

NOTICE OF NON-JUDICIAL PUBLIC AUCTION OF TAX DELINQUENT REAL PROPERTIES

LAKE HOLIDAY ESTATES, GAINESBORO MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA

Lot 136, Plat 6, Section 8A, Tax Map No. 18A088A-6-136
Lot 138, Plat 6, Section 8A, Tax Map No. 18A088A-6-138
Lot 221, Plat 10, Section 8A, Tax Map No. 18A088A10-221
Lot 222, Plat 10, Section 8A, Tax Map No. 18A088A10-222
Lot 223, Plat 10, Section 8A, Tax Map No. 18A088A10-223

**TUESDAY, OCTOBER 4, 2022, 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 136, Plat 6, Section 8A, Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia	Ogunquit Development, LLC, a Virginia limited liability company Instrument No. 050010237	18A088A-6-136
Lot 138, Plat 6, Section 8A, Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia	Ogunquit Development, LLC, a Virginia limited liability company Instrument No. 050003371	18A088A-6-138
Lot 221, Plat 10, Section 8A, Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia	Ogunquit Development, LLC, a Virginia limited liability company Instrument No. 050007501	18A088A10-221
Lot 222, Plat 10, Section 8A, Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia	Ogunquit Development, LLC, a Virginia limited liability company Instrument No. 050026223	18A088A10-222
Lot 223, Plat 10, Section 8A, Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia	Ogunquit Development, LLC, a Virginia limited liability company Instrument No. 050001778	18A088A10-223

The hereinabove parcels of land are hereinafter sometimes referred to as the "Sale Lots".

The aforesaid Sale Lots 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 October 4, 2022 at 11:00 A.M.

ACCESS: Access to the Sale Lots will be available on each Wednesday and Sunday (except holidays) from 12:00 Noon until 4:00 p.m. A sign will be posted in front of each Sale Lot which reads "Tax Sale Nonjudicial Sale of Tax Delinquent Real Property County of Frederick, Virginia". Information concerning the Lake Holiday Estates Subdivision can be found at lakeholidaycc.org.

TERMS OF SALE: Each property shall be sold separately to the highest bidder. All Cash. A Deposit of \$2,500.00 for each Sale Lot by certified or cashier's check payable to the Treasurer of Frederick County, Virginia on day of public auction, with balance due within 20 days. Settlement for each Sale Lot shall take place within 20 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 Sale Lot(s) 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 2022 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 Sale Lots. The aforesaid Sale Lots 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 condition, zoning, restrictions, development potential, access to utilities, environmental status, or any other matter concerning the use, condition or status of said Sale Lots.**

In the event that the aforesaid Sale Lots 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 Sale Lots, as applicable.

For information contact:
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