

AUCTION

AS AUTHORIZED BY CITY OF FRANKLIN TREASURER,
DINAH M. BABB, BY ORDER OF THE
CIRCUIT COURT OF THE COUNTY OF SOUTHAMPTON, VA
FOR UNPAID REAL ESTATE TAXES

4 PARCELS OF REAL ESTATE

Online Bidding Starts: Tuesday, May 3rd, 2022 at 10:00 AM

@ www.VaAuctionCo.com

Online Bidding Will Run Simultaneously with the Live Auction Until Closed.

Live Auction: ON-SITE & ONLINE,

Wednesday, May 11th, 2022 at 11:00 AM

Registration begins at 10:00 AM

Live Location: Council Chambers, 207 W. 2nd Ave., Franklin, VA

<u>Lot #</u>	<u>Owner</u>	<u>Property Address</u>	<u>Tax Map#</u>	<u>Brief Legal Description</u>
1	Eric Cross	211 Hogart Street	137-59-38	LOT 38 P R CAMP PLAT HOGART ST 137-(059)-38
2	ORE Builders, LLC	121 Landview Lane	9-226-72	.310 AC LOT 72 RIVERWOOD ESTATES PHASE I LANDVIEW LANE 009-(226)-72
3	ORE Builders, LLC	129 Landview Lane	9-226-70	.372 AC LOT 70 RIVERWOOD ESTATES PHASE I LANDVIEW LANE 009-(226)-70
4	Linberg Freeman, ET AL	108 Holland Circle	138-84-11	LOT 11 HOLLAND CIRCLE 138-(084)-11

NOTE: Properties may be added or withdrawn at any point before the auction.

Virginia Auction Co., Inc.

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Terms and Conditions of the Auction

THE TERMS AND CONDITIONS OF THE SALE: 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 the property, by certified or cashier's check, with the balance due in Ten (10) days, also by certified or cashier's check. The successful bidder shall deposit the bid price and/or down payment with the Special Commissioner, Jason Alan Dunn, Esq. of the office of Jason Dunn, PLC., located at 915 First Colonial Rd. Suite 101, Virginia Beach, VA 23454. 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, deficiency 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.

If you or any entities in which you are involved in have delinquent taxes, you will not be permitted to bid.
Elected Officials are NOT Permitted to bid.

All information was obtained from sources deemed reliable. Virginia Auction Co., Sales Managers, and their Agents will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made sale day take precedence over written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer.