

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

FREDERICK COUNTY, VIRGINIA TAX MAP NO. 18A02-210-282

**MAY 11, 2021, AT 11:00 A.M. ON THE STEPS OF THE
FREDERICK COUNTY/WINCHESTER JOINT JUDICIAL CENTER
(KENT STREET SIDE)**

Pursuant to Order Appointing Special Commissioner Of Sale And Authorizing Sale entered by the Circuit Court of Frederick County, Virginia on April 7, 2021, in the case styled County of Frederick, Virginia v. John Garrett Lohman, et al Case No. CL18-757, the undersigned Special Commissioner will offer for sale at public auction:

All of that certain lot or parcel of land lying and being situate about one mile West of Cross Junction in Gainesboro Magisterial District, Frederick County, Virginia, and more particularly described as Lot 282, Section II of Lake Holiday Estates, the Deed of Dedication and plats of which are of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 376, at Page 190, and being the same lands conveyed to Louis H. Lohman and Annabelle W. Lohman, his wife, jointly, as tenants by the entirety with fee simple to the survivor as at common law, by Deed dated January 20, 1972, of record in the aforesaid Clerk's Office in Deed Book 387, at Page 176. Louis H. Lohman predeceased his wife, thereby vesting fee simple title in Annabelle W. Lohman. Annabelle W. Lohman died testate on September 12, 1983, and whose Will is of record in the aforesaid Clerk's Office in Will Book 84, at Page 29. Reference is made to the said instruments for a more perfect description of the land herein conveyed.

General Location of the Property: Located on the West side of Quail Court, in Lake Holiday Estates, Section II, Gainesboro Magisterial District, Frederick County, Virginia.

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 May 11, 2021, at 11:00 A.M.

TERMS OF SALE: All Cash. A deposit of \$3,000.00, by certified or cashier's check payable to the Clerk of the Circuit Court of Frederick County, Virginia on day of public auction, with balance due within 15 days after confirmation of the sale by the Circuit Court of Frederick County, Virginia. The successful purchaser shall pay for all recording charges, including Virginia 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 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 \$3,000.00 for the Property, 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 2:00 p.m. on May 10, 2021.

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 conditions, zoning, restrictions, development potential, environmental status, or any other matter concerning the use condition or status of said Property.

Reference is made to the Terms And Conditions Of Sale which may be requested from the Special Commissioner and will be announced at the public sale.

FOR INFORMATION, CONTACT:

Michael L. Bryan, Esquire
Special Commissioner
116 South Braddock Street
Winchester, Virginia 22601
(540) 545-4130 (Phone)
(540) 545-4131 (Fax)