

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 at 11:00 a.m, on Thursday June 25, 2020, at the Union Train Station, 103 River Road, Petersburg, Virginia 23803:

<u>Case No.</u>	<u>Record Owner</u>	<u>Address</u>	<u>Tax Map No.</u>
CL19-476	Doris Edwards	417 Hinton St.	010-190014
CL19-1004	Estate of H. Graveley	629 Pegram St.	030-110039
CL19-640	Emma January	1521 West Lane	050-120014
CL19-855	Estate of Jerry Donnelly	321 Grove Ave.	010-080009 *
CL19-555	Estate of Jerry Donnelly	325 Grove Ave.	010-080010 *
CL19-765	Morheno Legros	2843 W. Park Dr.	080-060027
CL19-639	Ruth Hill	1305 Montgomery Ave.	051-090005
CL19-908	Freda Winn	114 S. Matthew Street	031-320010
CL19-789	Phillip Harris	2929 Brierwood Road	077-010059
CL19-861	John W. Perry	713 Harding St.	031-260026
CL19-887	Estate of Henry Jackson	834 Gladstone St.	030-230008
CL19-907	Nathaniel Jones	909 Diamond St.	031-320027
CL19-941	Estate of Josie M. Parham	1159 Hinton St.	024-170041
CL19-836	Paulette Friday	1232 Montgomery Ave.	051-080001
CL19-886	Dorothy Ziegelbauer	219-221 S. Dunlop St.	023-400021

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 Petersburg Circuit Court Clerk's Office. The balance is due in ten days, also by cash or certified check. The high bidder will also be responsible for all recording fees due and a 10% buyer's premium payable to the Auctioneer. These sums will be added to the high bid price. The owner of record shall have until June 24, 2020 at 5 p.m. to redeem any property listed above.

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. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are nonrefundable.

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