

Judicial Tax Sale

SEALED BID FOR OCTOBER 18, 2019 PUBLIC AUCTION

Steven F. Jackson
Zaida Thompson
Special Commissioners of Sale
Office of the County Attorney
1 Harrison St., S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Offer to Purchase

Dear Special Commissioners of Sale:

I am advised that you are authorized to solicit bids on behalf of the Court for the sale of the property referred to as:

County of Loudoun v. _____

Civil Action No. CL: _____

Loudoun County PIN: _____

I hereby offer to purchase said property for the sum of \$_____.

Pursuant to the Terms of Sale, I have enclosed a cashier's or certified check in the amount of \$_____ as my deposit. I understand that, in the event I am the successful bidder, this offer is subject to approval and confirmation by the Loudoun County Circuit Court. If my bid is confirmed by the court, the balance of the purchase price must be paid within thirty (30) days after confirmation. I will receive a special warranty deed upon payment of the full purchase price. I understand that I may not withdraw this offer, if accepted, without leave of the court.

Also enclosed are the Terms of Sale, which I have initialed to confirm that I have read and understood them, and agree to be bound thereby; and the signed and notarized Bidder's Certification referenced in Paragraph 6 of the Terms of Sale.

Signature Date

PLEASE PRINT Name: _____

Address: _____

Telephone: _____

More detailed information regarding any property may be obtained by examining the files in the Clerk's office of the Circuit Court of Loudoun County, or by contacting: the Special Commissioner of Sale at (703) 777-0307; or Cindy Hamilton, Deputy Treasurer for Collections, at (703) 777-0532.

BIDDER'S CERTIFICATION

I, _____ certify that I am not the owner of any property in
(Print Name)
Loudoun County on which there are delinquent taxes, or zoning or other violations.

Signature

STATE OF VIRGINIA,
COUNTY OF LOUDOUN, to-wit:

I, the undersigned Notary Public, do hereby certify that _____, who has signed/initialed the foregoing Offer to Purchase, Terms of Sale and Bidder's Certification, personally appeared before me and acknowledged and signed the same, under oath, in my jurisdiction aforesaid.

GIVEN under my hand and seal this _____ day of _____, 2019.

Notary Public: _____

My commission expires: _____
Notary Registration No. _____

REMINDER: Written bids must be accompanied by a cashier's or certified check payable to **Gary Clemens, Clerk of the Loudoun County Circuit Court** for an amount equal to the applicable Minimum Deposit.

To ensure confidentiality of your bid, be sure to label the outside of the envelope, **"Sealed Bid for October 18, 2019 Public Auction"**, and include the parcel identification number (PIN) for the property you are bidding on.

Bidder's Initials: _____ . I accept the Terms of Sale.

TERMS OF SALE:

1. The sale of any real property is subject to the approval and confirmation by the Circuit Court of Loudoun County.
2. The Special Commissioners of 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.
3. Real properties under common ownership may be offered on a one-by-one basis or in bulk, at the discretion of the Loudoun County Treasurer.
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. The full amount of the Minimum Deposit must be paid by cashier's or certified check made payable to **Gary Clemens Clerk of the Loudoun County Circuit Court**, at the time the auctioneer declares the sale.
6. In lieu of attending the auction, bidders may submit written bids to Steven F. Jackson or Zaida Thompson, Special Commissioners 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 Loudoun County Circuit Court**. 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 Commissioners of Sale or the Treasurer's website.
7. Written bids (with the required deposit and certification) will be received by the Special Commissioners of 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 Commissioners of Sale may declare the sale to the proponent of the highest written bid, or may reject all bids by declaring "NO SALE."
8. If either a written bid or a live auction bid is approved by the Loudoun County Circuit Court, the balance of the purchase price must be paid in full within 30 days after court approval.
9. 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. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Special Commissioners of Sale may be required to forfeit his/her deposit.

10. 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. The sale of the properties is not subject to the successful bidders' ability to obtain title insurance. The sale of the properties is made free and clear only of liens of defendant(s) in the respective judicial proceeding, and of those liens recorded after the County filed a *lis pendens* with the Circuit Court of Loudoun County.

11. 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 Commissioners of Sale.

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

The Special Commissioners of Sale 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.

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 the 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 may be obtained by examining the files in the Clerk's office of the Circuit Court of Loudoun County, or by contacting: the Special Commissioners of Sale at (703) 777-0307; or Cindy Hamilton, Deputy Treasurer for Collections at (703) 777-0532.

THE COUNTY OF LOUDOUN v. MICHELLE TURNER, et al.
CIVIL ACTION NO. CL 19-477
LOUDOUN COUNTY TAX MAP NO. /81/F/3////90/
PIN 033-39-9387-000
Steven F. Jackson, Special Commissioner of Sale
Minimum Deposit Required: \$ 40,557

Single-family residential parcel containing .19 of an acre, more or less, with improvements in the Sterling District located at 301 East Tazewell Road, Sterling, Virginia 20164 and described of record, among the land records of Loudoun County, Virginia as:

Lot 90, Section Three, BROYHILL'S ADDITION TO STERLING PARK, as the same appears duly dedicated, platted and recorded in Deed Book 444, at Page 93 among the land records of Loudoun County, Virginia.

AND BEING the same property, bequeathed to Michelle Turner by Frederick Tiemann, II, by his Last Will and Testament dated September 9, 2009, probated as instrument number 20130603-0045912 among the land records of Loudoun County, Virginia.

**THE COUNTY OF LOUDOUN v. HEIRS AT LAW & SUCCESSORS IN
INTEREST OF RUTH A. DAVIS, et al.
CIVIL ACTION NO. CL 19-447
LOUDOUN COUNTY TAX MAP NO. /72////////19B
PIN 596-25-4192-000
Steven F. Jackson, Special Commissioner of Sale
Minimum Deposit Required: \$ 10,846**

Single-family residential parcel containing .50 of an acre, more or less, with improvements in the Blue Ridge District located at 35240 Snake Hill Road Middleburg, Virginia 20117 and described of record, among the land records of Loudoun County, Virginia as:

Beginning at a point in the line of Carter Styles, said point being 295 ft. south of the stone corner of the Church lot; thence in line of division with Carter Styles, S 83 ½ degrees W 200 ft. to a point a corner to said Carter Styles and Col. R.H. Dulaney; thence S 10 ¾ degrees E 115.5 ft. in line of division with Col. R.H. Dulaney to the County Road. Rt. 714; thence with the County Road S 73 ½ degrees 200 feet to a stone; thence in new line of division with the grantor herein N 29 ½ E 115.5 ft. to the point and place beginning, containing one half acre of land, more or less; less and except that portion conveyed to the Commonwealth of Virginia in deed date March 28, 1967 recorded at Deed Book 467 Page 137 among the land records of Loudoun County, Virginia.

AND BEING the same property, conveyed from Mary Jane Adams to Ruth A. Davis and Willie Davis, by deed recorded at Deed Book 419 Page 486 among the land records of Loudoun County, Virginia.

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