# AUCTION

### 11 PARCELS OF REAL ESTATE

BY ORDER OF THE CIRCUIT COURT OF THE CITY OF EMPORIA, VIRGINIA FOR UNPAID REAL ESTATE TAXES

# Wednesday, July 15th, 2020 @ 12:00 p.m.

City of Emporia City Council Chambers

201 S. Main Street, Emporia, Virginia, 23847

#### 205 Lee Street



Assessed Owner:	Francis Hobbs
Tax Map No.:	183-2-B & 183-7-4A

#### 527 Gowin Street



Assessed Owner:	William & Annie Gibbs
Tax Map No.:	124 9 BK Z

#### 301 Park Avenue



Assessed Owner:	Francis Hobbs
Tax Map No.:	163 1 BK 7 18

#### 116 W. End Blvd.



Assessed Owner:	Sheila Andrews, et al.
<u>Tax Map No.:</u>	142 6 23,23A,25

#### 0 Anchuca Court



Assessed Owner:	Martha Lane Kiser Odom, et al.
Tax Map No.:	183 11 0 14

#### 411 Gowin Street



Assessed Owner:	Thomas Edwards, Jr.
Tax Map No.:	124 A 5 57

## E. Atlantic Street (5 Parcels)













Assessed Owner	Civic Parking Association of Emporia, Inc.	
Tax Map No.:	143-A-0-23, 143-A-023A, 143-A-0-28, 143-A-0-29, 143-A-0-30	

Jason A. Dunn is Special Commissioner for these properties. Checks should be made payable to Jason A. Dunn, PLC.

TERMS: 20% cash or certified check at the time of sale and balance due in 10 days

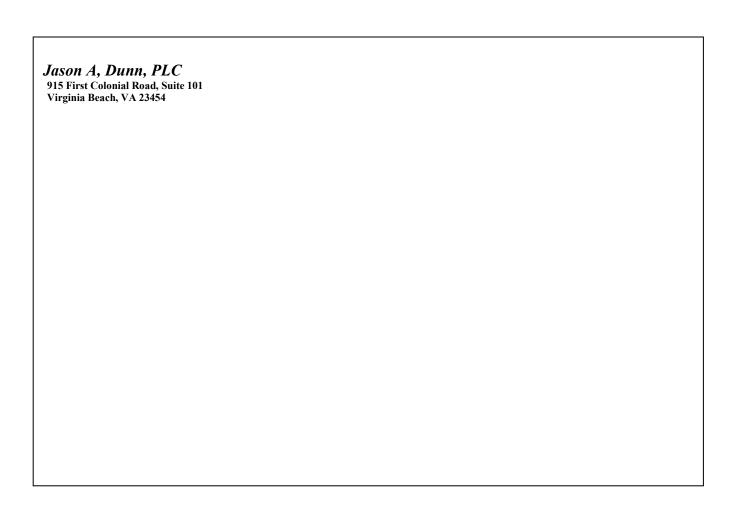
SALE DAY ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISEMENTS

NOTE: Properties may be redeemed by their owner until the day prior to the sale.

For information call:

Jason A. Dunn, PLC

915 First Colonial Road, Suite 101, Virginia Beach, VA 23434



#### Terms and Conditions of the Auction

The terms of sale shall be cash, or alternatively, a down payment of not less than 20% of the successful bid price in cash or certified check at time of sale, payable to the Jason A. Dunn, PLC. **High bids of \$3,000.00 or less require full payment at the auction.** The balance is due in ten days, also by cash or certified check. The bid price or down payment will be deposited with Jason A. Dunn, PLC for all properties. The said real estate shall be sold, pursuant to Va. Code §58.1-3967, et seq., free of all claims of any creditor, person or entity as provided therein, and sold "as is," in gross and not by the acre, and without any warranty or representations of any kind whatsoever regarding, without limitation, restrictions, conditions, easements, liens or encumbrances, possible rights of parties in possession, encroachments, overlaps, gaps and gores, deficiency in quantity, all questions of boundaries, location and acreage which a current and accurate survey would disclose, roadways, environmental and wetland matters, unrecorded easements, matters which would be disclosed by an inspection of the premises, or any other matter of record or not of record. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitableness of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are nonrefundable. Information provided was sourced from the City of Emporia City Assessor's office.

Before the Special Commissioners deliver a special warranty deed to the successful bidder, he shall report to this Court the result of this sale to be confirmed by the Court if the Court is of the opinion it should be.

Announcements made sale day take precedence over written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer.