

SPECIAL COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to certain decrees of the Greensville County Circuit Court, entered in the chancery causes of *City of Emporia, v. Francis Hobbs, et al.* Case No. CL19000343-00; *City of Emporia, v. Francis Hobbs, et al.*, Case No. CL19000282-00; *City of Emporia v. Bobby Boney, et al*, Case No. CL18000419-00; *City of Emporia v. Sheila Andrews, et al.* CL19000138-00; *City of Emporia v. Civic Parking Association of Emporia, Inc. et al.*, Case No. CL19000381-00; *City of Emporia v. Civic Parking Association of Emporia, Inc. et al.*, Case No. CL19000190-00; *City of Emporia v. Martha Lane Kiser Odom, et al.*, Case No. CL19000274-00; *City of Emporia v. Thomas Edwards, et al*, Case No. CL17000199-00 Jason A. Dunn, Special Commissioner, will offer for sale at public auction to the highest bidder on Wednesday, July 15, 2020 at 12:00 PM at 201 S. Main Street, Emporia, VA in Council Chambers the following real estate to wit :

Lot#	Owner(s)	Tax Map #	Reference for Legal Description	Address
1	Francis Hobbs	183-(2)-B & 183-(7)-4A	Instrument 070000495	205 Lee Street
2.	Francis Hobbs	163 1 BK 7 18	Instrument 070000495	301 Park Avenue
3.	William & Annie Gibbs	124 9 BK Z	Deed Book 137 Page 214	527 Gowin Street
4.	Sheila Andrews, et al.	142 6 23,23A,25	Lots 23, 25 and pt 21	116 W. End Blvd.
5.	Martha Lane Kiser Odom, et al.	183 11 0 14	Lot 14, plat of Riverview subdivision	0 Anchuca Court
6.	Thomas Edwards	124 A 0 57	Pt. of Lot 24, ½ acre more or less	411 Gowin Street
7.	Civic Parking Association of Emporia, Inc.	143 A 0 23 143 A 0 23A 143 A 0 28 143 A 0 29 143 A 030		East Atlantic Street East Atlantic Street East Atlantic Street East Atlantic Street East Atlantic Street

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 for properties sold for more than \$3,000.00, 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. Properties sold for \$3,000.00 or less, will require full payment at the Auction. 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 www.jdunnplc.com