

**FOR SALE AT AUCTION**  
**PUBLIC ONLINE AND LIVE SIMULCAST SALE OF TAX DELINQUENT**  
**SHENANDOAH COUNTY REAL ESTATE**  
*Monday, October 27, 2025 at 11:00 A.M.*  
**Shenandoah County Board Room**  
**County Board Room, 600 N. Main St., Woodstock, VA 22664**

**NOTICE OF NON-JUDICIAL SALE OF REAL ESTATE**

Pursuant to Virginia Code § 58.1-3975, the following properties will be offered for sale at a simulcast (live and online) public auction. The auction will begin online and will close with in-person and online bidding on Monday, October 27, 2025 at 11:00 a.m., live at the Shenandoah County Board room (600 N. Main Street, Woodstock, VA 22664). Please visit [bid.forsaleatauction.biz](http://bid.forsaleatauction.biz), or call (540) 899-1776, for more information and to bid online. If interested bidders are unable to participate online, please call for assistance in placing your bids.

Parcel 1 (Alvarez)	Lot 191, Sec. 4, Mountain Run Subdivision, Tax Map 092C01 191
Parcel 2 (American Pro)	0.775 acres, more or less, intersection of Routes 55 and Route 628, Tax Map 016 A 043
Parcel 3 (Assurance)	0.068 acres, more or less, intersection of North Commerce Street and Walnut Street, Tax Map 045A2A 184
Parcel 4 (Assurance)	Lot 95, Blk 8, Sec. 8, Bryce Mountain Resort, Tax Map 065A101 095
Parcel 5 (Bar Investments)	Lot 516, Sec. 10 extended, Bryce Mountain Resort, Tax Map 066A102 516
Parcel 6 (Beatty)	Part Lot 120, off Route 211, Tax Map 104C01B008A120C
Parcel 7 (Beggs)	Lot 470, Sec. 10 extended, Bryce Mountain Resort, Tax Map 066A102 470
Parcel 8 (Beller)	Lot 167, Sec. 4, Mountain Run Subdivision, Tax Map 092C01 167
Parcel 9 (Bolen)	Lot 196A, Sec. 4, Mountain Run Subdivision, Tax Map 092C01 196A
Parcel 10 (Borrer)	Lot 130, Sec 4. Mountain Run Subdivision, Tax Map 092C01 130
Parcel 11 (Campbell)	Lot 15, Sec. 1, Hidden Pass-Vacation and Hunting Lots, Tax Map 093A 01 015
Parcel 12 (Collins)	Lots 24 and 25, Blk A, Sec. 2, Mountain Run Subdivision, Tax Map 092B01B000A024 and 092B01B000A025
Parcel 13 (Dahlgren)	Lot 203, Sec. 4, Mountain Run Subdivision, Tax Map 092C 01 203
Parcel 14 (Deem)	Lot 237, Sec. 4, Mountain Run Subdivision, Tax Map 092C 01 237
Parcel 15 (Drummonds)	0.120 acres, more or less, north side of Route 211, Tax Map 104 A 095C
Parcel 16 (Dunnavant)	Lot 327, Sec. 9, Bryce Mountain Resort, Tax Map 065A302 327

Parcel 17 (Eckert)	Lot 362, Sec. I extended, Mine Mountain, Tax Map 047D101S001 362
Parcel 18 (Estep)	0.131 acres, more or less, Lot 3, Sec. B, near U.S. Highway 11, Tax Map 069A 03 003
Parcel 19 (Fleming)	0.572 acres, more or less, Parcel E, west side of Route 698, Tax Map 081 A 109G
Parcel 20 (Four Seasons)	Lot 27, Sec. 11, Bryce Mountain Resort, Tax Map 065A601 027
Parcel 21 (Fowler)	0.824 acres, more or less, intersection of S.R. 608 and S.R. 675, Tax Map 042 A 119B
Parcel 22 (Fuller)	Lot 190, Sec. 4, Mountain Run Subdivision, Tax Map 092C01 190
Parcel 23 (Fuller)	Lot 367, Sec. I extended, Mine Mountain, Tax Map 047D101S001 367
Parcel 24 (Galt)	Lot 188, Sec. 12, Bryce Mountain Resort, Tax Map 066A201 188
Parcel 25 (Gary)	Lot 113, Sec. 9, Bryce Mountain Resort, Tax Map 065A302 113
Parcel 26 (Greenberg)	Lot 48, Sec. 3, Mountain Run Subdivision, Tax Map 092B 02 048
Parcel 27 (Hafey)	Lot 192, Sec. 12, Bryce Mountain Resort; Tax Map 066A201 192
Parcel 28 (Hagerty)	Lot 270, Sec. 1, Mine Mountain, Tax Map 047D201S001 270
Parcel 29 (Hatchett)	Lot 27, east of New Market, on Massanutten Mountain, Tax Map 105A 02 027
Parcel 30 (Hensley)	0.456 acres, more or less, IMPROVED, 3095 S Ox Road, Tax Map 057 A 112
Parcel 31 (Homestead)	0.25 acres, more or less, near Route 630, Tax Map 016 A 200
Parcel 32 (Hudson)	0.5 acres, more or less, near Route 601, Tax Map 024 A 029
Parcel 33 (Huntley)	Lot 138, Sec. I extended, Mine Mountain, Tax Map 047D101S001 138
Parcel 34 (Isenhower)	Lot 399, Sec. 10 extended, Bryce Mountain Resort, Tax Map 066A102 399
Parcel 35 (Justus)	Lot 109, Sec. 4, Mountain Run Subdivision, Tax Map 092C 01 109
Parcel 36 (Moore)	0.42 acres, more or less, on Massanutten Mountain, east of New Market, Tax Map 104 A 171; 0.8 acres, more or less, on Massanutten Mountain, east of New Market, Tax Map 104 A 172; 0.5 acres, more or less, on Massanutten Mountain, east of New Market, Tax Map 104 A 173

**TERMS OF SALE:** All sales are subject to the approval of the Shenandoah County Treasurer. A Buyer's Premium of 10% or \$250 (whichever is higher) will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall pay the costs of recording the deed. The property will be conveyed by Special Warranty Deed subject to all matters of record and without covenants or warranty of any kind. We do not provide, and do not assist with obtaining title insurance. Terms of Sale stated online and in the Purchase Contract take precedence over any prior written or verbal terms of sale. For more information, please visit

forsaleatauction.biz or contact the auction coordinator, Jerry Bertram, at (804) 229-9271. This sale is being conducted by the undersigned for the Treasurer of the County of Shenandoah.

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