

FOR SALE AT AUCTION
TIMED, ONLINE-ONLY PUBLIC SALE OF
TAX DELINQUENT COUNTY OF CLARKE REAL ESTATE
Online Bidding Closes Wednesday, May 22, 2024, at 11:00 A.M. (EST)

NOTICE OF NON-JUDICIAL SALE OF REAL ESTATE

Pursuant to §58.1-3975 of the Code of Virginia, 1950, as amended, the undersigned will offer for sale at public auction, subject to the following terms and conditions, the following-described real estate:

SHENANDOAH RETREAT LOTS

Parcel 1 (Cissel)	Lot 73 on Beechwood Lane; Tax Map 17A218-73
Parcel 2 (American)	Lot 88 on Beechwood Lane; Tax Map 17A222-88
Parcel 3 (Bader)	Lot 10 on Timber Lane; Tax Map 17A1-5-10
Parcel 4 (Dinsmore)	Lot 30 on Timber Lane; Tax Map 17A1-5-30
Parcel 5 (Brownell)	Lot 45 corner of Timber Lane and Parker Lane; Tax Map 17A1-1-45
Parcel 6 (Bender)	Lot 121 on Timber Lane; Tax Map 17A1-2-121
Parcel 7 (American)	Lot 147 on Timber Lane; Tax Map 17A1-2-147
Parcel 8 (Ashley)	Lot 1 on Laurel Lane; Tax Map 17A1-7-1
Parcel 9 (Davis/Caracofe)	Lots 35 and 36 on Laurel Lane; Tax Map 17A1-4-35 and 17A1-4-36
Parcel 10 (Delaney)	Lot 52 on Laurel Lane; Tax Map 17A1-7-52
Parcel 11 (Marshall)	Lot 6 on White Oak Lane; Tax Map 17A214-6
Parcel 12 (Marshall)	Lot 8 on White Oak Lane; Tax Map 17A214-8
Parcel 13 (Crim)	Lot 18 on White Oak Lane; Tax Map 17A214-18
Parcel 14 (Babcock)	Lot 30 on Dogwood Lane; Tax Map 17A1-9-30
Parcel 15 (Clark)	Lot 48 on Dogwood Lane; Tax Map 17A1-9-48
Parcel 16 (Boger/Bania)	Lots 206 and 207 on Hemlock Lane; Tax Map 17A222-206 and 17A222-207
Parcel 17 (Bellucci)	Lot 26 on Black Oak Lane; Tax Map 17A4282N-26
Parcel 18 (Branham)	Lot 5 on Parker Lane; Tax Map 17A1-1-5
Parcel 19 (Coan)	Lot 14 on Cedar Lane; Tax Map 17A224-14

Parcel 20 (Brooks)	Lot 17 on Cedar Lane; Tax Map 17A224-17
Parcel 21 (Cohen)	Lot 32 on Cedar Lane; Tax Map 17A224-32
Parcel 22 (Brouillard)	Lot 27 on Holly Lane; Tax Map 17A32820-27
Parcel 23 (Minnich)	North Half of Lot 41, on Evergreen Lane; Tax Map 17A211-41A
Parcel 24 (Ireland)	Lot 70 on Evergreen Lane; Tax Map 17A211-70
Parcel 25 (Brown)	Lot 5 on Hackberry Lane; Tax Map 17A222321-5
Parcel 26 (Drechsler)	Lot 68 on Honeysuckle Lane; Tax Map 17A210-68
Parcel 27 (Linskey)	Lot 90 on Honeysuckle Lane; Tax Map 17A210-90
Parcel 28 (Carlson)	Lot 92 on Honeysuckle Lane; Tax Map 17A210-92

TERMS OF SALE: All sales are subject to the approval of the Clarke County Treasurer. A 10% Buyer's Premium will be added to the highest bid, with a minimum Buyer's Premium of \$150.00, and will become a part of the total sales price on each property. The highest bidder shall pay to the undersigned the full amount of their bid, including the Buyer's Premium, and recording costs by close of business on Wednesday, May 29, 2024, by either wire transfer or certified funds. **TIME IS OF THE ESSENCE.** All properties will be conveyed by Treasurer's 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 this Notice take precedence over any prior written or verbal terms of sale.

The auction will be conducted online only which will end on Wednesday, May 22, 2024, at 11:00 a.m. (EST). Please visit 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.

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