

NOTICE OF COMBINED JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Albemarle County, Virginia and the Circuit Court for the City of Charlottesville, Virginia, the undersigned, Jonathan T. Wren, Special Commissioner of said Courts, 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:

**Thursday, July 14, 2022
10:00 a.m.**

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

COUNTY PARCEL ONE: Tax Map No. 04500-00-00-056A0 (45-56A):

Located in the Rio Magisterial District of Albemarle County, Virginia, reportedly containing 2.76 acres, more or less, and commonly known as 2560 Rio Mills Road, Earlysville, Virginia 22936; last owners of record are Elijah Elmer Morris and Lorene Morris, husband and wife, both deceased; current tax appraisal is \$143,600.00.

Case No. CL19-2015

COUNTY PARCEL TWO: Tax Map No. 061W1-00-00-13705 (61W1-13705):

Located in the Jack Jouett Magisterial District of Albemarle County, Virginia, a condominium in the Turtle Creek development and commonly known as 137 Green Turtle Lane, Unit 5, Charlottesville, Virginia 22901; last owner of record is Louise Tsui; current tax appraisal is \$151,900.00.

Case No. CL20-1579

COUNTY PARCEL THREE: Tax Map No. 130A2-00-00-04000 (130A2-40):

Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 0.12 acres and commonly known as 390 East Main Street, Scottsville, Virginia 24590; last owner of record is Kevin G. Marshall; current tax appraisal is \$163,200.00.

Case No. CL19-2014

REDEEMED COUNTY PARCEL FOUR: Tax Map No. 13100-00-00-03200 (131-32):

Located in the Scottsville Magisterial District of Albemarle County, Virginia, reportedly containing 12.52 acres, more or less, and commonly known as 7783 Blenheim Road, Scottsville, Virginia 24590; last owner of record A.C. Burrell, a/k/a Albert Ciracus Burrell, deceased; current tax appraisal is \$261,300.00

Case No. CL20-45

COUNTY PARCEL FIVE: Tax Map No. 05400-00-00-052C1 (54-52C1):

Located in the White Hall Magisterial District of Albemarle County, Virginia, and shown as Lot 10, Block 1, Section 1, of the H.H. Tiffany Development

Subdivision, and commonly known as 7297 Corville Farm Road, Crozet, Virginia 22932; last owner of record is Dorothy M. Farish, deceased; current tax appraised is \$269,000.00.

and the following described property located in City of Charlottesville for payment of delinquent taxes:

CITY PARCEL ONE: Tax Map No. 250019000: Located in the City of Charlottesville, Virginia, and commonly known as 819 Ridge Street, Charlottesville, Virginia 22902; last owner of record is Alice A. Smith, deceased; current tax appraisal is \$183,400.00.

Case No. CL20-81

CITY PARCEL TWO: Tax Map No. 250017000: Located in the City of Charlottesville, Virginia, and commonly known as 820 5th Street SW, Charlottesville, Virginia 22902; last owners of record are Mildred Jane Barksdale and Mildred Jane Burnley, both deceased; current tax appraisal is \$192,800.00.

Case No. CL20-82

Terms of Sale: Highest bidder's execution of an Offer of Purchase and Notice of Confirmation Hearing immediately after bidding is closed on each parcel. 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 sale of each parcel is subject to the approval and confirmation of the respective Court. If the highest bid for each parcel is approved and confirmed by the respective Court, the amount due will be payable by the approved and confirmed highest bidder within fourteen (14) days of said approval and confirmation by the respective 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, Tax Map No., a brief description and Circuit Court Case No. Further information can be obtained (i) for the County parcels by inspecting land records available at the Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902, the Clerk's Office of the Albemarle County Circuit Court, 501 E. Jefferson Street, Charlottesville, VA 22902, and online at <http://gisweb.albemarle.org/GISWeb/>; (ii) for the City parcels by inspecting land records at Charlottesville City Hall, Real Estate Assessor's Office, 605 East Main Street, Charlottesville, VA 22902, the Charlottesville Circuit Court, 315 East High Street, Charlottesville, VA 22902, and online at <https://gisweb.charlottesville.org/GisViewer/>; or (iii) for all parcels 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.

The 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

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COUNTY PARCEL ONE TMP 45-56A, current tax appraisal is \$143,600.00

Case No. CL19-2015

COUNTY PARCEL TWO TMP 61W1-13705, current tax appraisal is \$151,900.00

Case No. CL20-1579

COUNTY PARCEL THREE TMP 130A2-40, current tax appraisal is \$163,200.00

Case No. CL19-2014

Redeemed **COUNTY PARCEL FOUR** TMP 131-32, current tax appraisal is \$261,300.00

Case No. CL20-45

COUNTY PARCEL FIVE TMP 54-52C1, current tax appraisal is \$269,000.00

Case No. CL54-52C1

and the following properties located in the City of Charlottesville for payment of delinquent taxes:

CITY PARCEL ONE TMP 250019000, current tax appraisal is \$183,400.00

Case No. CL20-81

CITY PARCEL TWO TMP 250017000, current tax appraisal is \$192,800.00

Case No. CL20-82

For a more complete description of properties and terms of sale, please go to www.martinwrenlaw.com. For more information, you may also contact Jonathan T. Wren, Special Commissioner, at 434-817-3100 or wren@martinwrenlaw.com.

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