, GA, IL, IN, KY, LA, MS, NC, OH, OK, PA, SC, TN, VA, WV



VA #321

DAY 2: EQUIPMENT

ROANOKE PERSONAL PROPERTY AUCTION

NOVEMBER 14

Directions: From Downtown Roanoke: Take Franklin Rd SW and turn right onto Second St. Travel 0.2 miles and take left onto Salem Ave SW. Travel 1.8 miles and turn right onto 24th St NW. Travel 0.4 miles and turn left onto Shenandoah Ave NW. Travel 0.7 miles and turn right onto property.

PERSONAL PROPERTY PICKUP: FOLLOWING THE SALE AND ON 11/15, 11/16 & 11/17 FROM 9:00 AM TO 4:00 PM

Equipment Sale:

- Machinery and Tools
- Trucks
- Trailers
- Excavator
- Backhoe
- Office equipment
- And much more...

See WOLTZ.COM for complete list



LOT 300: '91 FORD L9000 VAC TRUCK



LOT 301: '08 STERLING LR-108 VAC TRUCK



LOT 325: INTERNATIONAL EAGLE DUMP TRUCK



LOT 344: '92 GMC TOPKICK BOX TRUCK



LOT 343: '88 FRUEHAUF TANK TRAILER



LOT 322: '91 MACK ECONODYME ROAD TRACTOR



LOT 318: KOMATSU PC220LC EXCAVATOR



LOT 311: '21 CHEVROLET 2500 HD



LOT 51: CRAFTSMAN 3,500 WATT GENERATOR



LOT 28: WACKER 6" TRASH PUMP



LOT 326: CATERPILLAR 416B BACKHOE

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BASIC TERMS & CONDITIONS OF AUCTION

SEE WOLTZ.COM FOR FULL TERMS & CONDITIONS

LCM Corporation Real Estate

Hampton: LIVE Auction, November 13, 2024

Roanoke: LIVE & ONLINE, November 14, 2024

- 1. AUCTION SALE:** The Property will be sold subject to Seller's confirmation of the high bid. Purchaser will execute the Auction Real Estate Purchase Agreement as required in Paragraph 2. The property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate. Bidding signifies you have read & are in agreement with the terms & conditions of the auction.
- 2. REAL ESTATE DEPOSIT:** The Buyer is required to pay a deposit in the amount of ten percent (10%) of the contract sales price & sign an Auction Real Estate Purchase Agreement immediately following SELLERS acceptance of the bid. Buyer may wire funds (\$25.00 wire fee) or present a cashier's check for the earnest money deposit.
- 3. FINANCING:** Your bidding and purchase of the property are NOT CONDITIONAL UPON FINANCING. Be sure you have arranged financing, if needed, & are capable of paying cash at settlement.
- 4. LIABILITY:** Bidders inspecting property enter at their own risk. Auction Company & Seller assume no risk for bodily injury or damage to personal property.
- 5. BUYER'S PREMIUM:** The Buyer's Premium on the real estate is five percent (5%) of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final contract sales price.
- 6. ANNOUNCEMENTS:** Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
- 7. AGENCY: THE AUCTION COMPANY AND ITS REPRESENTATIVES REPRESENT THE SELLER.**
- 8. REAL ESTATE DEED & POSSESSION:** The real estate will be conveyed by a Special Warranty deed to be prepared at the expense of the Seller & the cost of Virginia deed transfer tax shall be borne by the Seller. The balance of the purchase price is due at settlement which shall be on or before 60 days following the auction. Possession of the Property shall be given to the buyer at settlement.
- 9. BOUNDARY LINES:** Boundaries on aerial photos, topographic maps, and otherwise, are approximate and are subject to verification by all parties relying on them.
- 10. BIDDING:** The bidding is hereby offered to registered bidders only. Registration for on-site opens at 11:00AM, November 13, 2024, for Hampton, & 9:00AM, November 14, 2024, for Roanoke.
- 11. CONFIRMATION:** All auction tracts are sold subject to Seller Confirmation.
- 12. GENERAL:** The information contained in the brochure, on woltz.com, all advertising, & the Bidder's Information Packet is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by the Seller or Auction Company.
- 13. BROKER PARTICIPATION:** Any appropriately licensed Virginia broker whose agent properly registers the successful high bidder will be paid a 2% commission based upon the contract sales price, & will be paid at settlement by the Seller. Applications must be on a Woltz & Associates, Inc. Broker Participation Application form & be fully completed. The form must be received by email at hannah@woltz.com no later than 12:00pm, the day before the auction. Participating Broker must sign the Real Estate Purchase Agreement for winning bid. Agents acting as principals buying on their own behalf, on behalf of family members, other licensed real estate agents, or who represent prospects that have had prior contact with the Seller or Auction Company are not eligible. An agent may register & represent only ONE Bidder for this auction.
- 14. SOFTWARE & TECHNOLOGY:** Woltz & Associates, Inc. reserves the right to reject any bid at our sole discretion. In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Woltz & Associates, Inc., reserves the right to extend bidding, continue the bidding, or close the bidding. **NEITHER THE COMPANY PROVIDING THE SOFTWARE NOR WOLTZ & ASSOCIATES, INC. SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON.** Email notifications will be sent to registered bidders with updated information deemed necessary by Auction Company.

Online bidders must register by NOON the day before the auction.

Personal Property Auction Terms and Conditions

Personal Property - LCM Corporation

SEE WOLTZ.COM FOR FULL TERMS & CONDITIONS

Locust Hill: Online-Only Auction- No Reserve.

Roanoke: Live - with Select Items Online - Auction- No Reserve on most items

Description: LCM Corporation Bankruptcy Auction

See Woltz.com for Auction schedule. See Woltz.com for details about locations & pickup. Special pickup instructions may apply (see Lot descriptions for details).

Buyer Premium: A 10% Buyer's Premium will be added to the high bid amount to determine the full purchase amount.

Payment: The online buyer's credit card (cc used for online registration) will be charged immediately following the close of the auction and will include a convenience fee of 3.5% of the purchase price. You will be emailed a receipt. Live sales must be paid for with Cash

ONLINE BANKRUPTCY AUCTION

BID ONLINE

**Absolute Auction!
No Sales Tax!**

Property is located at 1757 Healys Road, Locust Hill, VA 23092

Bidding starts on 10/29 at Noon

Bidding closes on 11/12 at Noon (Soft Close)

Pickup 11/13 & 11/14 from 9:00 AM until 4:00 PM

Previews: Saturdays, October 19 and 26 from Noon to 3:00 PM.

Register to bid at woltz.com

Equipment Sale:

Trucks, Trailers, Boats, Environmental Cleanup Tools & Equipment, and much more...

Directions: From Saluda, VA: Take General Puller Hwy heading east. Travel 5 miles and turn right onto Healys Rd travel 0.2 miles and turn right onto property.



or Cashier's Check.

Disclaimer: Woltz & Associates, Inc. does not guarantee the authenticity of the listed items. Buyer shall be responsible for determining condition & authenticity of each item. All items are sold "AS IS" with all faults. **SOME VEHICLES & TRAILERS HAVE NO TITLES, MONITOR WEBSITE FOR UPDATES AS WE GATHER ADDITIONAL TITLES. ALL SALES ARE FINAL; ALL SALES ARE FINAL WITH NO REFUNDS FOR ANY REASON.** All items sold "AS IS" with no warranty. It is the Bidder's responsibility to determine condition, value, or other determinative factors. Woltz & Associates, Inc. may describe the personal property but makes no representations.

Removal of Personal Property: Paid receipt must be shown at time of pickup. BE SURE TO BRING YOUR PAID RECEIPT. THERE IS NO SHIPPING FOR THIS AUCTION. Buyer is responsible for removing all purchases. Personal property becomes the responsibility of the Buyer at the time of the sale. Failure by the Buyer to meet the removal schedule & conditions may result in the loss of purchases without refund.

Bid Increments: See Woltz.com for Bid increments for personal property.

Liability: Bidders inspecting or removing items enter Property at their own risk. Auction Company & Seller assume no risk for bodily injury or damage to personal property when inspecting or removing the items.

ANNOUNCEMENTS: Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.

AGENCY: THE AUCTION COMPANY & ITS REPRESENTATIVES REPRESENT THE SELLER.

Woltz & Associates, Inc. reserves the right to reject any bid at our sole discretion. Items may be added or deleted from sale. In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Woltz & Associates, Inc., reserves the right to extend bidding, continue the bidding, or close the bidding. **NEITHER THE COMPANY PROVIDING THE SOFTWARE NOR WOLTZ & ASSOCIATES, INC. SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON.** Email notifications will be sent to registered bidders with updated information deemed necessary by Auction Company.

LIVE ONLY

DAY 1

HAMPTON VIRGINIA AUCTION

2015 W. PEMBROKE AVE., HAMPTON, VA 23661

WEDNESDAY, NOVEMBER 13 - ON SITE AT NOON

REGISTRATION OPENS AT 11:00 AM

**Assessed Value
\$708,100 Per GIS**

*Preview Date: October 25 from Noon - 4:00 PM.
Vacant Land Preview at your Convenience.*

- **10.73± AC.**
- **ZONED C-3**

BOUNDARIES ARE APPROXIMATE

SEE WOLTZ.COM FOR ADDITIONAL INFORMATION

**2015 W. Pembroke Ave,
Hampton, VA 23661**

Directions: From Downtown Hampton. Take Settlers Landing Road heading west for 1.2 miles. Turn left on W Pembroke Ave. Travel 1.9 miles. Property will be on your left. Property can also be accessed from G St - take left onto G St by Sunoco Gas station and property will be on your right. See signs.

BANKRUPTCY AUCTION FOR LCM CORPORATION

ROANOKE, VA

HAMPTON, VA



EQUIPMENT



**NOVEMBER 12, 13, 14
SEE INSIDE FOR DETAILS**



VA# 321 A1029

Jim Woltz (VA# 825)
Woltz & Associates, Inc.
23 Franklin Road
Roanoke, Virginia 24011



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