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NOTICE
PUBLIC AUCTION OF REAL ESTATE

City of Lynchburg

DATE: Thursday, September 7, 2023

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

A & E Enterprises LLC (NON-JUDICIAL SALE)

1806 Floyd Street

Tax Map No. 026-44-016

Unimproved

Assessed Value \$2,500.00

PARCEL 2

O. M. Blackwell (NON-JUDICIAL SALE)

2418 Morson Street

Tax Map No. 050-21-002

Unimproved

Assessed Value \$5,300.00

PARCEL 3

City of Lynchburg vs. Ralph Haywood Brimm (#22-743)

1924 Cleveland Avenue

Deed Book 470, page 335

Tax Map No. 021-28-018

Improved - 1,247 sq. ft. residence

Assessed Value \$29,800.00

PARCEL 4

Leon V. Calloway (NON-JUDICIAL SALE)

1802 Floyd Street

Tax Map No. 026-44-018

Unimproved

Assessed Value \$2,500.00

PARCEL 5

City of Lynchburg vs. Eleanor C. Catlett (#22-744)

5940 Dublin Street

Instrument Number 070011124

Tax Map No. 160-12-043

Improved - 1,300 sq. ft. residence

Assessed Value \$190,100.00

Appraised Value \$190,000.00

PARCEL 6

G. W. Charlton (NON-JUDICIAL SALE)

602 Smyth Street

Tax Map No. 002-15-006

Unimproved

Assessed Value \$7,000.00

PARCEL 7

City of Lynchburg vs. Robert A. Cornett, Jr. (#22-752)
9 Freedonia Avenue
Deed Book 1018, page 218; Plat at Deed Book 140, page 297
Tax Map No. 021-02-007
Improved - 1,347 sq. ft. residence
Assessed Value \$51,200.00

PARCEL 8

City of Lynchburg vs. Nina M. Culpepper (#22-779)
1110 14th Street
Deed Book 674, page 113, Plat at Deed Book 674, page 115
Tax Map No. 026-21-002
Improved - 1,853 sq. ft. residence
Assessed Value \$46,800.00

PARCEL 9

Bernice Cunningham (NON-JUDICIAL SALE)
1411 Pierce Street
Tax Map No. 026-16-006
Unimproved
Assessed Value \$2,000.00

PARCEL 10

James H. Davis (NON-JUDICIAL SALE)
1714 Pierce Street
Tax Map No. 026-38-013
Unimproved
Assessed Value \$2,500.00

PARCEL 11

Robert Davis (NON-JUDICIAL SALE)
1718 Pierce Street
Tax Map No. 026-38-012
Unimproved
Assessed Value \$2,500.00

PARCEL 12

Leonard Dodd (NON-JUDICIAL SALE)
1210 13th Street
Tax Map No. 026-09-017
Unimproved
Assessed Value \$2,500.00

PARCEL 13

Ellen Duncan (NON-JUDICIAL SALE)
300 Pulaski Street
Tax Map No. 002-28-006
Unimproved
Assessed Value \$2,400.00

PARCEL 14

Manuel Duran (NON-JUDICIAL SALE)
1009 12th Street
Tax Map No. 010-08-010
Unimproved
Assessed Value \$8,800.00

PARCEL 15

Gladys L. Evans (NON-JUDICIAL SALE)
1719 ½ Taylor Street
Tax Map No. 026-36-015
Unimproved
Assessed Value \$1,900.00

PARCEL 16

Elbert Farley (NON-JUDICIAL SALE)
1622 Grace Street
Tax Map No. 025-45-010
Unimproved
Assessed Value \$5,000.00

PARCEL 17

George W. Fix, Jr. (NON-JUDICIAL SALE)
4508 Fieldale Road
Tax Map No. 182-12-001
Unimproved
Assessed Value \$3,000.00

PARCEL 18

Jeffrey T. Fried (NON-JUDICIAL SALE)
1310 14th Street
Tax Map No. 026-19-015
Unimproved
Assessed Value \$2,500.00

PARCEL 19

Stephen Gerling (NON-JUDICIAL SALE)
1701 Pierce Street
Tax Map No. 026-39-002
Unimproved
Assessed Value 3,000.00

PARCEL 20

Ronnie E. Hutcheson (NON-JUDICIAL SALE)
1518 Buchanan Street
Tax Map No. 026-27-013
Unimproved
Assessed Value \$2,500.00

PARCEL 21

City of Lynchburg vs. Sarah James (#22-1027)
1410 Tilden Avenue
Instrument Number 160008034
Tax Map No. 027-14-009
Improved - 720 sq. ft. residence
Assessed Value \$51,300.00

PARCEL 22

Ethel M. Jones (NON-JUDICIAL SALE)
815 Early Street
Tax Map No. 022-19-020
Unimproved
Assessed Value \$9,600.00

PARCEL 23

W. T. Lewis (NON-JUDICIAL SALE)
1409 Jackson Street
Tax Map No. 025-18-007
Unimproved
Assessed Value \$2,500.00

PARCEL 24

Cora B. Madison (NON-JUDICIAL SALE)
1812 Taylor Street
Tax Map No. 026-45-015
Unimproved
Assessed Value \$2,500.00

PARCEL 25

Gerald R. Manning (NON-JUDICIAL SALE)
1510 17th Street
Tax Map No. 026-38-002
Unimproved
Assessed Value \$2,500.00

PARCEL 26

Frank L. Mason (NON-JUDICIAL SALE)
1309 15th Street
Tax Map No. 026-19-009
Unimproved
Assessed Value \$2,500.00

PARCEL 27

Isaac Minor (NON-JUDICIAL SALE)
320 Polk Street
Tax Map No. 009-18-014
Unimproved - residence has limited value
Assessed Value \$10,200.00

PARCEL 28

Virginia M. Minor (NON-JUDICIAL SALE)
316 Polk Street
Tax Map No. 009-18-015
Unimproved
Assessed Value \$2,000.00

PARCEL 29

Michael A. Moore (NON-JUDICIAL SALE)
1907 Bransford Street
Tax Map No. 026-47-002
Unimproved
Assessed Value \$2,500.00

PARCEL 30

City of Lynchburg vs. Outdoor Company, LLC (#22-1026)
121 Chapel Lane
Instrument Number 130008917
Tax Map No. 226-07-001
Unimproved
Assessed Value \$61,500.00

PARCEL 31

City of Lynchburg vs. Jamia L. Phelps (#22-1054)
1323 Garfield Avenue
Instrument Number 150000102
Tax Map No. 027-15-009
Improved - 1,888 sq. ft. residence
Assessed Value \$89,000.00

PARCEL 32

City of Lynchburg vs. Franklin Smith (#23-107)
424 Wise Street
Deed Book 896, page 228; Plat at Deed Book 207, page 357
Tax Map No. 009-23-014
Unimproved
Assessed Value \$16,200.00

PARCEL 33

City of Lynchburg vs. Walter Stanley Stewart (#23-110)
209 G Street
Deed Book 253, page 421
Tax Map No. 044-05-008
Improved - 838 sq. ft. residence
Assessed Value \$52,300.00

PARCEL 34

Susie S. Thomas (NON-JUDICIAL SALE)
1018 Buchanan Street
Tax Map No. 010-50-010
Unimproved
Assessed Value \$2,400.00

PARCEL 35

Carrie Turner (NON-JUDICIAL SALE)
1712 Pierce Street
Tax Map No. 026-38-014
Unimproved
Assessed Value \$2,500.00

PARCEL 36

L. H. Turner (NON-JUDICIAL SALE)
94 Chambers Street
Tax Map No. 003-22-004
Unimproved
Assessed Value \$4,700.00

PARCEL 37

City of Lynchburg vs. Shirley A. Wansley (#22-745)
2001 Georgia Avenue
Deed Book 1132, page 713
Tax Map No. 110-25-029
Improved - 925 sq. ft. residence
Assessed Value \$41,600.00

PARCEL 38

Charles Ward (NON-JUDICIAL SALE)
1708 Locust Street
Tax Map No. 025-48-021
Unimproved
Assessed Value \$2,500.00

Additional information is available from my office by consulting the legal section of the Lynchburg News & Advance on the following dates: 8/23/23, 8/30/23 and 9/06/23.

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 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. There is no guarantee that there is a right-of-way to the property. There is no warranty as to the accuracy of the records of the Assessor, Treasurer, GIS system or the information contained herein. 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

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JWE/blc