

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:

Tuesday, April 8, 2025, at 2:00 p.m.

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

COUNTY PARCEL ONE: Tax Map No. 11500-00-00-022A0 (115-22A):

Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 2.0 acres, more or less; last owner of record is Shirley Ann Hagee; current tax appraisal is \$123,800.00.

Case No. CL23-1716

COUNTY PARCEL TWO: Tax Map No. 07100-00-00-057A0 (71-57A0):

Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 2.50 acres, more or less; last owners of record are John F. Dunnivan and Ruth L. Dunnivan, husband and wife; current tax appraisal is \$127,700.00.

Case No. CL23-1736

COUNTY PARCEL THREE: Tax Map No. 130A1-00-00-02800 (130A1-28):

Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 1.38 acres, more or less; last owners of record are Edd Taylor and Nora Taylor, husband and wife; current tax appraisal is \$77,100.00.

Case No. CL23-1732

COUNTY PARCEL FOUR: Tax Map No. 11100-00-00-03800 (111-38):

Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 0.5 acre, more or less; last owners of record are Willie L. Johnson and Daisy E. Johnson, husband and wife; current tax appraisal is \$55,300.00.

Case No. CL24-202

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

CITY PARCEL ONE: Tax Map No. 210004000: Property located in the City of Charlottesville, Virginia, reportedly containing 0.296 acre, more or less and commonly known as 215 Todd Avenue; last owner of record is Oscar J. Bruffey; current tax appraisal is \$33,700.00.
Case No. CL23-598

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.

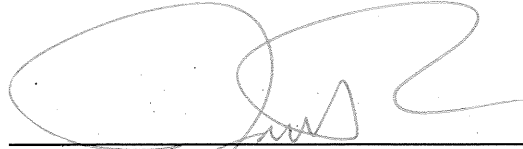
Parcels will be conveyed by Deed with Special Warranty of Title. Any cost of title search and all recording costs, including grantor's tax, will be at the expense of the purchaser.

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 Number. 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.

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