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 Courtroom of the Courthouse of Nelson County, 84 Courthouse Square, 1st Floor, Lovingston, Virginia 22949, on:

WEDNESDAY, MAY 28, 2014
10:00 a.m.

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

PARCEL 1: **Tax Map Number 64-A-195:** Located in the Massies Mill Magisterial District of Nelson County, Virginia containing 8.120 acres, more or less, near Claypool; last owner of record Gertrude Vaughan.
Circuit Court File No.: CL13000309
Assessed Value: $51,600.00

PARCEL 2: **Tax Map Number 55-2-2A:** Located in the Massies Mill Magisterial District of Nelson County, Virginia containing 2.813 acres, more or less, adjoining the land of Massies Mill School; last owner of record Thomas E. Allen.
Circuit Court File No.: CL13000292
Assessed Value: $44,100.00

PARCEL 3: **Tax Map Number 58B-3-7:** Located in the Lovingston Magisterial District of Nelson County, Virginia, known as being the western half of Lot No. 7; last owner of record Margaret S. Floyd.
Circuit Court File No.: CL12000105
Assessed Value: $44,000.00

PARCEL 4: **Tax Map Number 77-A-178:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing eleven (11) acres, more or less, adjoining the lands of Mrs. Bettie Harvie and the Frank Turner estate; last owner of record Stanley Wilcher.
Circuit Court File No.: CL13000311
Assessed Value: $38,500.00

PARCEL 5: **Tax Map Number 97-A-68:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing ten (10) acres, more or less, located near the Chesapeake & Ohio Railway Coal Bin, near Gladstone; last owner of record Fred Cousins.
Circuit Court File No.: CL13000308
Assessed Value: $25,000.00

PARCEL 6: Tax Map Number 62-2-1: Parcel I - known as Lot 1 fronting on State Route 693; Parcel II, containing 0.59 of an acre, more or less, fronting on State Route 653. Both parcels located in the Schuyler Magisterial District of Nelson County, Virginia, and in the Stumptown Development; last owner of record Susan Rajecki.
Circuit Court File No.: CL12000137
Assessed Value: $18,300.00

PARCEL 7: Tax Map Number 54-A-120: Located in the Massies Mill Magisterial District of Nelson County, Virginia, containing one (1) acre, more or less, on the west side of the public road leading from Massies Mill to Pharsalia; last owner of record Thomas Ligon.
Circuit Court File No.: CL13000238
Assessed Value: $16,000.00

PARCEL 8: Tax Map Number 55A-1-F-7: Located in the Massies Mill Magisterial District of Nelson County, Virginia, and known as "The L. W. Meeks Subdivision", and lot number seven (7) in Block "F" fronting on Main Street; last owner of record Thomas Ligon.
Circuit Court File No.:CL13000238
Assessed Value: $600.00

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

J. THOMPSON SHRADER, Special Commissioner

FOR INFORMATION CONTACT:

J. Thompson Shrader, Esquire
SHRADER LAW OFFICE
330 S. Main Street
Post Office Box 428
Amherst, Virginia 24521
(434) 946-5161
(434) 946-0107 fax
VSB# 21570

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

Judy S. Smythers, Clerk
Nelson County Circuit Court