

**FOR SALE AT AUCTION**  
**TIMED, ONLINE-ONLY PUBLIC SALE OF**  
**TAX DELINQUENT COUNTY OF CLARKE REAL ESTATE**  
*Online Bidding Closes Wednesday, October 23, 2024, 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:

LAND

Parcel 1 (Fields)                      Lot west side of Lord Fairfax Highway; Tax Map 28A-A-68

SHENANDOAH RETREAT

Parcel 2 (Dugan)                      Lot 50 on Hackberry Lane; Tax Map 17A2232I-50

Parcel 3 (Garren)                      Lot 67 on Honeysuckle Lane; Tax Map 17A210-67

Parcel 4 (Gebhard)                      Lot 241 on Hemlock Lane; Tax Map 17A222-241

Parcel 5 (Nulty)                      Lot 16 on Beechwood Lane; Tax Map 17A3262R-16

Parcel 6 (Pumphrey)                      Lot 21, Blk 2A, on Beechwood Lane; Tax Map 17A218-21

Parcel 7 (Sciler)                      Lot 21. Blk 2R, on Beechwood Lane; Tax Map 17A3262R-21

Parcel 8 (Schwartz)                      Lot 30 on Beechwood Lane; Tax Map 17A3262R-30

Parcel 9 (Garrison)                      Lot 51 on Beechwood Lane; Tax Map 17A218-51

Parcel 10 (Oliver)                      Lot 22 on Holly Lane; Tax Map 17A4272P-22

Parcel 11 (Glorioso)                      Lot 31 on Holly Lane; Tax Map 17A4272P-31

Parcel 12 (Shaffer)                      Lot 9 on Timber Lane; Tax Map 17A1-5-9

Parcel 13 (Shelly)                      Lot 35 on Timber Lane; Tax Map 17A1-5-35

Parcel 14 (Parks)                      Lot 46 corner of Timber Lane and Dogwood Lane; Tax Map 17A1-5-46

Parcel 15 (Green)                      Lot 124 on Timber Lane; Tax Map 17A1-2-124

Parcel 16 (Eveland)                      Lot 63 on Alder Lane; Tax Map 17A212-63

Parcel 17 (Selby)                      Lot 74 on Alder Lane; Tax Map 17A212-74

Parcel 18 (Lilly)                      Lot 45 on Pine Crest Lane; Tax Map 17A1-3-45

Parcel 19 (Clark)            Lot 48 on Dogwood Lane; Tax Map 17A1-9-48  
Parcel 20 (Jordan)         Lot 53 on Laurel Lane; Tax Map 17A1-7-53  
Parcel 21 (Rivera)         Lot 76 on Laurel Lane; Tax Map 17A1-8-76  
Parcel 22 (Rogers)         Lot 90 on Laurel Lane; Tax Map 17A1-8-90  
Parcel 23 (Roberts)        Lot 104 on Laurel Lane; Tax Map 17A1-8-104  
Parcel 24 (Schroeder)     Lot 38 on Parker Lane; Tax Map 17A1-1-38

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 Wednesday, October 30, 2024, 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 end on Wednesday, October 23, 2024, at 11:00 a.m. (EST). Please visit [bid.forsaleatauction.biz](http://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)