

**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!**  
*Thursday, March 26, 2020 at 1:00 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 Thursday, March 26, 2020 at 1:00 P.M., subject to the following terms and conditions, the following-described real estate:

**TOWN OF BERRYVILLE**

Parcel 1 (Moten)            Unimproved Lot on Josephine Street, 17 Josephine Street; Tax Map 14A5-8-B-14A

**CLARKE COUNTY – SHENANDOAH RETREAT LOTS**

Parcel 1 (Duncanson)    Lot 34, Block 2, Unit 1, Shenandoah Retreat, on Alder Lane; Tax Map 17A212-34

Parcel 2 (Newsome)     Lot 81, Block 2, Unit 1, Shenandoah Retreat, on Alder Lane; Tax Map 17A212-81

Parcel 3 (Murphy)        Lot 17, Block 2B, Shenandoah Retreat, on White Oak Lane; Tax Map 17A214-17

Parcel 4 (Grossnickle)   Lot 66, Block 2B, Unit 1, Shenandoah Retreat, end of White Oak Lane; Tax Map 17A215-66

Parcel 5 (Neyer)         Lot 5, Block 2R, Shenandoah Retreat, on Beechwood Lane; Tax Map 17A3262R-5

Parcel 6 (Niedringhaus) Lot 89, Block 2H, Shenandoah Retreat, on Beechwood Lane; Tax Map 17A222-89

Parcel 7 (Fowler)        Lot 66, Block 7, Unit 1, Shenandoah Retreat, on Evergreen Lane; Tax Map 17A211-66

Parcel 8 (Fowler)        Lot 67, Block 7, Unit 1, Shenandoah Retreat, on Evergreen Lane; Tax Map 17A211-67

Parcel 9 (Lansing)       Lot 160, Block 2H, Unit 2, Shenandoah Retreat, on Henlock Lane; Tax Map 17A222-160

Parcel 10 (McMillen)    Lot 77, Block 4, Unit 1, Shenandoah Retreat, on Honeysuckle Lane; Tax Map 17A210-77

Parcel 11 (Martoncik)    Lot 78, Block 4, Unit 1, Shenandoah Retreat, on Honeysuckle Lane; Tax Map 17A210-78

Parcel 12 (Martoncik)    Lot 79, Block 4, Unit 1, Shenandoah Retreat, on Honeysuckle Lane; Tax Map 17A210-79

Parcel 13 (Isenberg)     Lot 51, Block 4, Unit 1, Shenandoah Retreat, south of Honeysuckle Court; Tax Map 17A210-51

Parcel 14 (Isenberg)     Lot 6, Block 1D, Unit 1, Shenandoah Retreat, on Laurel Lane; Tax Map 17A1-7-6

Parcel 15 (Groenveld)    Lot 108, Block 1D, Unit 1, Shenandoah Retreat, on Laurel Lane; Tax Map 17A1-8-108

Parcel 16 (Martindale)   Lot 39, Block 1C, Unit 1, Shenandoah Retreat, on Pine Crest Lane; Tax Map 17A1-3-39

Parcel 17 (Martindale)   Lot 40, Block 1C, Unit 1, Shenandoah Retreat, on Pine Crest Lane; Tax Map 17A1-3-40

Parcel 18 (Anderson)    Lot 15, Block 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-15

Parcel 19 (Anderson)    Lot 16, Block 3, Unit 1, Shenandoah Retreat, on Parker Lane; Tax Map 17A1-1-16

Parcel 20 (Gregory)      Lot 31, Block 1, Unit 1, Shenandoah Retreat, on Timber Lane; Tax Map 17A1-5-31

Parcel 21 (Brooks) Lot 99, Block 1A, Unit 1, Shenandoah Retreat, on Timber Lane; Tax Map 17A1-2-99

Parcel 22 (Green) Lot 157, Block 1A Extended, Unit 1, Shenandoah Retreat, on Timber Lane, Tax Map 17A1-2-157

**CLARKE COUNTY – OTHER PROPERTIES**

Parcel 1 (Bolden) Lot on west side of Linden Lane, 39 Linden Lane; Tax Map 30A-A-69

Parcel 2 (Mundine/Custer) 1293 Senseny Road; Tax Map 13-A-38

**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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