

NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Amherst County, Virginia, the undersigned Robert C. Goad III, 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 General District Court Courtroom of the Courthouse of Amherst County, Amherst, Virginia, on:

June 23, 2023
10:00 a.m.

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

PARCEL 1: Tax Map Number 62-A-8: Located in the Pedlar Magisterial District of Amherst County, Virginia, located on or near Samuetta Lane, off Puppy Creek Road; last owner of record Earlyne M. Champ.
Circuit Court File No.: CL20001277

PARCEL 2: Tax Map Number 62-A-9: Located in the Pedlar Magisterial District of Amherst County, Virginia, located on or near Samuetta Lane, off Puppy Creek Road; last owner of record Earlyne M. Champ.
Circuit Court File No.: CL20001277

PARCEL 3: Tax Map Number 114-1-D2: Located in the Courthouse Magisterial District of Amherst County, Virginia known as Parcel B, containing 2.498 acres, more or less; last owner of record Crystal E. Franklin.
Circuit Court File No.: CL200001282

PARCEL 4: Tax Map Number 35-1-D1: Located in the Pedlar Magisterial District of Amherst County, Virginia containing 1.0 acres, more or less, and known as Parcel 4, located on or near N. Fork Road; last owner of record Walter T. Haynes.
Circuit Court File No.: CL20000383

PARCEL 5: Tax Map Number 160A2-A-16: Located in the Sanitary Magisterial District of Amherst County, Virginia located at or near the corner of Main Street and Rogers Drive; last owner of record Joseph W. Robertson.
There is a condemned building on property. See Court File for Notice of Violation.
Circuit Court File No.: CL20001244.

PARCEL 6: Tax Map Number 127-1-42: Located in the Courthouse Magisterial District of Amherst County, Virginia designated as Lot 42, Buffalo Ridge Subdivision, located on or near Victoria Drive; last owner of record Patsy J. Rogers.
Circuit Court File No.: CL20000531

PARCEL 7: Tax Map Number 83-A-58A: Located in the Temperance Magisterial District of Amherst County, Virginia containing 5.008 acres, more or less, located on or near Toy Town Road; last owner of record Massie P. Rose.

Circuit Court File No.: CL20000384

PARCEL 8: Tax Map Number 40-A-86: Located in the Temperance Magisterial District of Amherst County, Virginia said to contain ten (10) acres, but designated on Amherst County Commissioner of Revenue land records as 7.5 acres, more or less, designated as Lot 7 and Lot 8; last owner of record Thelma J. Rose.

Circuit Court File No.: CL20000504

PARCEL 9: Tax Map Number 156-A-76: Located in the Madison Magisterial District of Amherst County, Virginia designated as Lot 4, Ballew Tract, located on or near Old Wright Shop Road (State Route 833); last owner of record Donald R. Horsley.

Circuit Court File No.: CL17000063

PARCEL 10: Tax Map Number 84-3-17: Located in the Courthouse Magisterial District of Amherst County, Virginia known as Lot 17, Stone Ridge, located on or near Bryant Hollow Road; last owner of record Mountain View III, Inc.

Circuit Court File No.: CL180000532

PARCEL 11: Tax Map Number 98-1-21: Located in the Courthouse Magisterial District of Amherst County, Virginia designated as Lot 21, Stone Ridge, located on or near Windy Ridge Way; last owner of record Mountain View III, Inc.

Circuit Court File No.: CL180000528

PARCEL 12: Tax Map Number 98-1-22: Located in the Courthouse Magisterial District of Amherst County, Virginia described as Lot 22, Stone Ridge, located on or near Windy Ridge Way; last owner of record Mountain View III, Inc. Circuit Court File No.: CL180000533

PARCEL 13: Tax Map Number 98-1-23: Located in the Courthouse Magisterial District of Amherst County, Virginia designated as Lot 23, Stone Ridge, located on or near Windy Ridge Way; last owner of record Mountain View III, Inc. Circuit Court File No.: CL180000545

PARCEL 14: Tax Map Number 98-1-24: Located in the Courthouse Magisterial District of Amherst County, Virginia known as Lot 24, Stone Ridge, located on or near Windy Ridge Way; last owner of record Mountain View III, Inc.

Circuit Court File No.: CL180000531

PARCEL 15: Tax Map Number 98-1-25: Located in the Courthouse Magisterial District of Amherst County, Virginia known as Lot 25, Stone Ridge, located on or near Windy Ridge Way; last owner of record Mountain View III, Inc.
Circuit Court File No.: CL180000530

PLACE OF SALE: Amherst County General District Court Courtroom, Courthouse of Amherst County, 113 Taylor Street, 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 "Robert C. Goad III, 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.

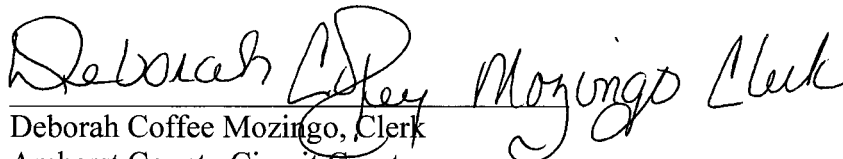
Redemption of a property by a non-owner does NOT convey title to the property to the Redeemer, nor does such redemption alter the status of title to the subject property. Redemption merely prevents the sale of a property.


ROBERT C. GOAD III, Special Commissioner

FOR INFORMATION CONTACT:

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I, Deborah Coffee Mozingo 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 Robert C. Goad III, 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.


Deborah Coffee Mozingo, Clerk
Amherst County Circuit Court