

COURT-ORDERED SALE OF VALUABLE REAL ESTATE
AT PUBLIC AUCTION

LOT 29, MEADOWBROOK VILLAGE SUBDIVISION
FREDERICK COUNTY, VIRGINIA
TAX MAP NO. 91D-1-29
STREET ADDRESS: 2432 LAUREL LANE, MIDDLETOWN, VIRGINIA 22645

JANUARY 29, 2025, AT 1:00 P.M. ON THE STEPS OF THE
FREDERICK COUNTY/WINCHESTER JOINT JUDICIAL CENTER
(KENT STREET SIDE)

Pursuant to Order of Sale entered by the Circuit Court of Frederick County, Virginia on November 20, 2024, in the case styled County of Frederick, Virginia v. Linda Shepard-Gebhart, et al, Case No. CL24-528, the undersigned Special Commissioner will offer for sale at public auction:

All that tract or parcel of land containing 0.41 of an acre, more or less, together with any improvements thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located at 2432 Laurel Lane, in the Town of Middletown, Frederick County, Virginia being shown on the County Land Maps as Tax Map Parcel No. 91D-1-29 and listed in the records of the Frederick County Treasurer in the name of Linda Shepard.

The foregoing parcel of land situate in the Town of Middletown, Frederick County, Virginia, is designated as Lot 29, Meadowbrook Village Subdivision, as shown on a plat and survey by Joseph G. Brogan, Sr., C.L.S., dated February 9, 1972 recorded in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 402, at Page 478, and as revised September 6, 1972; and further described by survey of Edward W. Dove, L.S., dated June 21, 1996 attached to and made a part of that certain Deed dated August 1, 1996 of record in the aforesaid Clerk's Office in Deed Book 863, at Page 564. Reference is hereby made to the aforesaid instruments and the references therein contained for a more particular description of the property hereby conveyed.

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 January 29, 2025, at 1:00 P.M.

TERMS OF SALE:

1. All Cash.
2. The successful 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. A deposit of \$100.00 by certified check or approved check payable to Michael L.

Bryan, Special Commissioner will be required of successful bidder at the time of sale.

4. Settlement shall occur and the cash balance of the purchase price shall be paid within thirty (30) of confirmation of the sale of the property by the Circuit Court of Frederick County, Virginia. Time is of the essence with respect to Settlement.

5. The aforesaid property shall be sold in “AS IS - WHERE IS” and “WITH ALL FAULTS” condition, without any warranty of any kind whatsoever. No warranty or assurance of any kind whatsoever shall be given as to matters of zoning, restrictions, development potential, environmental status, status or condition of any improvements, or any other matter concerning the use, condition or status of the property.

6. Successful bidder will be responsible for any risk of loss, damage, vandalism, theft, destruction, etc., of the property occurring subsequent to the date of sale.

7. In the event that the property is 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 property.

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 property is lawfully or unlawfully

FOR INFORMATION, CONTACT:

Michael L. Bryan, Esquire
Special Commissioner
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Winchester, Virginia 22601
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(540) 545-4131 (Fax)