

NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Albemarle County, Virginia, the undersigned, Jonathan T. Wren, 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 on the front steps or in the main courtroom of the Albemarle County Circuit Courthouse, 501 E. Jefferson Street, Charlottesville, Virginia, on:

**November 4, 2016
2:00 p.m.**

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

PARCEL ONE: Tax Map No. 109-41: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 3.55 acres, more or less; last owners of record are Sam Henderson and Mary Henderson, both now deceased; current tax appraisal is \$61,100.00.

Case No. CL16-53

PARCEL TWO: Tax Map No. 80-128: Located in the Rivanna Magisterial District of Albemarle County, Virginia, reportedly containing 1.31 acres, more or less; last owner of record is Stephen Bell, now deceased; current tax appraisal is \$68,900.00.

Case No. CL16-43

PARCEL THREE: Tax Map No. 99-17: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 2.0 acres, more or less; last owners of record are Frances Clara Walker and Morris Walker, both now deceased; current tax appraisal is \$70,700.00.

Case No. CL16-159

PARCEL FOUR: Tax Map No. 108-6: Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 38 acres, more or less; last owners of record are Mrs. James C. Collum, Mrs. Ruth Craig, Lester B. Smith, Timothy L. Smith, John M. Smith, Samuel Smith, Joseph Smith, and Daniel Clint Smith, all now deceased; current tax appraisal is \$81,800.00.

Case No. CL16-144

PARCEL FIVE: Tax Map No. 80-135: Located in the Rivanna Magisterial District of Albemarle County, Virginia, reportedly containing 3.71 acres, more or less; last owners of record are Francis S. Pagnanelli and Kelle Pagnanelli; current tax appraisal is \$101,500.00.

Case No. CL16-142

PARCEL SIX: **Tax Map No. 80-89:** Located in the Rivanna Magisterial District of Albemarle County, Virginia, reportedly containing 3.19 acres, more or less; last owner of record is Barbara M. Patterson, now deceased; current tax appraisal is \$102,500.00.

Case No. CL16-143

PARCEL SEVEN: **Tax Map No. 62-81:** Located in the Rivanna Magisterial District of Albemarle County, Virginia, reportedly containing 3.140 acres, more or less; last owner of record is Emma M. Steppe; current tax appraisal is \$117,100.00.

Case No. CL16-162

PARCEL EIGHT: **Tax Map No. 69-51A:** Located in the Whitehall Magisterial District of Albemarle County, Virginia, reportedly containing 7.02 acres, more or less; last owner of record is Blue Ridge Veneer and Plywood Corporation; current tax appraisal is \$162,300.00.

Case No. CL16-44

PARCEL NINE: **Tax Map No. 72-26:** Located in the Samuel Miller Magisterial District of Albemarle County, Virginia, reportedly containing 2.39 acres, more or less; last owner of record is Mary Carter, now deceased; current tax appraisal is \$166,500.00.

Case No. CL16-303

PARCEL TEN: **Tax Map No. 80-47:** Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 2.02 acres, more or less; last owner of record is Betty McClanahan; current tax appraisal is \$222,400.00.

Case No. CL16-139

PARCEL ELEVEN: **Tax Map No. 27-13A:** Located in the Whitehall Magisterial District of Albemarle County, Virginia, reportedly containing 27.40 acres, more or less; last owner of record is Ernest Stanup; current tax appraisal is \$421,400.00

Case No. CL16-145

PARCEL TWELVE: **Tax Map No. 114-50:** Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 101 acres, more or less; last owner of record is Mollie Royster; current tax appraisal is \$430,800.00.

Case No. CL16-41

PARCEL THIRTEEN: Tax Map No. 69-51D: Located in the Whitehall Magisterial District of Albemarle County, Virginia, reportedly containing 3.39 acres, more or less; last owner of record is Blue Ridge Veneer and Plywood Corporation, f/k/a Blue Ridge Plywood Corporation; current tax appraisal is \$476,900.00.

Case No. CL16-45

PARCEL FOURTEEN: Tax Map No. 78-33A1: Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 9 acres, more or less; last owner of record is Thrane Construction Management Services, Inc. d/b/a TCMS, Inc.; current tax appraisal is \$780,300.00.

Case No. CL16-302

Terms of Sale: Highest bidder's execution of an Offer of Purchase and Notice of Confirmation Hearing. 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 Clerk's Certificate giving the Special Commissioner's Bond is filed in the cause and available in the Court's file for inspection, or by request to Jonathan T. Wren, Special Commissioner.

The sale of each parcel is subject to the approval and confirmation of the Court. If the highest bid for each parcel is approved and confirmed by the Court, the amount due will be payable by the approved and confirmed highest bidder within twenty-one (21) days of said approval and confirmation by the 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, Albemarle County Tax Map No., a brief description and Circuit Court Case No. Further information can be obtained (i) by inspecting land records available at the Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902, and the Clerk's Office of the Albemarle County Circuit Court, 501 E. Jefferson Street, Charlottesville, VA 22902; (ii) by inspecting the court case file in the Clerk's Office for the County of Albemarle Circuit Court; or (iii) 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.

An 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