

**FOR SALE AT AUCTION
TIMED, ONLINE-ONLY PUBLIC SALE OF
TAX DELINQUENT TOWN OF BERRYVILLE REAL ESTATE
AND COUNTY OF CLARKE REAL ESTATE
*Online Bidding Closes Monday, March 15, 2021, at 1:00 P.M. (EST)***

NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Clarke County, Virginia, the undersigned Special Commissioner will offer for sale at public auction, subject to the following terms and conditions, the following-described real estate:

The auction will be conducted online only which will end on Monday, March 15, 2021, at 1:00 p.m. (EST). Please visit bid.forsaleatauction.biz, or call Andy Austin, Auction Coordinator, directly at 434-294-6093 or the auction company at 540-899-1776, for more information or to bid on these properties. If interested bidders are unable to participate online, please call for assistance in placing your bids.

TOWN OF BERRYVILLE

Parcel 1 (Moten) Unimproved Lot on Josephine Street, 17 Josephine Street; Tax Map 14A5-8-B-14A

CLARKE COUNTY – SHENANDOAH RETREAT LOTS

Parcel 1 (Duncanson) Lot 34, Blk 2, Unit 1, Shenandoah Retreat, on Alder Lane; Tax Map 17A212-34

Parcel 2 (Newsome) Lot 81, Blk 2, Unit 1, Shenandoah Retreat, on Alder Lane; Tax Map 17A212-81

Parcel 3 (Murphy) Lot 17, Blk 2B, Shenandoah Retreat, on White Oak Lane; Tax Map 17A214-17

Parcel 4 (Grossnickle) Lot 66, Blk 2B, Unit 1, Shenandoah Retreat, end of White Oak Lane; Tax Map 17A215-66

Parcel 5 (Neyer) Lot 5, Blk 2R, Shenandoah Retreat, on Beechwood Lane; Tax Map 17A3262R-5

Parcel 6 (Niedringhaus) Lot 89, Blk 2H, Shenandoah Retreat, on Beechwood Lane; Tax Map 17A222-89

Parcel 7 (Fowler) Lots 66 and 67, Blk 7, Unit 1, Shenandoah Retreat, on Evergreen Lane; Tax Map 17A211-66 AND 17A211-67

Parcel 8 (Lansing) Lot 160, Blk 2H, Unit 2, Shenandoah Retreat, on Henlock Lane; Tax Map 17A222-160

Parcel 9 (McMillen / Martoncik) Lots 77, 78 and 79 Blk 4, Unit 1, Shenandoah Retreat, on Honeysuckle Lane; Tax Map 17A210-77, 17A210-78 and 17A210-79

Parcel 10 (Isenberg) Lot 51, Blk 4, Unit 1, Shenandoah Retreat, south of Honeysuckle Court; Tax Map 17A210-51

Parcel 11 (Isenberg) Lot 6, Blk 1D, Unit 1, Shenandoah Retreat, on Laurel Lane; Tax Map 17A1-7-6

Parcel 12 (Groenveld) Lot 108, Blk 1D, Unit 1, Shenandoah Retreat, on Laurel Lane; Tax Map 17A1-8-108

Parcel 13 (Martindale) Lots 39 and 40, Blk 1C, Unit 1, Shenandoah Retreat, on Pine Crest Lane; Tax Map 17A1-3-39 and Tax Map 17A1-3-40

Parcel 14 (Anderson) Lots 15 and 16, Blk 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-15 and 17A1-1-16

Parcel 15 (Gregory) Lot 31, Blk 1, Unit 1, Shenandoah Retreat, on Timber Lane; Tax Map 17A1-5-31

Parcel 16 (Brooks) Lot 99, Blk 1A, Unit 1, Shenandoah Retreat, on Timber Lane; Tax Map 17A1-2-99

Parcel 17 (Green) Lot 157, Blk 1A Extended, Unit 1, Shenandoah Retreat, on Timber Lane, Tax Map 17A1-2-157

CLARKE COUNTY – OTHER PROPERTIES

Parcel 1 (Bolden) Lot on west side of Linden Lane, 39 Linden Lane; Tax Map 30A-A-69

Parcel 2 (Mundine/Custer) 1293 Senseny Road; Tax Map 13-A-38

TERMS OF SALE: All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit ten percent (10%) of the total sales price with the Special Commissioner by close of business on Monday, March 22, 2021, by either wire transfer or good check, which sum shall be credited toward the purchase price. The balance of the purchase price, by either wire transfer or certified funds, shall be deposited with Margaret F. Hardy, Special Commissioner, within fifteen (15) days of Court confirmation. **TIME IS OF THE ESSENCE.** All properties will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Interested parties may go upon the UNIMPROVED real estate for the purpose of making an inspection. Terms of Sale stated online and in the Purchaser's Acknowledgment and Contract of Sale take precedence over any prior written or verbal terms of sale.

Margaret F. Hardy, Special Commissioner
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