

NOTICE OF SPECIAL COMMISSIONER'S SALE

Pursuant to a decree of the Circuit Court of Nelson County, Virginia, made and entered on the 31st day of July, 2020, in the partition suit brought by Wintergreen Property Owners Association v. ABRE, LLC and Michael M. Hawes, I will on the 12th day of November, 2020, at 10:00 a.m. on the front steps of the Nelson County Courthouse, located at 84 Courthouse Square, Lovingston, Virginia 22949, offer for sale to the highest bidder the following described properties located in Nelson County:

PARCEL 1: Tax Map Number 11Z1-A-161: Located in the Wintergreen Magisterial District of Nelson County, Virginia, designated as Lot 161, Chestnut Springs Section, Mountain Subdivision 16-A, Wintergreen, containing 0.5952 of an acre, more or less; last owner of record Michael M. Hawes.
Assessment: \$35,000.00

PARCEL 2: Tax Map Number 11Z1-A-162: Located in the Wintergreen Magisterial District of Nelson County, Virginia, designated Lot 162, Chestnut Springs Section, Mountain Subdivision 16-A, Wintergreen, containing 0.6998 of an acre, more or less; last owner of record Michael M. Hawes.
Assessment: \$35,000.00

PARCEL 3: Tax Map Number 11Z1-A-163: Located in the Wintergreen Magisterial District of Nelson County, Virginia, designated as Lot 163, Chestnut Springs Section, Mountain Subdivision 16-A, Wintergreen, containing 0.5702 of an acre, more or less; last owner of record Michael M. Hawes.
Assessment: \$200,000.00

PARCEL 4: Tax Map Number 11I-A-2: Located in the Wintergreen Magisterial District of Nelson County, Virginia, designated as Lot 2, Block A, Valley Subdivision, Section 1-D, Wintergreen, containing 1.920 acres, more or less; last owner of record Michael M. Hawes.
Assessment: \$74,600.00

Terms of sale: 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 parcel listed above, information being only from land records. All information provided is not guaranteed for either its completeness or accuracy.

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. One price written bids may be submitted in lieu of appearance at the auction, with the Special Commissioner's prior approval and receipt of bid deposit. 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 "Robert C. Goad III, Special Commissioner", is required, and the balance of the purchase price is 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.

SPECIAL NOTE: Bidders and attendees must wear masks and social distancing must be observed. Inclement weather location: Nelson County General District Court, 84 Courthouse Square, Lovingston, Virginia 22949.

FOR INFORMATION CONTACT:

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VSB# 83186

I, Lisa D. Bryant, Clerk of the Circuit Court of Nelson County, Virginia, hereby certify that Robert C. Goad III, Special Commissioner, has given bond as required by the said decree with security approved by me.

Lisa D. Bryant, Clerk
Nelson County Circuit Court