

SPECIAL COMMISSIONER'S
SALE OF VALUABLE REAL ESTATE

Pursuant to orders entered by the Circuit Court for the City of Petersburg, Jason A. Dunn, Esq., Special Commissioner, will offer for sale the following real estate at public auction to the highest bidder on Wednesday October 28, 2020 at 11:30 a.m., at the Union Train Station, 103 River Road, Petersburg, Virginia 23803:

Case No.	Record Owner	Address	Parcel Id No.
CL19-949	Sook Lee, LLC	3729 S. Crater Rd.	101-050002
CL19-901	Judy Hines	130 Kentucky Ave.	031-260038
CL19-886	Dorothy Ziegelbauer	219-221 Dunlop Ave.	023-400021
CL19-887	Henry L. Jackson	834 Gladstone Street	030-230008

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 funds at time of sale, payable to Jason A. Dunn, PLC. The balance is due in ten days after the auction, by cash or certified funds. The high bidder will also be responsible for all recording fees due and a 10% buyer's premium.** These sums will be added to the high bid price. The owner of record shall have until October 27, 2020 at 5 p.m. to redeem any property.

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, except current quarter real estate taxes which will be prorated, 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. The sale shall be subject to confirmation by the Court.

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. Delinquent Taxpayers will not be allowed to bid.

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