NOTICE OF JUDICIAL SALE FOR DELINQUENT TAXES

Pursuant to Decrees entered in the Circuit Court of Nelson 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 Nelson County General District Court Courtroom of the Courthouse of Nelson County, 84 Courthouse Square, Lovingston, Virginia, on:

DECEMBER 18, 2026
10:00 a.m.

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

PARCEL 1: Tax Map Number 11B-D-104: Located in the Rockfish Magisterial District of Nelson County, Virginia containing 0.4900 of an acre, more or less, known as Wintergreen, Lot 104, Black Rock Section, Mountain Subdivision 2-A; last owner of record Shirley Shea DeJarnette.
Circuit Court File No.: 25000166-00

PARCEL 2: Tax Map Number 11Z1-A-121: Located in the Wintergreen Magisterial District of Nelson County, Virginia designated as .46 of an acre, more or less, known as Lot 121, Chestnut Springs Section, Mountain Subdivision 16-A, Wintergreen; last owner of record James M. Green and Melinda W. Sickmen a/k/a Melinda Green.
Circuit Court File No.: 25000165-00

PARCEL 3: Tax Map Number 11Z1-A-98: Located in the Wintergreen Magisterial District of Nelson County, Virginia containing .39 of an acre, more or less, known as Lot 98, Chestnut Springs Section, Mountain Subdivision 16-A, Wintergreen; last owner of record David Neel and Anita Winfree-Neel.
Circuit Court File No.: 25000167-00

PARCEL 4: Tax Map Number 27-A-35B: Located in the Massie Mill Magisterial District of Nelson County, Virginia containing 7.472 acres, more or less, fronting on Crabtree Falls Highway; last owner of record the Thiraphat Srisumruat/Thai Ltd. Of America.
Circuit Court File No.: 25000170-00

PARCEL 5: Tax Map Number 27-A-35A: Located in the Massie Mill Magisterial District of Nelson County, Virginia containing 5.473 acres, more or less, fronting on Crabtree Falls Hwy., last owner of record Thiraphat Srisumruat/Thai Ltd. Of America.
Circuit Court File No.: 25000171-00

PARCEL 6: <u>Tax Map Number 27-A-35:</u> Located in the Massie Mill Magisterial District of Nelson County, Virginia containing 51.600 acres, more or less, fronts on the centerline of State Route 56 about .4 of a mile west of Crabtree Falls; last owner of record Thiraphat Srisumruat/The Thai Ltd. Of America.
Circuit Court File No.: CL25000172-00

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 "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 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.

Robert C. Goad, Special Commissioner

ROBERT C. GOAD III, Special Commissioner

FOR INFORMATION CONTACT:

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I, Lisa D. Bryant, 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 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.

Lisa D Bryant

Lisa D. Bryant, Clerk
Nelson County Circuit Court