

**NOTICE OF NON-JUDICIAL PUBLIC SALE
OF TAX DELINQUENT REAL PROPERTIES**

**SHAWNEE LAND, BACK CREEK MAGISTERIAL
DISTRICT, FREDERICK COUNTY, VIRGINIA**

Lot 25, Plat 10, Section 22, Tax Map No. 49B01-122-25

Lot 27, Plat 10, Section 22, Tax Map No. 49B01-122-27

Lot 162, Plat 7, Section 23, Tax Map No. 49B02-123-162

Lot 24, Plat 9, Section 22, Tax Map No. 49B01-122-24

**WEDNESDAY, DECEMBER 1, 2021, AT 11:00 A.M. ON THE STEPS
OF THE FREDERICK COUNTY/WINCHESTER JOINT JUDICIAL CENTER
(KENT STREET SIDE)**

Pursuant to Section 58.1-3975 of the Code of Virginia (1950, as amended), the undersigned Treasurer of Frederick County, Virginia will offer for sale at public auction:

<u>Properties</u>	<u>Owner of Record</u>	<u>Frederick County Tax Map No.</u>
Lot 25, Plat 10, Section 22 Shawnee Land, Back Creek Magisterial District, Frederick County, Virginia	Joan Michele Ehrgott Rosa L. Ehrgott Deed Book 387, Page 57	49B01-122-25
Lot 27, Plat 10, Section 22 Shawnee Land, Back Creek Magisterial District, Frederick County, Virginia	Jefferson Smith Lyn Alpha Smith Deed Book 471, Page 653	49B01-122-27
Lot 162, Plat 7, Section 23 Shawnee Land, Back Creek Magisterial District, Frederick County, Virginia	Paul H. Brown Ruth H. Brown Deed Book 478, Page 117	49B02-123-162
Lot 24, Plat 9, Section 22 Shawnee Land, Back Creek Magisterial District, Frederick County, Virginia	Thomas Murphy John Kalgee Deed Book 393, Page 297	49B01-122-24

The aforesaid parcels will be offered for sale separately on the steps of the Frederick County/Winchester Joint Judicial Center, 5 North Kent Street, Winchester, Virginia 22601 (Kent Street side) on December 1, 2021 at 11:00 A.M.

TERMS OF SALE: Each property shall be sold separately to the highest bidder. All Cash. A Deposit of \$1,000.00 for each parcel by certified or cashier's check payable to the Treasurer of Frederick County, Virginia on day of public auction, with balance due within 15 days. Settlement for each property shall take place within 15 days of the date of the public auction, at which time the balance due shall be due and payable in full to the Treasurer 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 executed by the Treasurer of Frederick County, Virginia. Time is of the essence with respect to Settlement.

The deposits shall be applied to the credit of successful purchasers at Settlement; or, in the event of failure to complete Settlement within the time set forth after the date of sale in accordance with the terms of sale, the deposits aforesaid shall be forfeited and applied to the costs of sale, as applicable. In the event of default by the successful purchaser, the aforesaid parcel(s) of land 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 2021 will be prorated at closing.

The sale is subject to all covenants, conditions, restrictions, rights-of-way, easements, declarations, reservations and other rights of record, if any, contained in the deeds forming the chain of title to each of the aforesaid parcels of land. The aforesaid parcels of land 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 parcels of land.

In the event that the aforesaid parcels of land are 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 aforesaid parcels of land, as applicable.

For information contact:

Wayne Corbett
Deputy Treasurer
540-665-5607
e-mail: wcorbett@fcva.us

Date of Sale: December 1, 2021 at 11:00 a.m.
Place of Sale: On the steps of the Frederick County/Winchester Joint Judicial Center, 5 North Kent Street, Winchester, Virginia 22601 (Kent Street side)
Tax Map No: _____

MEMORANDUM OF SALE

The undersigned Treasurer hereby certifies that the property described in the attached Notice of Non-Judicial Sale of Valuable Real Estate At Public Auction was exposed for sale in accordance with, and subject to, the following terms and conditions:

1. All terms and conditions as set forth in the attached Notice of Non-Judicial Sale of Valuable Real Estate At Public Auction.
2. In addition to the foregoing terms and conditions set forth in the Non-Judicial Sale of Valuable Real Estate At Public Auction, the following term is made a part of the sale: The real property, and any improvements thereon, is being sold in "as is - where is" condition by Special Warranty Deed, with no additional warranties, assurances, representations or guarantees of any nature or kind whatsoever.
3. This conveyance is made subject to filed and unfiled mechanic's liens and other applicable senior liens and encumbrances, if any, affecting the property and all covenants, conditions, restrictions, rights-of-way, easements, declarations, reservations and other rights of record, if any, contained in the deeds and any other documents forming the chain of title thereto or recorded among the land records in the Clerk's Office of the Circuit Court of Frederick County, Virginia prior to the date of sale.
4. In the event the property is lawfully or unlawfully occupied at the time of sale, it shall be the duty of the successful bidder to obtain possession of the property.
5. Settlement to occur in accordance with the attached Notice of Non-Judicial Sale of Valuable Real Estate At Public Auction within 15 days of the date of public sale. Time is of the essence as to matters of Settlement.

PURCHASER: _____

SALE PRICE: _____

DEPOSIT: _____

TITLE TO BE TAKEN IN NAME OF: _____

Balance due at settlement from purchaser(s), plus all costs of the conveyancing, examination of title, recording charges, notary fees, settlement fees, including preparation of deed and grantor's and grantee's tax thereon, etc.

Given under our hand and seal this _____ day of _____, 2021.

PURCHASER(S): _____

TREASURER: _____

The undersigned hereby (waives the requirement of a deposit)/(acknowledges receipt of a deposit in the amount of \$1,000.00 in cash, certified or cashier's check) from the Purchaser(s) this _____ day of _____, 2021.

C. William Orndoff, Jr., Treasurer