

NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Amherst 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 Amherst County Circuit Courtroom of the Courthouse of Amherst County, 113 Taylor Street, 2nd Floor, Amherst, Virginia, 24521 on:

TUESDAY, APRIL 17, 2012
10:00 a.m.

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

PARCEL 1: Tax Map Number 24-A-13: Located in the Pedlar Magisterial District of Amherst County, Virginia containing 1 acre, more or less, on the East side of Long Mountain and on old Route 13, currently Route 666; last owner of record Aubrey W. Martin, near Mt. Horeb Church, \$28,500.00 Assessment.
Circuit Court File No.: CL11008156

PARCEL 2: Tax Map Number 36-A-21A: Located in the Temperance Magisterial District of Amherst County, Virginia near Franklin Creek, adjoining Bluford Martin, E. S. Martin, Raymond Martin and State Route 632; last owner of record William H. Turner, \$28,700.00 Assessment.
Circuit Court File No.: CL11008157

PARCEL 3: Tax Map Number 59-2-5: Located in the Pedlar Magisterial District, Amherst County, Virginia, and designated as Lot No. 5, containing 2.734 acres, in Section No. 2 Hunting Woods Property of Penn Development Corp; last owner of record Cynthia D. Carpenter, near George Washington National Forest, \$35,300.00 Assessment.
Circuit Court File No.: CL11008182

PARCEL 4: Tax Map Number 83-A-24: Land located and being situate in the Temperance Magisterial District of Amherst County, Virginia containing 3.268 acres, more or less; last owner of record Charles W. Burton, fronting Route 29 South near Lazy Days Winery, \$65,400.00 Assessment.
Circuit Court File No.: CL11008183

PARCEL 5: Tax Map Number 2-A-16: Located in the Pedlar Magisterial District of Amherst County, Virginia containing seven (7) acres, more or less, wooded; last owner of record Lois Gibson Palmer, near George Washington National Forest, on Route 605 and stocked trout stream, Pedlar River, \$17,500.00 Assessment.
Circuit Court File No.: CL11008159

PARCEL 6: Tax Map Number 41-A-50: Located in the Temperance Magisterial District of Amherst County, Virginia, said to contain 42 acres, more or less; last owner of record Robert Sparrow, fronting on Piney River and Route 674, \$154,000.00 Assessment.
Circuit Court File No.: CL11008158

PARCEL 7: Tax Map Number 151-A-4: Located in the Madison Magisterial District of Amherst County, Virginia, designated as 232 acres, more or less; last owner of record Arthur W. Lee, \$464,000.00 Assessment.
Circuit Court File No.: CL11008173

PARCEL 8: Tax Map Number 83-A-70: Located in the Temperance Magisterial District of Amherst County, Virginia consisting of 4.690 acres, more or less; last owner of record Rudolph V. Morse, Jr., fronting on Buffalo River and Route 739, \$43,600.00 Assessment.
Circuit Court File No.: CL11008155

PARCEL 9: Tax Map Number 83-A-67: Located in the Temperance Magisterial District of Amherst County, Virginia consisting of 9.0 acres, more or less; on Route 739, near Buffalo River; last owner of record Rudolph V. Morse, Jr., \$61,500.00 Assessment
Circuit Court File No.: CL11008152

PARCEL 10: Tax Map Number 83-A-66: Located in the Temperance Magisterial District of Amherst County, Virginia, together with all improvements thereon and appurtenances thereunto belonging, consisting of 25 acres; 5 acres pasture, 20 acres wooded, between Southern Rail Road and Route 739, last owner of record Rudolph V. Morse, Jr., \$77,500.00 Assessment.
Circuit Court File No.: CL11008151

PARCEL 11: Tax Map Number 83-A-68A: Located in the Temperance Magisterial District of Amherst County, Virginia consisting of 31.20 acres, more or less, on Route 739, near Wesleyan Church; last owner of record Rudolph V. Morse, Jr., Land \$121,600.00, Improvements \$117,100.00, for \$238,700.00 Assessment.
Circuit Court File No.: CL11008154

PARCEL 12: Tax Map Number 83-A-68: Located in the Temperance Magisterial District of Amherst County, Virginia consisting of 3.0 acres, more or less, on Route 739; last owner of record Rudolph V. Morse, Jr., \$41,000.00 for Land, \$31,200.00 Improvements for \$72,200.00 Assessment.
Circuit Court File No.: CL11008153

PLACE OF SALE: Amherst County Circuit Courtroom, Courthouse of Amherst County, 113 Taylor Street, 2nd Floor, Amherst, Virginia 24521.

TERMS OF SALE: Parcels to be sold are identified above by name(s) of last owner(s) of record; Amherst 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 Amherst County Circuit Court. The sale of each parcel is subject to the approval and confirmation of the Amherst 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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I, Roy C. Mayo, III, Clerk of the Circuit Court of Amherst 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.

Roy C. Mayo, III, Clerk
Amherst County Circuit Court

Revised date: February 6, 2012