

# AUCTION

**LIVE ON SITE**  
**PROPERTY ADDRESS:**  
1043 S. HIGH STREET  
HARRISONBURG, VA 22801

**AUCTION DATE: APRIL 12, 2019 @ 10 AM**  
ONLINE BIDDING AVAILABLE

**PREVIEW: TUES, APRIL 2 FROM 2-4 PM**  
OR BY APPOINTMENT W/ 24 HOUR'S NOTICE

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## COURT-ORDERED SALE OF COMMERCIAL REAL ESTATE

4 BUILDINGS CONSISTING OF APPROXIMATELY 27,000 SF  
AND 2.19 ACRES +/-, ZONED M-1 AND LOCATED IN THE CITY OF HARRISONBURG  
**\$250,000 STARTING BID**

### 1% BROKER CO-OP



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**Terms:** Bidders in the live auction will be required to bring \$25,000 in cash or cashier's check, made out to Litten & Sipe, LLP on site on April 12. Bidders who wish to bid online can either wire the funds or mail a cashier's check for \$25,000 to Cottonwood Auctions. Please contact Cottonwood Auctions (540-437-9501) for wire instructions or mailing instructions. Balance of the purchase price will be due at settlement. The Special Commissioners or Cottonwood Auctions, LLC (the "Auctioneer") may, at their discretion, require any prospective bidders to display their checks prior to permitting them to bid. This property is SOLD AS-IS, "WITH ALL FAULTS," and with no representations or warranties from the Owners, Special Commissioners, or Auctioneer of any kind, including without limitation, any implied warranty as to the size, condition, number of rooms, state of completion or suitability of use of the Property or any structure on the Property, or size of the Property. All information contained in marketing materials or real estate listings is believed to be correct but is not a warrantee of any kind. Bidder is solely responsible to determine condition, value or any other determinative factors. Bidder's inspection of the property prior to submitting a bid is strongly recommended. The Property will be conveyed by Special Warranty Deed, subject to all zoning ordinances, easements, restrictive covenants and tenancies, as the same may lawfully apply to the Property. Portions of the Property are rented to commercial tenants. The Special Commissioners make no representation as to occupancy. Sale is subject to approval of the Circuit Court of Rockingham County. As such, this offer may not be withdrawn without leave of Court. Assuming the high bid is approved by the Circuit Court, Settlement shall be held within 30 days after the entry of the Order Approving Sale, unless otherwise postponed at the sole discretion of the Special Commissioners. Time shall be of the essence with respect to Settlement. Please visit [CottonwoodAuctions.com](http://CottonwoodAuctions.com) for full list of terms and conditions.

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**PLEASE NOTE:** Pursuant to Order of the Circuit Court of Rockingham County entered on January 23, 2019, in the case styled Frank J. Campbell, et al. v. Collins Family, LLC, Case No. CL18-1040 pending in the Rockingham County Circuit Court, the undersigned Special Commissioners will offer for sale at public auction the following described property (the "Property"). The Property will be sold together and not as individual tracts.

**Tract 1:** 1043 and 1061 South High Street, City of Harrisonburg Tax Map No. 19-A-8

**Tract 2:** 1059 South High Street, City of Harrisonburg Tax Map No. 19-A-5

**Tract 3:** 1063 South High Street, City of Harrisonburg Tax Map No. 19-A-4

The property is further described in the Amended Complaint filed in the above-referenced case, and in Exhibit A to that certain Deed of Distribution dated October 13, 2017, and recorded in the Rockingham County Circuit Court Clerk's Office in Deed Book 4932, at Page 444.

**NEED HELP?** Call us at (540) 437-9501 or visit [CottonwoodAuctions.com](http://CottonwoodAuctions.com) for photos, 3D video tours, a full list of terms and conditions, and more. This will be a live, on site auction with online bidding available.