

**COURT-ORDERED SALE OF VALUABLE REAL ESTATE  
AT PUBLIC AUCTION AND BY PRIVATE OFFER**

**FREDERICK COUNTY, VIRGINIA  
112 DIAMOND COURT  
TAX MAP NO. 54K-2-6**

**THURSDAY, NOVEMBER 14, 2019, AT 10:30 A.M.  
ON THE STEPS OF THE FREDERICK COUNTY/  
WINCHESTER JOINT JUDICIAL CENTER  
(KENT STREET SIDE)**

Pursuant to Order Appointing Special Commissioner of Sale entered by the Circuit Court of Frederick County, Virginia on September 4, 2019, and Amended Order Appointing Special Commissioner of Sale entered on September 27, 2019, in the case styled County of Frederick, Virginia v. Eddie L. Bellett, Jr., et al, Case No. CL19-1 78, the undersigned Special Commissioner will offer for sale at public auction:

All of that certain parcel of land, together with all improvements thereon and all rights, rights of way, and appurtenances thereunto belonging, lying and being situate in Red Bud Magisterial District, Frederick County, Virginia, lying on the north side of Virginia State Route 659 (Valley Mill Road), being designated as Lot 6 of Valley Mill Village Subdivision as shown on the plat of survey drawn by L. Allen Ebert, L.S., attached to the Deed of Dedication for Valley Mill Village dated January 15, 1988, of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 670, at Page 556; and being the same property acquired by Eddie L. Bellett, Jr. by Deed dated August 3, 2001, of record in the aforesaid Clerk's Office as Instrument No. 010010246. Tax Map No. 54K-2-6 (the **"Property"**).

The aforesaid Property will be offered for sale on the steps of the Frederick County/Winchester Joint Judicial Center, 5 North Kent Street, Winchester, Virginia 22601 (Kent Street side) on November 14, 2019, at 10:30 A.M.

**TERMS OF SALE:** All Cash. A deposit of \$6,500.00 by certified or cashier's check on day of public auction, with balance due within 15 days after confirmation of the sale by the Circuit Court of Frederick County, Virginia. After the date of the public auction, the Special Commissioner shall submit the highest bid or offer for the Property to the Circuit Court of Frederick County, Virginia for acceptance or rejection. If the sale is confirmed by the Court, then the balance of the purchase price shall be due and payable within 15 days after the date of confirmation of the sale by said Court. If the sale is confirmed by the Court, then Settlement shall be held at the offices of the Special Commissioner within 15 days of the date of confirmation of the sale by the Court, unless otherwise postponed at the sole discretion of the Special Commissioner. The successful purchaser shall pay for all recording charges, including State Grantor tax, settlement fees and all costs of conveyancing, which will be by Special Warranty Deed. Time is of the essence with respect to Settlement.

The Special Commissioner hereby solicits and shall receive any private offers or bids for the aforesaid Property, which private offers may be submitted in writing at the office address of the Special Commissioner as set forth below, and must be accompanied by a deposit in the sum of \$6,500.00 by cashier's or certified check payable to the Clerk of the Circuit Court of Frederick County, Virginia. Private offers will be accepted by the Special Commissioner up to 4:00 p.m. on November 13, 2019.

The deposit shall be applied to the credit of successful purchaser at Settlement; or, in the event of failure to complete Settlement within the time set forth after the date of confirmation of sale by the Circuit Court of Frederick County, Virginia in accordance with the terms of sale, the deposit aforesaid shall be forfeited and applied to the costs of sale, including the Special Commissioner's fees, and the Property shall be resold at the cost and expense of the defaulting Purchaser, who shall remain liable for the full purchase price, less net proceeds of any resale. Real estate property taxes for tax year 2019 will be prorated at closing.

The sale is subject to the covenants, conditions, restrictions, rights of way, and easements, if any, contained in the deeds forming the chain of title to the aforesaid Property. The aforesaid Property shall be sold **AS IS, WHERE IS, WITH ALL FAULTS.** No warranty or assurance of any kind whatsoever shall be given as to matters of zoning, restrictions, development potential, environmental status, or any other matter concerning the use, condition or status of said Property.

In the event that the Property is lawfully or unlawfully occupied at the time of the sale, the Purchaser shall have the responsibility, and bear the cost, to obtain possession of the Property.

**FOR INFORMATION, CONTACT:**

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Special Commissioner  
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