

COURT-ORDERED SALE OF VALUABLE REAL ESTATE
AT PUBLIC AUCTION

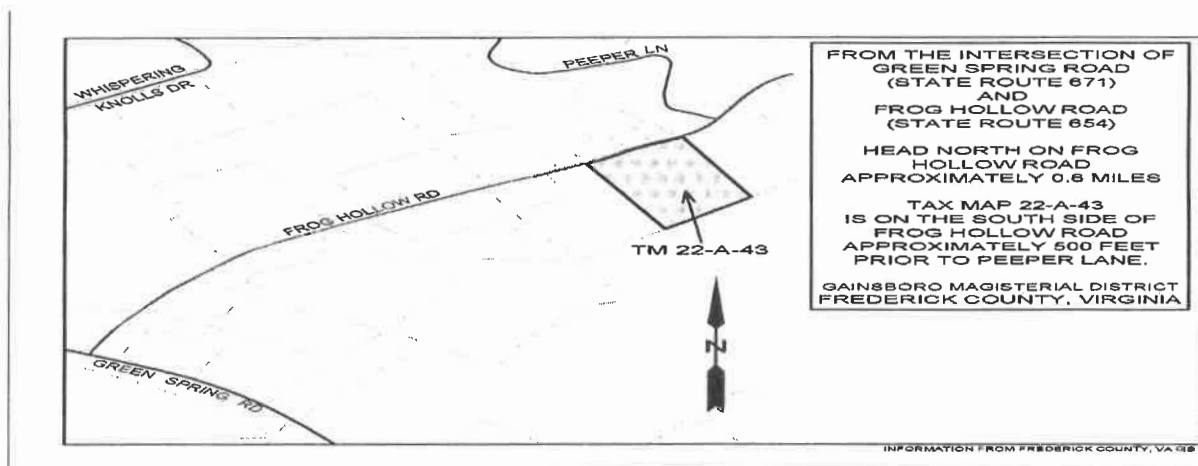
**6.5 ACRES, MORE OR LESS, SOUTHEAST SIDE
OF FROG HOLLOW ROAD, GAINESBORO MAGISTERIAL DISTRICT,
FREDERICK COUNTY, VIRGINIA
TAX MAP NO. 22-A-43
STREET ADDRESS: NONE ASSIGNED**

**FEBRUARY 19, 2026, AT 11:30 a.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 12, 2025, in the case styled County of Frederick, Virginia v. Unknown Heirs of Bessie Love Catlett, et al. Case No. CL25-108, the undersigned Special Commissioner will offer for sale at public auction:

All that certain lot or parcel of land, together with all improvements thereon and all rights, rights of way and appurtenances thereunto belonging, containing six (6) acres, two (2) roods and sixteen and eight-tenths (16.8) square poles, more or less (described on the Frederick County Commissioner of Revenue tax assessments as 6.50 Acres), fronting on the southeast side of Frog Hollow Road (Route 654) in Gainesboro Magisterial District, Frederick County, Virginia; and being the same lands conveyed to Bessie Catlett (being one and the same as Bessie Love Catlett) by that certain Deed dated September 23, 1939 from James Brill, et als, which Deed is of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 179, at Page 26, Frederick County Tax Map No. 22-A-43.

This is a conveyance in gross and not by the acre.



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 February 19, 2026, at 11:30 a.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, acreage, 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.

FOR INFORMATION, CONTACT:

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