

NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Nelson County, Virginia, the undersigned J. Thompson Shrader, 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 in the Nelson County Circuit Court Courtroom of the Courthouse of Nelson County, 84 Courthouse Square, 1st Floor, Lovingson, Virginia, 22949 on:

OCTOBER 10, 2012
10:00 a.m.

the following described properties located in Nelson County for payment of delinquent real estate taxes:

PARCEL 1: Re-sale of Tax Map Number 55-A-10: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing one hundred thirty poles, but designated as 0.13 of an acre, more or less, and described as Lot 3 in the division of Arthur Durth's land; last owner of record S. D. Gibson.

Assessment: \$800.00
Circuit Court File No.: CL11000255

PARCEL 2: Re-sale of Tax Map Number 65-A-92: Located in the Massies Mill Magisterial District of Nelson County, Virginia, and further described as containing 0.66 of an acre, more or less, including a 16 foot wide right-of-way through the other lands of Walter Lee Bowling to State Highway 158, about 2 miles from Colleen; last owner of record Walter Lee Bowling.

Assessment: \$2,000.00
Circuit Court File No.: CL11000240

PARCEL 3: Re-sale of Tax Map Number 64-A-211: Located in the Massies Mill Magisterial District of Nelson County, Virginia, and said to contain 1.5 acres, more or less, and further described as on the road from Claypool to Lowesville; last owner of record Estelle Fisher.

Assessment: \$8,100.00
Circuit Court File No.: CL11000015

PARCEL 4: Tax Map Number 55-A-27B: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing eight (8) acres, more or less, known as Lot 2 of the Alex Mead property; last owner of record Sallie Thompson.

Assessment: \$10,800.00
Circuit Court File No.: CL11000313

PARCEL 5: Tax Map Number 64-A-104: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing 0.68 of an acre, more or less, fronting on State Route 151, near Shady Lane; last owner of record J. C. Mason.

Assessment: \$14,000.00

Circuit Court File No.: CL11000239

PARCEL 6: Tax Map Number 64-A-42: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing one (1) acre, more or less, located on the Eastern side of property owned by L. E. Goodwin, and on the North and East side of the old road leading from White Rock Old Schoolhouse; last owner of record Bessie Johnson.

Assessment: \$14,000.00

Circuit Court File No.: CL11000238

PARCEL 7: Tax Map Number 64-A-121: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing five (5) acres, more or less, near Route 151, near Jonesboro; last owner of record Sallie Vaughan.

Assessment: \$20,000.00

Circuit Court File No.: CL11000229

PARCEL 8: Tax Map Number 55-A-44: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing 4.76 acres, more or less, located near the waters of Hat Creek; last owner of record the Estate of William Epps.

Assessment: \$35,000.00

Circuit Court File No.: CL11000288

PARCEL 9: Tax Map Number 19-A-16: Located in the Rockfish Magisterial District of Nelson County, Virginia, containing ten (10) acres, more or less, adjoining the land of George Washington National Forest; last owner of record Lena Grant.

Assessment: \$80,000.00

Circuit Court File No.: CL11000315

PARCEL 10: Tax Map Number 18-A-14: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing seventeen (17) acres, more or less, located near Chicken Hollow Lane and the Blue Ridge Parkway; last owner of record Estate of J. M. Coffey.

Assessment: \$85,000.00

Circuit Court File No.: CL11000235

PARCEL 11: Tax Map Number 48-3-A1: Located in the Schuyler Magisterial District of Nelson County, Virginia, designated as 4.15 acres, but believed to be 3.18 acres, more or less; last owner of record Robert L. Crews.

Assessment: \$95,900.00

Circuit Court File No.: CL11000230

PLACE OF SALE: Nelson County Circuit Court Courtroom, Courthouse of Nelson County, 84 Courthouse Square, 1st Floor, Lovingston, Virginia 22949.

TERMS OF SALE: Parcels to be sold are identified above by name(s) of last owner(s) of record, Nelson County Tax Map Number, Circuit Court File Number, and a brief description.

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.

Properties are offered for sale AS-IS, WHERE-IS, IF-IS, with all faults, and with no representations or warranties, expressed or implied, of any kind, in particular with respect to zoning, physical condition, topography, soil type percolation or content, availability of public utilities or availability of potable water. The Special Commissioner does not warrant the location, condition or suitability of the property for any particular purpose. The Special Commissioner makes no representations or guarantees as to the accuracy or completeness of the descriptions of the parcels listed above, information being only from land records. All information provided is not guaranteed for either its completeness or accuracy.

The real estate shall be sold in gross and not by the acre. The conveyance will be subject to possible rights of parties in possession.

Title research and opinions concerning any subject property are at the option and expense of the purchaser and cannot be provided by the Special Commissioner. Purchaser shall also be responsible for title insurance, survey or any other costs of purchase and transfer.

The risk of loss from fire, casualty, or otherwise, and all liabilities of ownership of the property pass to Purchaser upon the conclusion of the sale.

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

Special Commissioner reserves the right to withdraw from the sale any property listed and reserves the right to reject any bid declaring "No Sale" after the last bid received on each parcel.

A bidder's deposit of ten percent (10%) of the purchase price, in cash or certified funds made payable to "J. Thompson Shrader, Special Commissioner", is required as to each parcel, and the balance of the purchase price due within thirty (30) days of approval of sale by the Nelson County Circuit Court. The sale of each parcel is subject to the approval and confirmation of the Nelson County Circuit Court. **TIME IS OF THE ESSENCE IN SETTLING THIS TRANSACTION.**

For court-approved sales, the properties will be conveyed by Special Commissioner's Deed with Special Warranty of Title, subject to subdivision restrictions, utility easements, current taxes and zoning ordinances. All recording costs, including grantor's tax, will be at the expense of the purchaser.

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

Redemption of a property by a non-owner does NOT convey title to the property to the Redeemer, nor does such redemption alter the status of title to the subject property. Redemption merely prevents the sale of a property.

J. THOMPSON SHRADER, Special Commissioner

FOR INFORMATION CONTACT:

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I, Judy S. Smythers, Clerk of the Circuit Court of Nelson County, Virginia, certify that the Decrees of Sale in the above-referenced civil actions direct that all payments by purchasers be made to the credit of J. Thompson Shrader, Special Commissioner, and that, pursuant to Section 8.01-99 of the *Code of Virginia*, 1950, as amended, bond is required and has been posted by the Special Commissioner of Sale.

Judy S. Smythers, Clerk
Nelson County Circuit Court