

SPECIAL COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to orders of the Greensville County Circuit Court, entered in the cases of *City of Emporia v. Bobby Boney, et al*, Case No. CL18-419; *City of Emporia v. Sheila Andrews, et al.* CL19-138; *City of Emporia v. Thomas Edwards, et al*, Case No. CL17-199; *City of Emporia v. Iva Harrison, et al.*, CL17-302; *City of Emporia v. David Seaborn, et al.*, CL19-173; *City of Emporia v. Marcus Smith, et al.*, CL19-344. Jason A. Dunn, Special Commissioner, will offer for sale at public auction to the highest bidder on October 8, 2020 at 11:30 A.M. at City Administration Building at 201 S. Main Street, Emporia, VA the following real estate:

<u>Lot#</u>	<u>Owner(s)</u>	<u>Tax Map #</u>	<u>Address</u>
1.	William & Annie Gibbs	124 9 BK Z	527 Gowin Street, Emporia
2.	Sheila Andrews	142 6 23.23A.25	116 W. End Blvd., Emporia
3.	Thomas Edwards	124 A 0 57	411 Gowin Street, Emporia
4.	Iva Harrison	123 21 0 15	707 Parham Street, Emporia
5.	David Seaborn	124 4 0 2D	748 Meade Street, Emporia
6.	Estate of Sidney Smith	103 4 D 34	2018 Halifax Street, Emporia

The terms of the sale shall be cash, or in the alternative, a down payment of not less than **20%** of the successful bid price, by certified or cashier's check, with the balance due in ten (10) days, also by certified or cashier's check, made payable to Jason A. Dunn, PLC. The successful bidder shall deposit the bid price and/or down payment with Jason A. Dunn, Special Commissioner. The said real estate shall be **sold, "As Is,"** in gross and not by the acre, and subject to, without limitations, restrictions, conditions, easements, liens or encumbrances of record, possible rights of parties in possession, encroachments, overlaps, gaps and gores, deficiencies in quantity, all question 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. The sale shall be subject to confirmation by the court.

Jason A. Dunn, Special Commissioner Jason A. Dunn, PLC-(757) 937-0872
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