

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

**LOT 164, PLAT 6, SECTION 5, SHAWNEELAND
FREDERICK COUNTY, VIRGINIA**

TAX MAP NO. 49A01-1-5-164

STREET ADDRESS: 150 HAWK TRAIL, WINCHESTER, VA 22602

**LOT 186, PLAT 9, SECTION 5, SHAWNEELAND
FREDERICK COUNTY, VIRGINIA**

TAX MAP NO. 49A07-1-5-186

STREET ADDRESS: 139 INCATRAIL, WINCHESTER, VA 22602

**TUESDAY, FEBRUARY 15, 2022, 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 June 9, 2021, in the case styled County of Frederick, Virginia v. Ronald E. Gray, et al., Case No. CL19-179, the undersigned Special Commissioner will offer for sale at public auction:

Parcel One:

All of that certain lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, lying and being situate in Back Creek Magisterial District, Frederick County, Virginia, designated as Lot No. 164, Plat 6, Section 5, Shawneeland, on the plat and plan of Shawnee Land in Frederick County, Virginia, which plat, together with the Deed of Dedication, is of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 318, at Page 373. The property is designated as 150 Hawk Trail.

Tax Map No. 49A01-1-5-164

Parcel Two:

All of that certain lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, lying and being situate in Back Creek Magisterial District, Frederick County, Virginia, designated as Lot No. 186, Plat 9, Section 5, Shawneeland, in Frederick County, Virginia, described and set forth in that certain Deed of Dedication of Marjec, Inc., of record in the aforesaid Clerk's Office in Deed Book 328, at Page 3. The property is designated as 139 Inca Trail.

Tax Map No. 49A07-1-5-186

Parcel One and Parcel Two are the same property acquired by Ronald E. Gray and Linda R. Belt

by Deed of Assumption dated April 23, 1979, of record in the aforesaid Clerk's Office in Deed Book 507, at Page 458.

Parcel One and Parcel Two will be sold separately.

The aforesaid Parcel One and Parcel Two 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 February 15, 2022, at 11:00 A.M.

TERMS OF SALE: All Cash. A deposit of \$7,500.00 for Parcel One and a deposit of \$1,000.00 for Parcel Two, 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 aforesaid Parcel One and Parcel Two, 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 \$7,500.00 for Parcel One and a deposit of \$1,000.00 for Parcel Two, 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 February 14, 2022.

The aforesaid Parcel One and Parcel Two 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 Parcel One and Parcel Two.

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.

In the event that Parcel One and/or Parcel Two 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 Parcel One and/or Parcel Two, as applicable.

FOR INFORMATION, CONTACT:

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