

FOR SALE AT AUCTION
PUBLIC SALE OF TAX DELINQUENT TOWN OF BERRYVILLE REAL ESTATE
AND COUNTY OF CLARKE REAL ESTATE
TO BE SOLD...AT AUCTION!
Friday, November 2, 2018 at 2:00 P.M.
Main Meeting Room, 101 Chalmers Court, 2nd Floor, Berryville, VA 22611

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 in the Main Meeting Room, Berryville, Virginia, on Friday, November 2, 2018 at 2:00 P.M., subject to the following terms and conditions, the following-described real estate:

TOWN OF BERRYVILLE

- Parcel 1 (Harris-Proctor) Unimproved Lot on Liberty Street, 112 Liberty Street; Tax Map 14A2-A-99
- Parcel 2 (Moten) Unimproved Lot on Josephine Street, 17 Josephine Street; Tax Map 14A5-8-B-14A
- Parcel 3 (Reavis) 0.5 acre, more or less, Improved, 114 Josephine Street; Tax Map 14A5-8-A-10

CLARKE COUNTY – SHENANDOAH RETREAT LOTS

- Parcel 1 (Robey) Lot 18, Block 2, Unit 1, Shenandoah Retreat, on Alder; Tax Map 17A212-18
- Parcel 2 (Reed) Lot 30, Block 2, Unit 1, Shenandoah Retreat, on Alder Lane; Tax Map 17A212-30
- Parcel 3 (Murphy) Lot 80, Block 2, Unit 1, Shenandoah Retreat, on Alder Lane; Tax Map 17A212-80
- Parcel 4 (Wright) Lot 20, Block 2M, Shenandoah Retreat, on Balsam Lane; Tax Map 17A4292M-20
- Parcel 5 (Nichols) Lot 11, Block 2S, Shenandoah Retreat, on Beechwood Lane; Tax Map 17A4262S-11
- Parcel 6 (Nutwell) Lot 38, Block 2S, Shenandoah Retreat, on Beechwood Lane; Tax Map 17A3262S-38
- Parcel 7 (Martin) Lot 10, Block 7, Unit 1, Shenandoah Retreat, on Evergreen Lane; Tax Map 17A211-10
- Parcel 8 (Mullenix) Lot 6, Block 2J, Shenandoah Retreat, on Hackberry Lane; Tax Map 17A2232J-6
- Parcel 9 (Beals) Lot 11, Block 2J, Shenandoah Retreat, on Hackberry Lane; Tax Map 17A2232J-11
- Parcel 10 (Cooper) Lot 34, Block 2J, Shenandoah Retreat, on Hackberry Lane; Tax Map 17A2232J-34
- Parcel 11 (Teifer) Lot 35, Block 2I, Shenandoah Retreat, on Hackberry Lane, Tax Map 17A2232I-35
- Parcel 12 (Teifer) Lot 36, Block 2I, Shenandoah Retreat, on Hackberry Lane, Tax Map 17A2232I-36
- Parcel 13 (Reed) Lot 138, Block 2H, Unit 2, Shenandoah Retreat, on Hemlock Lane; Tax Map 17A222-138
- Parcel 14 (Martin) Lot 156, Block 2H, Unit 2, Shenandoah Retreat, on Hemlock Lane; Tax Map 17A222-156
- Parcel 15 (Cook) Lot 9, Block 2P, Shenandoah Retreat, on Holly Lane; Tax Map 17A3272P-9
- Parcel 16 (Alfonsson) Lot 26, Block 2O, Shenandoah Retreat, on Holly Lane; Tax Map 17A3282O-26
- Parcel 17 (Guerin) Lot 86, Block 4, Unit 1, Shenandoah Retreat, on Honeysuckle Lane; Tax Map 17A210-86
- Parcel 18 (Guerin) Lot 87, Block 4, Unit 1, Shenandoah Retreat, on Honeysuckle Lane; Tax Map 17A210-87

- Parcel 19 (Tomblin) Lot 7, Block 2E, Unit 1, Shenandoah Retreat, on Maple Lane; Tax Map 17A219-07
- Parcel 20 (Anderson) Lot 15, Block 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-15
- Parcel 21 (Anderson) Lot 16, Block 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-16
- Parcel 22 (Nesmith) Lot 19, Block 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-19
- Parcel 23 (Nesmith) Lot 20, Block 1, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-20
- Parcel 24 (Makin) Lot 36, Block 1C, Unit 1, Shenandoah Retreat, on Pine Crest Lane; Tax Map 17A1-3-36
- Parcel 25 (Makin) Lot 37, Block 1C, Unit 1, Shenandoah Retreat, on Pine Crest Lane; Tax Map 17A1-3-37
- Parcel 26 (Makin) Lot 38, Block 1C, Unit 1, Shenandoah Retreat, on Pine Crest Lane; Tax Map 17A1-3-38
- Parcel 27 (Bowles) Lot 9, Block 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-9
- Parcel 28 (Bowles) Lot 10, Block 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-10
- Parcel 29 (Chandler) Lot 12, Block 2Q, Shenandoah Retreat, on Redbud Lane; Tax Map 17A3272Q-12
- Parcel 30 (Chandler) Lot 13, Block 2Q, Shenandoah Retreat, on Redbud Lane; Tax Map 17A3272Q-13
- Parcel 31 (Solter) Lot 28, Block 2Q, Shenandoah Retreat, on Redbud Lane; Tax Map 17A4272Q-28
- Parcel 32 (Lewis) Lot 27, Block 6, Unit 1, Shenandoah Retreat, on Retreat Road; Tax Map 17A216-27
- Parcel 33 (Connor) Lot 43, Block 1, Unit 1, Shenandoah Retreat, on Timber Lane; Tax Map 17A1-5-43
- Parcel 34 (Connor) Lot 44, Block 1, Unit 1, Shenandoah Retreat, on Timber Lane; Tax Map 17A1-5-44
- Parcel 35 (Brooks) Lot 99, Block 1A, Unit 1, Shenandoah Retreat, on Timber Lane; Tax Map 17A1-2-99
- Parcel 36 (Green) Lot 157, Block 1A Extended, Unit 1, Shenandoah Retreat, on Timber Lane, Tax Map 17A1-2-157

CLARKE COUNTY – OTHER PROPERTIES

- Parcel 1 (Ellett) Lot on south side of Goat Hill Lane; Tax Map 14B-A-15
- Parcel 2 (Hensler) Lot 24, Sec. B, Shenandoah Farms, Improved, 6358 Howellsville Road; Tax Map 37A1-2-24

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, by either cash or good check, which sum shall be credited toward the purchase at closing. The balance of the purchase price, in cash 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.

Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

Margaret F. Hardy, Special Commissioner
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