

SPECIAL COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to certain decrees of the Circuit Court of the City of Chesapeake, Virginia, made and entered in the following civil suits, City of Chesapeake, Virginia (hereinafter referred to as "City") v. Keisha P. Artis, et als., CL20-1272; City v. Charles W. Bond, et als., CL20-924; City v. Lucille Brindle, et als., CL19-9140; City v. Michele D. Brooks, et als., CL19-8669; City v. Crestwood Homes, L.C., et als., CL20-3227; City v. Waverly Cuffee, et als., CL19-5671; City v. Oliver J. Felton, et als., CL20-905; City v. Linda R. Helms, et als., CL19-8440; City v. Julia C. Hendren, et als., CL20-2864; City v. Suzanne P. Janrnett, et als., CL19-5801; City v. Liverman Roofing Company, Inc., et als., CL20-1292; City v. Miriam Lloyd, et als., CL20-893; City v. James Edward Mason, et als., CL19-3429; City v. Pearl E. Peeples, et als., CL20-2866; City v. P. H. Boyette, Jr. and Company Incorporated, et als., CL19-8987; City v. Stanley A. Phillips, et als., CL20-1293; City v. Charlie Lee Pierce, et als., CL17-468; City v. Laura Conwell Richardson, et als., CL20-1291; City v. Llewellyn S. Richardson, et als., CL20-923; City v. Inez D. Sivels, et als., CL19-8441; City v. Daniel K. Trahan, et als., CL19-8666; City v. Michael J. Vaillancourt, et als., CL19-8439; City v. John R. Ward, et als., CL20-915; City v. Grant S. Wise, et als., CL20-3306; I will offer for sale to the highest bidder in a **Public On-line Auction commencing immediately**, followed by a **limited In-person Auction on Tuesday, September 22, 2020 at 6:00 p.m. at the Hickory Ruritan Club, 2752 Battlefield Boulevard South, Chesapeake, Virginia, 23322**, the following described real estate:

<u>Lot #</u>	<u>ASSESSED OWNER</u>	<u>PROPERTY ADDRESS</u>	<u>TAX ID</u>	<u>BRIEF LEGAL DESCRIPTION</u>
1	KEISHA P. ARTIS	BAINBRIDGE BLVD	1520000001330	103 J L GIBSON PLAT
2	CHARLES W. BOND	HINTON AVE	0341003001320	DISPOSITION PARCEL 1
3	LUCILLE BRINDLE	SEVEN ELEVEN ROAD	0810000000120	TATEM TR CORNLAND 15 AC
4	MICHELE D. BROOKS	622 PARTRIDGE AVE	1250000000110	18 BLK B CLOVERDALE
5	CRESTWOOD HOMES, L.C.	LOCKHAVEN STREET	0351005003500	1 BLK 30 CRESTWOOD
6	CRESTWOOD HOMES, L.C.	DURHAM AVE	0351004003150	10 BLK 27 CRESTWOOD PLAT B
7	AUGUST & JOSEPH SMITH EST	2136 LONG RIDGE RD	0870000000250	PT 9 GEO E WOOD 5 AC
8	OLIVER J. & W. E. FELTON	701 GALLBUSH RD	1090000000182	PT PAR E INDIAN CREEK .25A
9	LINDA R. HELMS	325 EARHART ST	0510000000240	MT PLEASANT 2.1616 AC
10	JULIA C HENDREN	OLD GALBERRY ROAD	0341003001040	PT 9 & 10 CREEKMUR PLAT
11	SUZANNE P. JANRHETT	ATLANTIC AVE	1410000000161	PT D LEVI ANDERSON PL 2
12	LIVERMAN ROOFING CO INC	4156 SEEVER ST	1600000001060	426-427-428 WILMUND PLACE & POR ST
13	MIRIAM LLOYD LIFE ESTATE	1428 LOUIS DRIVE	0272001000850	85 EVA GARDENS SEC 2
14	LILLIE MARIE CARPER	GILES DRIVE	0604002000731	PT 73 GT BRIDGE GARDENS SEC 2
15	CECIL D. & PEARL E. PEEPLES	PORTSMOUTH BLVD	0150000001125	PAR A N B MYERS III & BALL PLAT
16	P H BOYETTE JR & COMPANY INC	MARDEAN DRIVE	0040000000090	DRUM POINT CREEK S.183AC
17	STANLEY A. PHILLIPS	AMBROSE STREET	0722004005800	21 BLK E HILLCREST SEC 4
18	CHARLIE LEE PIERCE LIFE ESTATE	718 MARCUS STREET	0362001001180	6 BLK D CRESTWOOD MANOR
19	LAURA RICHARDSON	TRINKLE STREET	0722003001860	20 BLK F HILLCREST SEC 3
20	LLEWELLYN S. RICHARDSON	DOUGLAS STREET	1510000001250	PT 6 BERKLEY REALTY CORP
21	INEZ D. SIVELS	1919 LAND OF PROMISE RD	0760000000020	PAR B SIVILS PLAT .22 AC
22	DANIEL K. TRAHAN	1211 JEFFERSON ST	1270000004941	PC BEECHWOOD
23	MICHAEL J. VAILLANCOURT	1330 GOODMAN ST	0230000001860	PT PAR 4 W GOODMAN PLAT .202 AC
24	JOHN R. WARD	526 CAMEO TERRACE	0361011000002	B RESUB LOTS 112-113-114 GREENWOOD ESTATES SEC 2
25	JOHN A. WISE ESTATE	LUXOR AVE	0203005000110	LOT 3 BLK 5 JOHN A WISE PLAT "QUEEN CITY"

AUCTION INSTRUCTIONS: CALL OR VISIT VIRGINIA AUCTION COMPANY'S WEB-SITE TO REGISTER FOR BIDDING AUTHORIZATION ((757) 538-0123 / [www. VaAuctionCo.com](http://www.VaAuctionCo.com)).

Registration in advance, either online or over the phone, is required for both On-line and In-Person Auctions. Registration cutoff is 12:00 p.m. on September 21, 2020. Registered On-line Auction bidders will continue to have online access and will be able to place new online bids during the In-person Auction and DO NOT need to appear at the In-person Auction. In-person bids will be uploaded to the On-line Auction website in real time during the In-person Auction for such purpose. **The Special Commissioner hereby announces a preference that all interested buyers register and participate via the On-line Auction.** All current COVID-19 Pandemic guidelines regarding Social Distancing, mask use, and limits on gatherings (currently 50 persons) shall apply to the In-person Auction, and **the In-person Auction may be cancelled in the discretion of the Special Commissioner if not deemed feasible or safe, in which case only the On-line Auction bids shall be considered (if the In-person Auction is cancelled, the On-line Auction shall begin to close September 22, 2020 at 6:00 p.m.).**

TERMS: The terms of the sale shall be cash, or in the alternative, a **down payment of not less than 33 1/3% of the successful bid price for properties sold for more than \$3,000.00, by cash or certified funds made payable to Ronald D. Slaven, Jr., Special Commissioner, and delivered to the office of the Special Commissioner within 24 hours of the close of the On-line Auction or paid at the time of the In-person Auction, with the balance due within fourteen (14) days, also by cash or certified funds, payable at the office of the Special Commissioner.** Properties sold for \$3,000.00 or less will require full payment at the Auction. Per Court Order, an additional 5% of the Buyer's High Bid is required to be collected from the highest bidder to cover Auctioneer Costs. Properties are sold "AS IS", "WHERE IS", in gross and not by the acre, and subject to, without limitation, restrictions, conditions, easements, 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 like matter of record or not of record. All sales are subject to confirmation by the Chesapeake Circuit Court. If full settlement is not made as per terms stated herein, then the deposit of the successful high bidder will be subject to forfeiture and the second highest bidder may be offered the option to purchase.

Special Commissioner, Ronald D. Slaven, Jr., reserves the right to establish reasonable rules for bidding at the time of the sale, depending on size of the crowd, number or parcels being offered, etc.


Ronald D. Slaven, Jr., Special Commissioner

I hereby certify that the bonds, required by the Decrees for Sale in the above-described cases, duly conditioned according to law, have been given.

Ronald D. Slaven, Jr., Esquire
SLAVEN LAW GROUP
2006 Old Greenbrier Road, Suite 1
Chesapeake, VA 23320
(757) 547-8080

HON. ALAN P. KRASNOFF, CLERK


By: H. Tabettha Mason, D.C.

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