

**NOTICE OF COMBINED JUDICIAL SALE FOR DELINQUENT TAXES**

Pursuant to Decrees entered in the Circuit Court of Albemarle County, Virginia and the Circuit Court for the City of Charlottesville, Virginia, the undersigned, Jonathan T. Wren, Special Commissioner of said Courts, 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:

**Thursday, September 27, 2018  
1:00 p.m.**

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

**COUNTY PARCEL ONE: Tax Map No. 12000-00-00-06300 (120-63):**

Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 10 acres, more or less; last owner of record is Jule Coltrain, Claude Coles and Charles B. Brown, Trustees of the 421 Silver Slipper Club, all deceased; current tax appraisal is \$48,700.00.

**Case No. CL17-1166 and CL15-499**

**COUNTY PARCEL TWO: Tax Map No. 05400-00-00-009D0 (54-9D):**

Located in the White Hall Magisterial District of Albemarle County, Virginia, reportedly containing 0.60 acres, more or less; last owner of record is Margaret Gordon Roberts, deceased and children and Ella Mae Roberts; current tax appraisal is \$54,200.00.

**Case No. CL17-1177**

**COUNTY PARCEL THREE: Tax Map No. 10600-00-00-00800 (106-8):**

Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 15.87 acres, more or less; last owner of record is Cora L. Hillman, Michael L. Leahr, David W. Leahr, Jennifer L. Jones and Daniel J. Leahr; current tax appraisal is \$55,900.00.

**Case No. CL17-1171**

**COUNTY PARCEL FOUR: Tax Map No. 08000-00-00-077A0 (80-77A):**

Located in the Rivanna M 

|                 |
|-----------------|
| <b>REDEEMED</b> |
|-----------------|

 arle County, Virginia, reportedly containing 0.94 per of record is Patrick James Butler and Nicole Welch; current tax appraisal is \$77,600.00.

**Case No. CL17-1165**

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

**CITY PARCEL ONE: Tax Map No. 290156000:** Property located in the City of Charlottesville, Virginia, reportedly containing 0.3870 acres, more or

less; last owner of record is Mary Emma S. Gibson, believed deceased; current tax appraisal is \$50,900.00.

**Case No. CL17-138**

**CITY PARCEL TWO: Tax Map No. 350028000:** Property located in the City of Charlottesville, Virginia, commonly known as 804 Henry Avenue; last owner of record is James H. Scott and Maxine V. Scott, both deceased; current tax appraisal is \$126,600.00.

**Case No. CL17-141**

**CITY PARCEL THREE: Tax Map No. 350070000:** Property located in the City of Charlottesville, Virginia, commonly known as 902 Forest Street; last owner of record is James H. Scott and Maxine V. Scott, both deceased; current tax appraisal is \$131,300.00.

**Case No. CL17-140**

**CITY PARCEL FOUR: Tax Map No. 040168000:** Property located in the City of Charlottesville, reportedly containing 0.1080 acres, more or less, and commonly known as 353 10 1/2 Street, NW; last owner of record is John Payne, now deceased; current tax appraisal is \$145,200.00.

**Case No. CL17-220**

**CITY PARCEL FIVE: Tax Map No. 55A131000:** Property located in the City of Charlottesville, Virginia, reportedly containing 0.2890 acres, more or less and commonly known as 1713 East Market Street; last owner of record is Douglas E. Lamb, now deceased; current tax appraisal is \$247,500.00.

**Case No. CL17-139**

**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

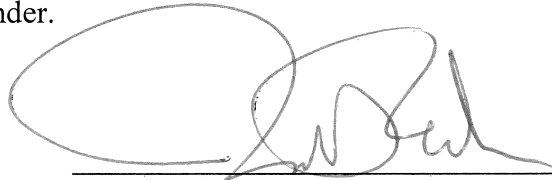
guaranteed for either its completeness or accuracy. All conveyances are in gross and not by the acre.

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.

Parcels to be sold are identified above by parcel number, Tax Map No., a brief description and Circuit Court Case No. Further information can be obtained (i) for the County parcels by inspecting land records available at the Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902, the Clerk's Office of the Albemarle County Circuit Court, 501 E. Jefferson Street, Charlottesville, VA 22902, and online at <http://gisweb.albemarle.org/GISWeb/> ; (ii) for the City parcels 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 (iii) for all parcels 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](mailto:wren@martinwrenlaw.com).

The 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