

COURT-ORDERED SALE OF VALUABLE REAL ESTATE
AT PUBLIC AUCTION AND BY PRIVATE OFFER

LOTS 310 AND 311, SECTION 2, LAKE HOLIDAY ESTATES
FREDERICK COUNTY, VIRGINIA
TAX MAP NO. 18A02-2-3-310 AND 18A02-2-3-311

WEDNESDAY, SEPTEMBER 2, 2015, AT 11:00 A.M. ON THE STEPS OF THE
FREDERICK COUNTY/WINCHESTER JOINT JUDICIAL CENTER
(KENT STREET SIDE)

Pursuant to Order Appointing Special Commissioner of Sale and Authorizing Sale entered by the Circuit Court of Frederick County, Virginia on July 8, 2015, in the case styled County of Frederick, Virginia v. Christopher Moreland, et al, Case No. CL14-632, the undersigned Special Commissioner will offer for sale at public auction:

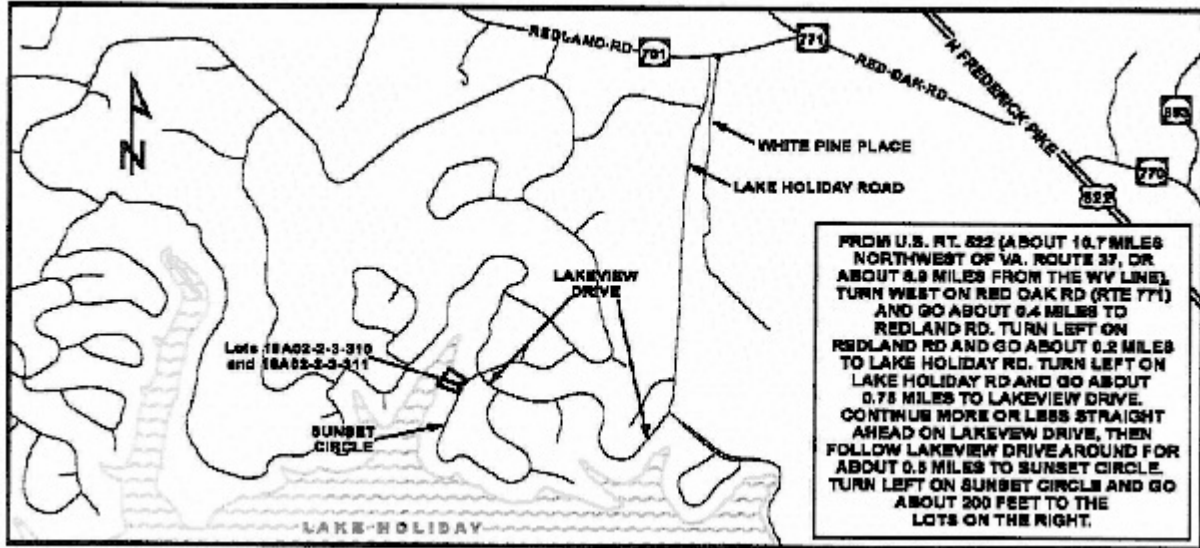
Parcel 1: All of that certain lot or parcel of land, together with all improvements thereon and all rights, rights of way, and appurtenances thereunto belonging, lying and being situate about one mile west of Cross Junction in Gainesboro Magisterial District, Frederick County, Virginia, and more particularly described as Lot 310, Section 2, of Lake Holiday Estates, the Deed of Dedication and plats of which are of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 376, at Page 190, said lot or parcel of land being conveyed to Patricia J. Sperlazza by Deed dated April 26, 1989, of record in the aforesaid Clerk's Office in Deed Book 754, at Page 451. Tax Map No. 18A02-2-3-310.

Street Address: 247 Sunset Circle, Cross Junction, VA 22625

Parcel 2: All of that certain lot or parcel of land, together with all improvements thereon and all rights, rights of way, and appurtenances thereunto belonging, lying and being situate about one mile west of Cross Junction in Gainesboro Magisterial District, Frederick County, Virginia, and more particularly described as Lot 311, Section 2, of Lake Holiday Estates, the Deed of Dedication and plats of which are of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 376, at Page 190, said lot or parcel of land being conveyed to Patricia J. Sperlazza by Deed dated December 4, 1990, of record in the aforesaid Clerk's Office in Deed Book 754, at Page 449. Tax Map No. 18A02-2-3-311

Parcel 1 and Parcel 2 will be sold together.

GENERAL LOCATION OF PROPERTY:



The aforesaid parcels will be offered for sale on the steps of the Frederick County/ Winchester Joint Judicial Center, 5 North Kent Street, Winchester, Virginia 22601 (Kent Street side) on September 2, 2015, at 11:00 A.M.

TERMS OF SALE: All Cash. A deposit of \$8,500.00 by certified or cashier's check on day of public auction, with balance due within 10 days after confirmation of the sale by the Circuit Court of Frederick County, Virginia. After the date of the public auction, the Special Commissioner shall submit the highest bid or offer for the property to the Circuit Court of Frederick County, Virginia for acceptance or rejection. If the sale is confirmed by the Court, then the balance of the purchase price shall be due and payable within 10 days after the date of confirmation of the sale by said Court. If the sale is confirmed by the Court, then Settlement shall be held at the offices of the Special Commissioner within 10 days of the date of confirmation of the sale by the Court, unless otherwise postponed at the sole discretion of the Special Commissioner. The successful purchaser shall pay for all recording charges, including State Grantor tax, settlement fees and all costs of conveyancing, which will be by Special Warranty Deed. Time is of the essence with respect to Settlement.

The Special Commissioner hereby solicits and shall receive any private offers or bids for the aforesaid parcels, which private offers may be submitted in writing at the office address of the Special Commissioner as set forth below, and must be accompanied by a deposit in the sum of \$8,500.00 by cashier's or certified check. Private offers will be accepted up to the date and time of the public auction as set forth above.

The deposit shall be applied to the credit of successful purchaser at Settlement; or, in the event of failure to complete Settlement within the time set forth after the date of sale in accordance with the terms of sale, the deposit aforesaid shall be forfeited and applied to the costs of sale, including the Special Commissioner's fees, and the parcels shall be resold at the cost and

expense of the defaulting Purchaser, who shall remain liable for the full purchase price, less net proceeds of any resale. Real estate property taxes for tax year 2015 will be prorated at closing.

The sale is subject to the covenants, conditions, restrictions, rights of way, and easements, if any, contained in the deeds forming the chain of title to the aforesaid parcels. The aforesaid parcels shall be sold **AS IS, WHERE IS, WITH ALL FAULTS**.

In the event that the property is lawfully or unlawfully occupied at the time of the sale, the Purchaser shall have the responsibility, and bear the cost, to obtain possession of the Property.

FOR INFORMATION, CONTACT:

Michael L. Bryan, Esquire
Special Commissioner
116 South Braddock Street
Winchester, Virginia 22601
(540) 545-4130 (Phone)
(540) 545-4131 (Fax)