

**FOR SALE AT AUCTION**  
**TIMED, ONLINE-ONLY PUBLIC SALE OF**  
**TAX DELINQUENT COUNTY OF CLARKE REAL ESTATE**  
*Online Bidding Closes Tuesday, August 23, 2022, at 11:00 A.M. (EST)*

**NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE**

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Clarke County, Virginia, the undersigned Special Commissioner will offer for sale at public auction, subject to the following terms and conditions, the following-described real estate:

**SHENANDOAH RETREAT LOTS**

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| Parcel 1 (Maxon)     | Lot 4, Block 2B, Unit 1, Shenandoah Retreat, on White Oak Lane, Tax Map 17A214-4                           |
| Parcel 2 (Hagan)     | Lot 8, Block 2A, Unit 1, Shenandoah Retreat, corner of White Oak Lane and Beechwood Lane, Tax Map 17A218-8 |
| Parcel 3 (Merrill)   | Lot No. 72, Block 4, Unit 1, Shenandoah Retreat, on Honeysuckle Lane, Tax Map 17A210-72                    |
| Parcel 4 (Monroe)    | Lot 2, Block 1D, Unit 1, Shenandoah Retreat, on Laurel Lane, Tax Map 17A1-7-2                              |
| Parcel 5 (Moore)     | Lot 55, Block 1-C, Unit 1, Shenandoah Retreat, on Pine Crest Lane, Tax Map 17A1-3-55                       |
| Parcel 6 (Rodgers)   | Lot 39, Block 1, Unit 1, Shenandoah Retreat, on Evergreen Lane, Tax Map 17A1-5-39                          |
| Parcel 7 (Minnock)   | Lot 56, Block 1-C, Unit 1, Shenandoah Retreat, on Evergreen Lane, Tax Map 17A1-3-56                        |
| Parcel 8 (Taylor)    | Lot 60, Block 7, Unit 1, Shenandoah Retreat, on Evergreen Lane, Tax Map 17A211-60                          |
| Parcel 9 (Burrus)    | Lot 73, Block 7, Unit 1, Shenandoah Retreat, on Evergreen Lane, Tax Map 17A211-73                          |
| Parcel 10 (Anderson) | Lots 15 and 16, Blk 3, Unit 1, Shenandoah Retreat, on Parker Lane, Tax Map 17A1-1-15 and Tax Map 17A1-1-16 |
| Parcel 11 (Ivy)      | Lot 2, Block 2L, Shenandoah Retreat, on Cedar Lane, Tax Map 17A4292L-2                                     |
| Parcel 12 (Polley)   | Lot 8, Block 2L, Shenandoah Retreat, on Cedar Lane, Tax Map 17A4292L-8                                     |
| Parcel 13 (Atwell)   | Lot 42, Block 1, Unit 1, Shenandoah Retreat, on Timber Lane, Tax Map 17A1-5-42                             |
| Parcel 14 (Manch)    | Lot 103, Block 1A, Unit No. 1, Shenandoah Retreat, on Timber Lane, Tax Map 17A1-2-103                      |
| Parcel 15 (Lehning)  | Lot 148, Block 1A ext, Shenandoah Retreat, on Timber Lane, Tax Map 17A1-2-148                              |
| Parcel 16 (Lehning)  | Lot 169, Block 1A ext, Shenandoah Retreat, on Timber Lane, Tax Map 17A1-2-169                              |

**OTHER**

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|----------------------|---|
| Parcel 17 (Robinson) | 1 acre, more or less, southside of Castleman Road, Tax Map 16-A-9 |
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**TERMS OF SALE:** All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit ten percent (10%) of the total sales price with the Special Commissioner by close of business on Tuesday, August 30, 2022, by either wire transfer or good check, which sum shall be credited toward the purchase price. The balance of the purchase price, by either wire transfer or certified funds, shall be deposited with Margaret F. Hardy, Special Commissioner, within fifteen (15) days of Court confirmation. **TIME IS OF THE ESSENCE.** All properties will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Interested parties may go upon the UNIMPROVED real estate for the purpose of making an inspection. Terms of Sale stated online and in the Purchaser's Acknowledgment and Contract of Sale take precedence over any prior written or verbal terms of sale.

The auction will be conducted online only which will end on Tuesday, August 23, 2022, at 11:00 a.m. (EST). Please visit [bid.forsaleatauction.biz](http://bid.forsaleatauction.biz) to register, or call the auction company at 540-899-1776, for more information or to bid on these properties. If interested bidders are unable to participate online, please call for assistance in placing your bids.

Margaret F. Hardy, Special Commissioner  
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