

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 INCA TRAIL, WINCHESTER, VA 22602

TUESDAY, MARCH 29, 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.

The aforesaid Parcel One and Parcel Two 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 March 29, 2022, at 11:00 A.M.

TERMS OF SALE:

1. All Cash.
2. Purchaser shall pay for all recording charges, including State Grantor Tax, Revenue Tax, settlement

fees and all costs of conveyancing, which will be by Special Warranty Deed.

3. Parcel One and Parcel Two will be offered individually and the highest bid price received for each Parcel will be held in reserve. Then the Parcels will be offered as an entirety and the highest bid price received will be held in reserve. The Parcels will then be sold in a manner producing the highest total purchase price.

4. If sold individually, a deposit of \$7,500.00 or ten percent (10%) of the successful bid amount for Parcel One, whichever is lesser, by certified check or approved check payable to the Clerk of the Circuit Court of Frederick County, Virginia will be required of successful bidder at the time of sale and a deposit of \$1,000.00, or ten percent (10%) of the successful bid amount for Parcel Two, whichever is lesser, by certified check or approved check payable to the Clerk of the Circuit Court of Frederick County, Virginia will be required of successful bidder at the time of sale.

5. If sold as an entirety, a deposit of \$8,500.00 or ten percent (10%) of the successful bid amount, whichever is lesser, by certified check or approved check payable to the Clerk of the Circuit Court of Frederick County, Virginia will be required of successful bidder at the time of sale.

6. Settlement shall occur and the balance of the purchase price shall be due within fifteen (15) days after confirmation of the sale by the Circuit Court of Frederick County, Virginia. 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 March 28, 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 will be announced at the public sale. A copy of the Terms And Conditions Of Sale may be requested from the Special Commissioner.

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)