

NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Albemarle County, 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 of the Albemarle County Circuit Courthouse, 501 E. Jefferson Street, Charlottesville, Virginia, on:

April 15, 2015
2:00 p.m.

the following described property located in Albemarle County for payment of delinquent taxes:

PARCEL ONE: **Tax Map No. 133-49:** Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 3.0 acres, more or less; last owner of record is Elizabeth A. Gentry, now deceased; current tax appraisal is \$10,600.00.
Case No. CL14-36

PARCEL TWO: **Tax Map No. 15-15A:** Located in the White Hall Magisterial District of Albemarle County, Virginia, reportedly containing 2.5 acres, more or less; last owner of record is Robert Barbour, now deceased; current tax appraisal is \$11,300.00.
Case No. CL13-381

PARCEL THREE: **Tax Map No. 130-13:** Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 3.0 acres, more or less; last owner of record is Willie Coles, now deceased; current tax appraisal is \$15,800.00.
Case No. CL13-383

PARCEL FOUR: **Tax Map No. 128-51:** Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 4.13 acres, more or less; last owner of record is Willie A. Chambers, now deceased; current tax appraisal is \$22,700.00.
Case No. CL14-33

PARCEL FIVE: **Tax Map No. 89-59:** Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 5.0 acres, more or less; last owner of record is Susan Scott, now deceased; current tax appraisal is \$23,200.00.
Case No. CL14-69

PARCEL SIX: Tax Map No. 46-56A: Located in the Rivanna Magisterial District of Albemarle County, Virginia, reportedly containing 3.75 acres, more or less; last owner of record is James E. Treakle, Jr., Substitute Trustee of the Stillwater Group Land Trust; current tax appraisal is \$25,300.00.
Case No. CL14-176

PARCEL SEVEN: Tax Map No. 128-96F: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 2.66 acres, more or less; last owner of record is Louise C. Johnson, now deceased; current tax appraisal is \$37,600.00.
Case No. CL14-59

PARCEL EIGHT: Tax Map No. 101-30: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 10.0 acres, more or less; last owner of record is David Harris, now deceased; current tax appraisal is \$43,100.00.
Case No. CL14-50

PARCEL NINE: Tax Map No. 114-6B3: Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 2.01 acres, more or less; last owner of record is Allen Williams; current tax appraisal is \$47,400.00.
Case No. CL14-65

PARCEL TEN: Tax Map No. 103-11C: Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 2.0 acres, more or less; last owner of record is Vineyard Estates, LLC; current tax appraisal is \$49,500.00.
Case No. CL14-75

PARCEL ELEVEN: Tax Map No. 96-17A: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 1.5 acres, more or less; last owner of record is Joseph D. Hunt and Mary Hunt, now deceased; current tax appraisal is \$57,000.00.
Case No. CL14-60

PARCEL TWELVE: Tax Map No. 126-29B: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 4.087 acres, more or less; last owner of record is Ronald D. Sheler and Pauline Mary E. Jenkins; current tax appraisal is \$80,000.00
Case No. CL12-595

PARCEL THIRTEEN: Tax Map No. 128-65: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 17.42 acres, more or less; last owner of record is Robert Gardner, Charles H. Jordan, and Naomi W. Brown, Trustees of the Mission of Christ Church of Esmont, Virginia; current tax appraisal is \$96,300.00.

Case No. CL14-70

PARCEL FOURTEEN: Tax Map No. 58-57: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 1.0 acres, more or less; last owner of record is Madison Gohanna, now deceased; current tax appraisal is \$96,900.00.

Case No. CL13-382

PARCEL FIFTEEN: Tax Map No. 21-41A: Located in the Rivanna Magisterial District of Albemarle County, Virginia, reportedly containing 13.086 acres, more or less; last owner of record is Nevonnia R. Jones; current tax appraisal is \$125,200.00.

Case No. CL14-57

PARCEL SIXTEEN: Tax Map No. 61B-1-D-7: Located in the Rio Magisterial District of Albemarle County, Virginia; last owner of record is Robert M. Carroll, Jr.; current tax appraisal is \$126,500.00.

Case No. CL13-372

PARCEL SEVENTEEN: Tax Map No. 30-16E2: Located in the White Hall Magisterial District of Albemarle County, Virginia, reportedly containing 5.82 acres, more or less; last owner of record is Lauren T. Frampton, a/k/a Lauren Totty; current tax appraisal is \$193,000.00.

Case No. CL14-37

PARCEL EIGHTEEN: Tax Map No. 89-25: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 45 acres, more or less; last owner of record is Almond C. Wright and W.W. Wright, now deceased; current tax appraisal is \$261,400.00.

Case No. CL14-164

PARCEL NINETEEN: Tax Map No. 73-26D: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 21.04 acres, more or less; last owner of record is Yvonne T. Griffin and Mary Ann Barnes, Trustees for the Ridgewood Land Trust; current tax appraisal is \$281,200.00.

Case No. CL14-67

PARCEL TWENTY: Tax Map No. 22-3A: Located in the Rivanna Magisterial District of Albemarle County, Virginia, reportedly containing 25.03 acres, more or less; last owner of record is Nevonia R. Jones; current tax appraisal is \$289,300.00.

Case No. CL14-56

PARCEL TWENTY-ONE: Tax Map No. 40-12B: Located in the White Hall Magisterial District of Albemarle County, Virginia, reportedly containing 15.367 acres, more or less; last owner of record is Michelle D. Moore, a/k/a Michelle Ortiz; current tax appraisal is \$403,000.00.

Case No. CL14-68

Terms of Sale: Highest bidder's execution of an Offer of Purchase and Notice of Confirmation Hearing. 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 Court. If the highest bid for each parcel is approved and confirmed by the 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 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.

Parcels to be sold are identified above by parcel number, Albemarle County Tax Map No., a brief description and Circuit Court Case No. Further information can be obtained (i) by inspecting land records available at the Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902, and the Clerk's Office of the Albemarle County Circuit Court, 501 E. Jefferson Street, Charlottesville, VA 22902; (ii) by inspecting the court case file in the Clerk's Office for the County of Albemarle Circuit Court; or (iii) 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.

An owner of any 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