

**JAMES W. ELLIOTT**  
**ATTORNEY AT LAW**  
7100 George Washington Memorial Highway  
Yorktown, VA 23692  
www.vataxsale.com

Phone: (757) 898-7000  
Fax: (757) 890-2826

Mailing Address:  
P.O. Box 1410  
Yorktown, VA 23692

NOTICE  
PUBLIC AUCTION OF REAL ESTATE  
*City of Lynchburg*

DATE: Wednesday, April 24, 2019  
TIME: 1:00 p.m.  
PLACE: Monument Terrace  
900 Court Street  
Lynchburg, VA

To be sold for the collection of delinquent real estate taxes:

**PARCEL 1**

City of Lynchburg vs. Kelly S. Bennett (#18-672)  
2108 Preston Street  
Deed Book 1161, page 807  
Tax Map No. 048-13-003  
Improved - 1,110 sq. ft. residence  
Assessed Value: \$13,600.00

**PARCEL 2**

City of Lynchburg vs. Welford R. Brown, Jr. (#16-708)  
905 Fillmore Street  
Instrument Number 060009402  
Tax Map No. 010-46-002  
Improved - 1,530 sq. ft. residence  
Assessed Value: \$39,400.00

**PARCEL 3**

City of Lynchburg vs. Courtney S. Carter (#18-786)  
Parcel I of this suit  
1219 16<sup>th</sup> Street  
Instrument Number 140000282  
Tax Map No. 026-23-015  
Improved - 1,088 sq. ft. residence  
Assessed Value: \$34,000.00

**PARCEL 4**

City of Lynchburg vs. Courtney S. Carter (#18-786)  
Parcel II and III of this suit  
1217 15<sup>th</sup> Street and 1219 15<sup>th</sup> Street (Duplex)  
Instrument Number 140000282  
Tax Map Nos. 026-20-012 and 026-20-016  
Improved - 1,726 sq. ft. residence (863 sq. ft. each)  
Assessed Value: \$53,400.00

**PARCEL 5**

City of Lynchburg vs. James Cole (#18-758)  
305 Essex Street  
Instrument Number 150003280  
Tax Map No. 021-17-006  
Improved - 2,114 sq. ft. residence  
Assessed Value: \$53,500.00

**PARCEL 6**

City of Lynchburg vs. Robert L. Crews, Sr. (#16-964)  
1119 Wise Street  
Deed Book 922, page 448  
Tax Map No. 010-35-005  
Improved - 1,372 sq. ft. residence  
Assessed Value: \$65,200.00

**PARCEL 7**

City of Lynchburg vs. Walter E. Dixon, Jr. (#18-816)  
Parcel I of this suit  
1210 8<sup>th</sup> Street  
Deed Book 830, page 651  
Tax Map No. 010-26-019  
Improved – 1,418 sq. ft. residence  
Assessed Value: \$32,800.00  
*Adjoins Parcel 8*

**PARCEL 8**

City of Lynchburg vs. Walter E. Dixon, Jr. (#18-816)  
Parcel II of this suit  
1208 8<sup>th</sup> Street  
Instrument Number 110007380  
Tax Map No. 010-26-020  
Unimproved  
Assessed Value: \$1,500.00  
*Adjoins Parcel 7*

**PARCEL 9**

City of Lynchburg vs. Emmitt Leonard Harsley (#18-814)  
264 Payne Street  
Deed Book 1124, page 518  
Tax Map No. 003-11-008  
Improved – 990 sq. ft. residence  
Assessed Value: \$36,400.00

**PARCEL 10**

City of Lynchburg vs. Leslie Mebane (#12-7465)  
1208 Dearing Street  
Instrument Number 060003104  
Tax Map No. 022-08-018  
Improved – 2,176 sq. ft. residence  
Assessed Value: \$59,500.00

**PARCEL 11**

City of Lynchburg vs. David A. Mentzer (#18-866)  
121 Fleetwood Drive  
Instrument Number 120007970  
Tax Map No. 230-15-003  
Improved – 1,006 sq. ft. residence  
Assessed Value: \$93,000.00

**PARCEL 12**

City of Lynchburg vs. Tony L. Payne (#16-873)  
2113 Tulip Street  
Instrument Number 050005856  
Tax Map No. 048-31-011  
Improved – 1,186 sq. ft. residence  
Assessed Value: \$14,000.00

**PARCEL 13**

City of Lynchburg vs. Southside Equity LLC (#18-754)  
1721 Liberty Street  
Instrument Number 180004746  
Tax Map No. 025-51-021  
Improved – 1,584 sq. ft. residence  
Assessed Value: \$21,400.00

**PARCEL 14**

City of Lynchburg vs. Teresa M. Whirley (#18-815)  
159 York Street  
Deed Book 1068, page 459  
Tax Map No. 003-03-005  
Improved – 778 sq. ft. residence  
Assessed Value: \$18,500.00

Additional information is available from my office and by consulting the legal section of the Lynchburg News & Advance on the following dates: 4/09/19; 4/16/19; 4/23/19.

All parcels are subject to redemption or prior sale and may be withdrawn from sale.

All bids are subject to approval by the City and by the Circuit Court.

The terms of sale are cash, or in the alternative, a down payment of not less than 25% of the bid price with the balance due in ten days. Each sale is subject to confirmation by the Court. Taxes will be paid through the date of sale. Possession is given upon confirmation of sale. Premises at risk of purchaser from the time bid off.

All parcels are sold in gross and not by the acre and are subject to any discrepancies on the City land maps and to possible rights of parties in possession, encroachments, overlaps, overhangs, deficiency in quantity, all questions of boundaries, location and acreage which a current and accurate survey would disclose, roadways, unrecorded easements, or any other matter not of record which could be disclosed by inspection of the premises. No warranty is made as to the insurability of title.

Prospective purchasers should complete any inspection of the property and investigations as to the title prior to the sale.

Successful purchasers will receive a Special Warranty Deed. Recordation costs are at the expense of the Purchaser.

Please contact me if I can be of further assistance.

Cordially yours,



James W. Elliott

JWE/blc