**FOR SALE AT AUCTION**

**TIMED, ONLINE-ONLY PUBLIC SALE OF**

**TAX DELINQUENT COUNTY OF CLARKE REAL ESTATE**

***Online Bidding Begins Closing on Friday, March 28, 2025, 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*

Parcel 1 (West) Lot 90 on Alder Lane; Tax Map 17A2-12-90

Parcel 2 (Vacation) Lot 11 on Beechwood Lane; Tax Map 17A325-11

Parcel 3 (Ruehlmann) Lot 192 on Beechwood Lane; Tax Map 17A2-22-192

Parcel 4 (Tittsworth) Lot 33 on Dogwood Lane, Tax Map 17A1-9-33

Parcel 5 (Vacation) Lot 34 on Dogwood Lane; Tax Map 17A1-9-34

Parcel 6 (Snowden) Lot 49 on Dogwood Lane; Tax Map 17A1-9-49

Parcel 7 (Wood) Lot 30 on Evergreen Lane, Tax Map 17A211-30

Parcel 8 (Beck) Lot 22 on Hackberry Lane; Tax Map 17A2232J-22

Parcel 9 (Vacation) Lot 24 and 25 on Hackberry Lane, Tax Map 17A2232J-24 and 17A2232J-25

Parcel 10 (Watson) Lot 121 on Hemlock Lane, Tax Map 17A222-121

Parcel 11 (Singer) Lot 124 on Hemlock Lane, Tax Map 17A222-124

Parcel 12 (Little) Lot 126 on Hemlock Lane; Tax Map 17A222-126

Parcel 13 (Sinatra) Lot 260 on Hemlock Lane, Tax Map 17A222-260

Parcel 14 (Vacation) Lot 29 on Holly Lane; Tax Map 17A4272P-29

Parcel 15 (Glorioso) Lot 31 on Holly Lane; Tax Map 17A4272P-31

Parcel 16 (Lebelle) Lot 16 on Laurel Lane: Tax Map 17A1-4-16

Parcel 17 (Snapp) Lot 37 on Laurel Lane: Tax Map 17A1-4-37

Parcel 18 (Ward) Lot 74 on Laurel Lane; Tax Map 17A1-8-74

Parcel 19 (Vacation) Lot 101, 102 and 103 on Laurel Lane, Tax Map 17A1-8-101, 17A1-8-102 & 17A1-8-103

Parcel 20 (McCutcheon) Lot 05 on Maple Lane; Tax Map 17A2-19-05

Parcel 21 (Conner) Lot 53 on Redbud Lane; Tax Map 17A4272P-53

Parcel 22 (Pope) Corner Lot on Timber Lane and Retreat Road; Tax Map 17A1-5-0

Parcel 23 (Merchant) Lot 12 on Timber Lane; Tax Map 17A1-5-12

Parcel 24 (Petty) Lot 14 on Timber Lane; Tax Map 17A1-5-14

Parcel 25 (Ryan) Lot 18 on Timber Lane; Tax Map 17A1-5-8

Parcel 26 (Stephenson) Lot 22 on Timber Lane, Tax Map 17A1-5-22

Parcel 27 (Taylor) Lot 33 on Timber Lane, Tax Map 17A1-5-33

Parcel 28 (Sikorski) Lot 92 on Timber Lane, Tax Map 17A1-2-92

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 Friday, April 4, 2025, by either wire transfer, cash, 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 begin closing on Friday, March 28, 2025, 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.

Margaret F. Hardy, Esq.

Sands Anderson PC

Post Office Box 907

Fredericksburg, VA 22404-0907

[**www.sandsanderson.com**](http://www.sandsanderson.com)