

NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to a Decree entered in the Circuit Court for the City of Charlottesville, Virginia, the undersigned, Jonathan T. Wren, Special Commissioner of said Court, will offer for sale pursuant to Section 58.1-3965, *et seq.* of the Code of Virginia, at public auction on the front steps or in the main courtroom of the **Albemarle County Circuit Courthouse**, 501 E. Jefferson Street, Charlottesville, Virginia, on:

Friday, October 21, 2022
10:00 a.m.

the following described property located in City of Charlottesville for payment of delinquent taxes:

Tax Map No. 250019000: Located in the City of Charlottesville, Virginia, and commonly known as 819 Ridge Street, Charlottesville, Virginia 22902; last owner of record is Alice A. Smith, deceased; current tax appraisal is \$183,400.00.

Case No. CL20-81

Terms of Sale: Highest bidder's execution of an Offer of Purchase and Notice of Confirmation Hearing immediately after bidding is closed on each parcel. Special Commissioner reserves the right to withdraw from sale any property listed and reserves the right to reject any bid declaring "No Sale" after the last bid received on each parcel.

These proceedings are for the sale of real property for payment of delinquent taxes under the provisions of Section 58.1-3965, *et seq.* of the Code of Virginia and are judicial sales under Court Order.

The sale of each parcel is subject to the approval and confirmation of the respective Court. If the highest bid for each parcel is approved and confirmed by the respective Court, the amount due will be payable by the approved and confirmed highest bidder within fourteen (14) days of said approval and confirmation by the respective Court.

Parcels are offered for sale as-is, with all faults and without any warranty, either expressed or implied. The Special Commissioner does not warrant the condition or suitability of any parcel for any particular purpose.

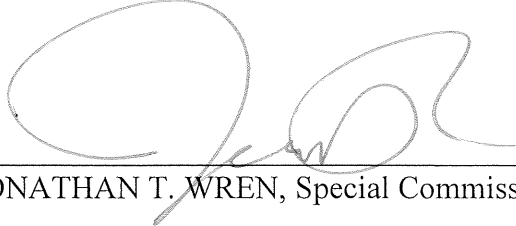
The Special Commissioner makes no representations as to the accuracy of acreage of the parcels listed above, information being only from land records. All information provided is not guaranteed for either its completeness or accuracy. All conveyances are in gross and not by the acre.

Parcels will be conveyed by Deed with Special Warranty of Title. Any cost of title search and all recording costs, including grantor's tax, will be at the expense of the purchaser.

Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

The parcel to be sold is identified above by Tax Map No., a brief description and Circuit Court Case No. Further information can be obtained (i) by inspecting land records at Charlottesville City Hall, Real Estate Assessor's Office, 605 East Main Street, Charlottesville, VA 22902, the Charlottesville Circuit Court, 315 East High Street, Charlottesville, VA 22902, and online at <https://gisweb.charlottesville.org/GisViewer/> ; or (ii) by calling or writing Jonathan T. Wren, Special Commissioner, MARTINWREN, P.C., 400 Locust Avenue, Suite 1, Charlottesville, VA, 22902, (434) 817-3100, wren@martinwrenlaw.com.

The owner of the parcel listed above may redeem it at any time before the date of the sale by paying all accumulated taxes, penalties, interest and attorney's fees and costs thereon, including the cost of publication hereunder.



JONATHAN T. WREN, Special Commissioner