

PUBLIC AUCTION JUDICIAL AND NONJUDICIAL TAX SALE

This PUBLIC AUCTION is for the sale of real properties located in Loudoun County, Virginia, for payment of delinquent taxes. Real properties described below will be offered for sale at public auction to the highest bidder in the Dulles Room, 1st Floor of the Loudoun County Government Center, located at 1 Harrison Street, SE, in Leesburg, Virginia on:

January 24, 2025

11:00 a.m.

Registration Starts at 10:30 a.m.

Three (3) real properties listed below will be offered at this auction: Two (2) of these properties are auctioned as judicial tax sale of real property under Virginia Code §§ 58.1-3965, et seq, and one (1) real property is auctioned as nonjudicial tax sale of real property under Virginia Code §58.1-3975.

PUBLIC AUCTION - JUDICIAL TAX SALE

This auction is for the judicial tax sale of two (2) real properties located in Loudoun County, Virginia, for payment of delinquent taxes pursuant to the provisions of Virginia Code §§ 58.1-3965, et seq. Pursuant to Orders entered by the Circuit Court of Loudoun County, Virginia, the undersigned Nicholas J. Lawrence, Special Commissioner of Sale of said Court, will offer the real properties described below for judicial sale at public auction to the highest bidder.

PUBLIC AUCTION - NONJUDICIAL TAX SALE

This auction is also for the nonjudicial tax sale of one (1) real property located in Loudoun County, Virginia, for payment of delinquent taxes. Due to this real property's minimal size and assessed value, the real property qualifies for nonjudicial tax sale under the provisions of Virginia Code §58.1-3975. Pursuant to Virginia Code §58.1-3975, the Treasurer of Loudoun County, Henry C. Eickelberg ("Treasurer") will offer the real property described below for nonjudicial sale at public auction to the highest bidder.

TERMS OF SALE FOR JUDICIAL AND NONJUDICIAL TAX SALES:

1. This terms of sale for the public auction herein advertised refer to both judicial and nonjudicial sales of tax delinquent real properties, unless a difference is expressly stated.
2. For the judicial tax sales, the sale of any real property is subject to approval and confirmation by the Circuit Court of Loudoun County. For the nonjudicial tax sales, the sale is subject to approval and confirmation by the Treasurer.
3. The Special Commissioner of Sale in the case of judicial tax sales, and the Treasurer in the case of nonjudicial tax sale, reserve the right to withdraw from sale any property listed and to reject any bid by declaring "NO SALE" after the last bid received on a property.

4. Any person who wishes to bid on any property during the auction must register with County staff before the start of bidding. As part of the registration process, potential bidders must: (i) have sufficient funds on hand to pay the Minimum Deposit required for each parcel on which they want to bid; and (ii) sign a form certifying that they do not own any property in Loudoun County for which any delinquent taxes are due, or for which there are zoning or other violations.

5. The Minimum Deposit required for each parcel is specified below, as part of the property description. For judicial tax sales, the full amount of the Minimum Deposit must be paid by cashier's or certified check made payable to Gary Clemens, Clerk of the Circuit Court of Loudoun County, at the time the auctioneer declares the sale. For nonjudicial tax sales, the full amount of the Minimum Deposit must be paid by cashier's or certified check made payable to the County Loudoun, Virginia, at the time the auctioneer declares the sale.

6. In lieu of attending the auction, bidders who want to bid on real properties listed below for judicial tax sale, may submit written bids to Nicholas J. Lawrence, Special Commissioner of Sale, at the address listed below. All written bids must be accompanied by the applicable Minimum Deposit, which shall be paid by cashier's or certified check made payable to Gary Clemens, Clerk of the Circuit Court of Loudoun County. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Special Commissioner of Sale or the Treasurer's website.

7. In lieu of attending the auction, bidders who want to bid on the real property listed below for nonjudicial tax sale, may submit written bids to the Treasurer, at the address listed below. All written bids must be accompanied by the applicable Minimum Deposit, which shall be paid by cashier's or certified check made payable to the County of Loudoun, Virginia. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Treasurer's website.

8. Written bids (with the required deposit and certification) will be received by the Special Commissioner of Sale in the case of judicial tax sales, or the Treasurer in the case of nonjudicial tax sale, at any time prior to the date of auction and held under seal until the date of the auction. If a written bid exceeds the highest live bid received from the audience during the auction, the audience will have an opportunity to bid against the written bid. If a higher bid is not received from the audience, the Special Commissioner of Sale if a judicial tax sale, or the Treasurer if a nonjudicial tax sale, may declare the sale to the proponent of the highest written bid or may reject all bids by declaring "NO SALE."

9. For the judicial tax sales, if either a written bid or a live auction bid is approved by the Circuit Court of Loudoun County, the balance of the purchase price must be paid in full within 30 days of the Court approval. For the nonjudicial tax sale, if either a written bid or a live auction bid is approved by the Treasurer, the balance of the purchase price must be paid in full within 30 days of Treasurer's approval.

10. Once a submitted written bid or a live bid has been accepted during the auction, it cannot be withdrawn except by leave of the Circuit Court of Loudoun County in the case of the judicial tax sales, or by the Treasurer in the case of the nonjudicial tax sale. Any bidder who attempts to withdraw their bid after it has

been accepted by the Special Commissioners of Sale in judicial tax sales or the Treasurer in nonjudicial tax sales may be required to forfeit their deposit.

11. Properties are offered “as is,” with all faults and without warranties or guarantees either expressed or implied. Prospective bidders should investigate the title on properties prior to bidding. For the judicial tax sales, property bidders are encouraged to review the case file for the civil actions in the Circuit Court. For the nonjudicial tax sale, property bidders are encouraged to review records at the Treasurer’s Office, including real property title certificates. The sale of the properties is not subject to the successful bidders’ ability to obtain title insurance. In judicial tax sales, the sale of real properties is made free and clear only of liens of defendant(s) named in the respective judicial proceeding, and of those liens recorded after the County filed a *lis pendens* with the Circuit Court of Loudoun County. For the nonjudicial tax sale, the sale of real property is made free and clear of the County’s tax lien.

12. All recording costs (including but not limited to any grantor’s tax/fee) will be at the expense of the purchaser. All property will be conveyed by Special Warranty Deed from the Special Commissioner of Sale in judicial tax sales and the Treasurer in nonjudicial tax sale.

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

14. The Special Commissioner of Sale and the Treasurer represent that information regarding the property to be offered for sale, including acreage, type of improvements, etc., is taken from tax and/or land records, and is not guaranteed for either accuracy or completeness. Bidders are encouraged to make their own investigation to determine the title, condition of improvements, accessibility, and occupancy status of each property and to bid accordingly. The sale will be made subject to matters visible upon inspection, and to restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title. Any costs incurred by a bidder to inspect or investigate any property are the bidder’s responsibility and are not reimbursable.

15. The owner of any property listed below may redeem it at any time before the date of the auction by paying all taxes, penalties, interest, costs (including the pro rata costs of publishing this advertisement and attorney’s fees) incurred through the date before the auction.

Below is a brief description of each property to be offered for sale at the auction. More detailed information for real properties subject to judicial tax sales may be obtained by examining the files in the Clerk’s office of the Circuit Court of Loudoun County, or by contacting Nicholas J. Lawrence, Special Commissioner of Sale at (703) 777-0307. More detailed information for the real property subject to nonjudicial tax sale may be obtained by examining the files at the Treasurer’s Office or by contacting Ian Roberts, Deputy Treasurer for Collections at (703) 771-5656.



REAL PROPERTIES SUBJECT TO JUDICIAL TAX SALES:

**THE COUNTY OF LOUDOUN v. ELIZABETH COOK, et al.
CIVIL ACTION NO. CL 24-2941
LOUDOUN COUNTY TAX MAP NO. /48//12C11237/
PIN 189-36-5685-015
Nicholas J. Lawrence, Special Commissioner of Sale
Minimum Deposit Required: \$28,488.00**

The subject real estate is a residential condominium which contains 0.0 acres, more or less, with improvements, located at 108 Prosperity Avenue, SE #A, Leesburg, VA 20175 and is further described among the land records of Loudoun County, Virginia as:

Unit Numbered 237, Phase XI, FOX CHAPEL AT TUDOR KNOLLS CONDOMINIUM, as shown on the plat attached to the Condominium Declaration recorded in Deed Book 882, at page 309 among the land records of Loudoun County, Virginia; as amended, along with an undivided percentage interest appurtenance to the Unit in all Common Elements of said project, as described in said Declaration and subsequent amendments. Subject to the reservations, restrictions on use and all covenants and obligations set forth in said Declaration, and the By-Laws of the Unit Owners Association, as amended.

**THE COUNTY OF LOUDOUN v. HEIRS AND SUCCESSORS IN INTEREST OF
EMORY PETERSON, et al.
CIVIL ACTION NO. CL 24-3519
LOUDOUN COUNTY TAX MAP NO. /53////////45/
PIN 653-37-8652-000
Nicholas J. Lawrence, Special Commissioner of Sale
Minimum Deposit Required: \$10,890.00**

The subject real estate is vacant land which contains 0.64 acres, more or less, located in Bluemont, Virginia 20175 and is further described among the land records of Loudoun County, Virginia as:

Loudoun County Tax Parcel 653-37-8652-000, is part of a parcel originally conveyed unto Robert Peterson, by virtue of a Deed dated February 15, 1883 and recorded in Deed Book 6-T, at page 315, containing 1.63 acres of land, more or less, less and except the following:

Deed dated November 30, 1922, Robert L. Peterson, et al conveyed .33 acres, more or less, to John Peterson by virtue of a Deed recorded in Deed Book 10-E, at page 146.

Deed dated November 30, 1928, Robert L. Peterson, et al conveyed .41 acres, more or less, to Douglas Peterson, by virtue of a Deed recorded in Deed Book 10-F, at page 320.

Deed dated June 5, 1931, Robert L. Peterson, et al conveyed .25 acres, more or less, to Alvinia Peterson, by virtue of a Deed recorded in 10-0 at page 419.

Said abatements leave an aggregate of 0.64 acres of land, more or less, of the original parcel.

In a Deed dated March 26, 1941, and recorded June 14, 1946 in Deed Book 12-G at page 10, Lucas K. Philips, Special Commissioner, conveyed the property to Emory Peterson.



REAL PROPERTY SUBJECT TO NONJUDICIAL TAX SALE:

**GREAT FALLS FOREST JOINT VENTURE
LOUDOUN COUNTY TAX MAP NO. /82/C/3////X/
PIN 007-37-5410-000**

**Henry C. Eickelberg, Treasurer of County of Loudoun, Virginia
Minimum Deposit Required: \$949.44**

The subject real estate is vacant land containing .02 acres, more or less, NO SITUS ADDRESS, unbuildable, and is further described among the land records of Loudoun County, Virginia as:

GREAT FALLS FOREST SEC.3 PARCEL X. Subject to matters set forth on the plat attached to the Corrected Deed of Dedication, Subdivision, Easement, and Vacation recorded in Deed Book 847 at page 1559. subject to the reservation of easement(s), maintenance assessments, and building restriction line(s).

Nicholas J. Lawrence
Special Commissioner of Sale
Senior Assistant County Attorney
Office of County Attorney
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000
(703) 777-0307

Henry C. Eickelberg
Treasurer, County of Loudoun, Virginia
Henry C. Eickelberg, CPA, JD, LLM
1 Harrison St., SE , 1st Floor, MS #31
Leesburg, VA 20175-3102
T: 7(03) 777-0288