

## **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 **General District** Court Courtroom of the Courthouse of Nelson County, 84 Courthouse Square, Lovingston Virginia 22949, on:

**April 28, 2015**  
**10:00 a.m.**

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

**PARCEL 1: Tax Map Number 68A-3-1:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing five (5) acres, more or less; last owner of record Charlie Simms.  
Circuit Court File No.: CL14000054  
Assessed Value: \$15,000.00

**PARCEL 2: Tax Map Number 68A-3-16:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing 0.215 of an acre, more or less, with the dwelling house thereon; last owner of record India J. Hill.  
Circuit Court File No.: CL14000096  
Assessed Value: \$10,000.00

**PARCEL 3: Tax Map Number 88-A-47:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing one hundred and three (103) poles, adjoining the lands of Mary V. E. Cabell, Mrs. L.L. Goodwin and C. F. Diggs; last owner of record Henry Crockett.  
Circuit Court File No.: CL14000093  
Assessed Value: \$10,000.00

**PARCEL 4: Tax Map Number 77-A-168:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing four (4) acres, more or less, adjoining the lands of William Murphy; last owner of record Mary Sue Cottrell.  
Circuit Court File No.: CL14000091  
Assessed Value: \$8,000.00

**PARCEL 5: Tax Map Number 89-A-1:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing one (1) acre, more or less, on the East side of Bethany Methodist Church, leading north from Scruggs' Shop; last owner of record Richard Washington.  
Circuit Court File No.: CL14000090  
Assessed Value: \$10,000.00

**PARCEL 6: Tax Map Number 77A-3-10:** Located in the Lovingston Magisterial District of Nelson County, Virginia designated as Lot 10 in North East Hardy Heights Subdivision; last owner of record Ada McKenna Turner. Circuit Court File No.: CL14000092  
Assessed Value: \$16,000.00

**PARCEL 7: Tax Map Number 42-A-16:** Located in the Massies Mill Magisterial District of Nelson County, Virginia containing 2.80 acres, more or less; last owner of record H. R. Napier. Circuit Court File No.: CL14000166  
Assessed Value: \$14,000.00

**PARCEL 8: Tax Map Number 86-A-8:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing six (6) acres, more or less, joining the lands of William Murphy, Silas Jordan and others; last owner of record Ponetta Murphy. Circuit Court File No.: CL14000094  
Assessed Value: \$10,200.00

**PARCEL 9: Tax Map Number 86-A-4:** Located in the Lovingston Magisterial District of Nelson County, Virginia known as Lot 1 containing 1.08 acres, more or less; last owner of record Lois B. Murphy. Circuit Court File No.: CL14000095  
Assessed Value: \$12,000.00

**PARCEL 10: Tax Map Number 97-A-126A:** Located in the Lovingston Magisterial District of Nelson County, Virginia containing one (1) acre, more or less, fronting on Forest Trail No. 2433; last owner of record Douglas D. Malcolm. Circuit Court File No.: CL14000184  
Assessed Value: \$12,000.00

**PARCEL 11: Tax Map Number 77-A-4:** Located in the Lovingston Magisterial District of Nelson County, Virginia estimated to contain six (6) acres, more or less, at Arrington Depot, adjoining the Southern Railway; last owner of record Mary Chambers. Circuit Court File No.: CL14000337  
Assessed Value: 27,500.00

**PARCEL 12: Tax Map Number 22-A-51:** Located in the Rockfish Magisterial District of Nelson County, Virginia, containing 0.137 of an acre, more or less, on the easterly side of State Highway 816; last owner of record Woodrow Doyle. Please consult the Nelson County Commissioner of the Revenue for the location of this property. Circuit Court File No.: CL14000367  
Assessed Value: \$1,100.00

**PARCEL 13: Tax Map Number 85-A-30:** Located in the Lovingston Magisterial District of Nelson County, Virginia located at Tye River Depot and containing one (1) acre, more or less; last owner of record William Falwell.

Circuit Court File No.: CL14000327

Assessed Value: \$14,000.00

**PARCEL 14: Tax Map Number 68-A-15:** Located in the Lovingston Magisterial District of Nelson County, Virginia, containing a small lot of land and dwelling in Foster Town, fronting on State Highway 56; last owner of record Helen Hartgrove.

Circuit Court File No.: CL14000325

Assessed Value: \$10,000.00

**PARCEL 15: Tax Map Number 80-A-38:** Located in the Lovingston Magisterial District of Nelson County, Virginia, containing one (1) acre, more or less, about 4 miles from Wingina, on State Route 56; last owner of record Cara Lucas. Please consult the Nelson County Commissioner of Revenue for the location of this property.

Circuit Court File No.: CL14000283

Assessed Value: \$87,600.00

**PARCEL 16: Tax Map Number 42-A-36 (f/k/a 42-A-34):** Located in the Massies Mill Magisterial District of Nelson County, Virginia, being Lots 1,2,3,4 and 6 in the division of the estate of Jacob Nappier; last owner of record Thornton Napier. Consult Circuit Court File No. CL14000359-00 for Nelson Circuit Court Order dated December 11, 2014 concerning a Boundary Line adjustment for this parcel and 41-A-43.

Circuit Court File No.: CL14000167

Assessed Value: \$106,800.00

**PARCEL 17: Tax Map Number 62-2-1:** Located in the Schuyler Magisterial District of Nelson County, Virginia; first parcel designated as Lot 1; and a second parcel of land containing 0.59 of an acre, more or less; both fronting on State Route 653; last owner of record Susan Patricia Rajewski.

Circuit Court File No.: CL12000137

Assessed Value: \$18,300.00

**PARCEL 18: Tax Map Number 77-A-150:** Located in the Lovingston Magisterial District of Nelson County, Virginia, about one-half mile Southeast of Arrington, adjoining the lands of Edna Roberts, James Ramsey and Nelson County, with an outlet across the County lot to the public road; last owner of record Barry James Thaxton. Please consult the Nelson County Commissioner of the Revenue for the location of the property.

Circuit Court File No.: CL14000324

Assessed Value: \$14,000.00

**PARCEL 19: Tax Map Number 33-A-12:** Located in the Rockfish Magisterial District of Nelson County, Virginia, containing two (2) acres, more or less, lying on the public road between Nelly's Ford and Adial; last owner of record George G. Vest.  
Circuit Court File No.: CL14000326  
Assessed Value: \$44,500.00

**PLACE OF SALE:** Nelson County General District Court Courtroom, Courthouse of Nelson County, 84 Courthouse Square, 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.

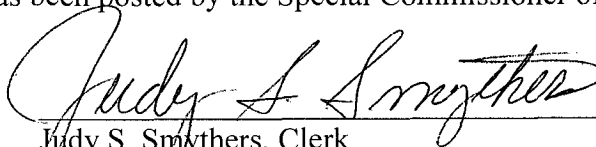
Redemption of a property by a non-owner does NOT convey title to the property to the Redeemer, nor does such redemption alter the status of title to the subject property. Redemption merely prevents the sale of a property.

  
J. THOMPSON SHRADER, Special Commissioner

FOR INFORMATION CONTACT:

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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, Clerk  
Nelson County Circuit Court