

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



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

301 Park Avenue



<u>Assessed Owner:</u>	Francis Hobbs
<u>Tax Map No.:</u>	163 1 BK 7 18

527 Gowin Street



<u>Assessed Owner:</u>	William & Annie Gibbs
<u>Tax Map No.:</u>	124 9 BK Z

116 W. End Blvd.



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

0 Anchuca Court



<u>Assessed Owner:</u>	Martha Lane Kiser Odom, <i>et al.</i>
<u>Tax Map No.:</u>	183 11 0 14

411 Gowin Street



<u>Assessed Owner:</u>	Thomas Edwards, Jr.
<u>Tax Map No.:</u>	124 A 5 57

E. Atlantic Street (5 Parcels)



<u>Assessed Owner</u>	Civic Parking Association of Emporia, Inc.
<u>Tax Map No.:</u>	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

Phone: (757) 937-0872

www.jasonadunn.com

Jason A. Dunn, PLC
915 First Colonial Road, Suite 101
Virginia Beach, VA 23454

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 suitability 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.