

PUBLIC AUCTION

This proceeding is for the judicial sale of real properties located in Loudoun County, Virginia, for payment of delinquent taxes pursuant to the provisions of Virginia Code §§ 58.1-3965, *et seq.* Pursuant to Orders entered by the Circuit Court of Loudoun County, Virginia, the undersigned Nicholas J. Lawrence and Robert J. Sproul, Special Commissioners of Sale of said Court, will offer the real properties described below for sale at public auction to the highest bidder in front of the Historic Loudoun County Courthouse, facing King Street near the intersection of King and Market Streets, at 18 East Market Street, in Leesburg, Virginia on:

April 20, 2023

3:00 p.m.

RAIN OR SHINE

Registration Starts at 2:30 p.m.

TERMS OF SALE:

1. The sale of any real property is subject to the approval and confirmation by the Circuit Court of Loudoun County.
2. The Special Commissioners of Sale reserve the right to withdraw from sale any property listed and to reject any bid by declaring "NO SALE" after the last bid received on a property.
3. Any person who wishes to bid on any property during the auction must register with County staff before the start of bidding. As part of the registration process, potential bidders must: (i) have sufficient funds on hand to pay the Minimum Deposit required for each parcel on which they want to bid; and (ii) sign a form certifying that they do not own any property in Loudoun County for which any delinquent taxes are due, or for which there are zoning or other violations.
4. The Minimum Deposit required for each parcel is specified below, as part of the property description. The full amount of the Minimum Deposit must be paid by cashier's or certified check made payable to **Gary Clemens, Clerk of the Circuit Court of Loudoun County**, at the time the auctioneer declares the sale.
5. In lieu of attending the auction, bidders may submit written bids to the Special Commissioners of Sale, at the address listed below. All written bids must be accompanied by the applicable Minimum Deposit, which shall be paid by cashier's or certified check made payable to **Gary Clemens, Clerk of the Circuit Court of Loudoun County**. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Special Commissioners of Sale or the Treasurer's website.
6. Written bids (with the required deposit and certification) will be received by the Special Commissioners of Sale at any time prior to the date of auction and held under seal until the date of the auction. If a written bid exceeds the highest live bid received from the audience during the auction, the audience will have an opportunity to bid against the written bid. If a higher bid is not received from the audience, the Special Commissioners of Sale may declare the sale to the proponent of the highest written bid or may reject all bids by declaring "NO SALE."
7. If either a written bid or a live auction bid is approved by the Circuit Court of Loudoun County, the balance of the purchase price must be paid in full within 30 days of Court approval.
8. Once a submitted written bid or a live bid has been accepted during the auction, it cannot be withdrawn except by leave of the Circuit Court of Loudoun County. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Special Commissioners of Sale may be required to forfeit his/her deposit.
9. Properties are offered "as is", with all faults and without warranties or guarantees either expressed or implied. Prospective bidders should investigate the title on properties prior to bidding. The sale of the properties is not subject to the successful bidders' ability to obtain title insurance. The sale of the properties is made free and clear only of liens of defendant(s) named in the respective judicial proceeding, and of those liens recorded after the County filed a *lis pendens* with the Circuit Court of Loudoun County.
10. All recording costs (including but not limited to any grantor's tax/fee) will be at the expense of the purchaser. All property will be conveyed by Special Warranty Deed from the Special Commissioners of Sale.
11. Announcements made on the day of sale take precedence over any prior verbal or written terms of sale.

The Special Commissioners of Sale represent that information regarding the property to be offered for sale, including acreage, type of improvements, etc., is taken from tax and/or land records, and is not guaranteed for either accuracy or completeness. Bidders are encouraged to make their own investigation to determine the title, condition of improvements, accessibility, and occupancy status of each property and to bid accordingly. The sale will be made subject to matters visible upon inspection, and to restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting

the chain of title. Any costs incurred by a bidder to inspect or investigate any property are the bidder's responsibility and are not reimbursable.

The owner of any property listed below may redeem it at any time before the date of the auction by paying all taxes, penalties, interest, costs (including the pro rata costs of publishing this advertisement and attorney's fees) incurred through the date before the auction.

Below is a brief description of each property to be offered for sale at the auction. More detailed information may be obtained by examining the files in the Clerk's office of the Circuit Court of Loudoun County, or by contacting the Special Commissioners of Sale at (703) 777-0307; or N. Rebekah Long, Deputy Treasurer for Collections at (703) 771-5656.

THE COUNTY OF LOUDOUN v. HEIRS AT LAW & SUCCESSORS IN INTEREST OF DOUGLAS PETERSON, Sr, a/ka FRED DOUGLAS PETERSON, Sr., and JOSEPHINE PETERSON, et al.

CIVIL ACTION NO. CL 22-5153

LOUDOUN COUNTY TAX MAP NO. /53////////36/

PIN 653-37-8651-000

Nicholas J. Lawrence, Special Commissioner of Sale

Robert J. Sproul, Special Commissioner of Sale

Minimum Deposit Required: \$18,444.00

0.41 acres, more or less, with improvements, located at 33670 Austin Grove Road, Bluemont, Virginia 20135, and described of record, among the land records of Loudoun County, Virginia as:

All the following described tract and parcel of land, with all the improvements thereon and appurtenances thereunto appertaining, situated, lying and being in Loudoun County and near the Trapp (a town in said County), Virginia, adjoining the lands of Dr. Wiley and others and bounded as follows by a survey made on the 28th day of November 1928, by A. C. Bell. Beginning in the center of a road and running N 13 ¼ E 12.20 poles to Fig. 2, a stake, thence N 68 ¾ W 4.72 poles to Fig. 3, a stake in a line of fence, thence in the center of the said road S 79 ¾ E 5.48 poles to Fig. 1 the place of beginning, containing sixty-five and seven tenths (65.7) poles, more or less, also known as:

33670 Austin Grove Road
Bluemont, Virginia 20135

AND BEING a portion of the same property, conveyed to Robert L. Peterson and Estus Peterson by deed dated May 10, 1930, recorded at Deed Book 10-F-320, 4-D-441 WB, among the land records of Loudoun County, Virginia.

THE COUNTY OF LOUDOUN v. HEIRS AT LAW & SUCCESSORS IN INTEREST OF DOUGLAS PETERSON, Sr, a/ka FRED DOUGLAS PETERSON, Sr., and JOSEPHINE PETERSON, et al.

CIVIL ACTION NO. CL 22-5153

LOUDOUN COUNTY TAX MAP NO. /53////////38/

PIN 653-37-8564-000

Nicholas J. Lawrence, Special Commissioner of Sale

Robert J. Sproul, Special Commissioner of Sale

Minimum Deposit Required: \$15,790.00

0.25 acres, more or less, of vacant land with miscellaneous improvements, no situs address, located near Bluemont, Virginia and described of record, among the land records of Loudoun County, Virginia as:

All the following described tract and parcel of land, with all the improvements thereon and appurtenances thereunto appertaining, situated, lying and being in the County of Loudoun and State of Virginia, and near the place called the Trapp, and bounded as follows: Lot No. 3 beginning at post and running S 68 ½ E. 8.24 poles to a cross fence, thence with said fence N 14 ¾ E 10 poles to an iron pin thence N 72 W 7.28 poles to an iron pin, thence S 20 W 9.60 poles to the place of beginning. Containing 10,662 square feet, more or less.

Nicholas J. Lawrence
Robert J. Sproul
Special Commissioners of Sale
Office of County Attorney
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000
(703) 777-0307

3/30, 4/6, 4/13 & 4/20/23