

## **PUBLIC AUCTION**

This proceeding is for the judicial sale of real properties located in Loudoun County, Virginia, for payment of delinquent taxes pursuant to the provisions of Virginia Code Section 58.1-3965, *et seq.* Pursuant to Orders entered by the Circuit Court of Loudoun County, Virginia, the undersigned Steven F. Jackson and Zaida C. Thompson, Special Commissioners of Sale of said Court, will offer the real properties described below for sale at public auction to the highest bidder on the steps of the Historic Courthouse of Loudoun County, in Leesburg, Virginia on:

**October 20, 2020**

**12:00 p.m.**

**RAIN OR SHINE**

**Registration Starts at 11:30 a.m.**

### **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. 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.
4. 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.
5. In lieu of attending the auction, bidders may submit written bids to Steven F. Jackson or Zaida C. 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.
6. 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."

7. 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.

8. 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.

9. 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) named in the respective judicial proceeding, and of those liens recorded after the County filed a *lis pendens* with the Circuit Court of Loudoun County.

10. 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.

11. 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 this 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 Tracy Stanley, Deputy Treasurer for Collections at (703) 771-5656.

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**THE COUNTY OF LOUDOUN v. ROBERT L. PISCIOTTA, et al.**  
**CIVIL ACTION NO. CL 19-725**  
**LOUDOUN COUNTY TAX MAP NO. /48///215/327/**  
**PIN 188-28-2869-013**  
**Zaida C. Thompson, Special Commissioner of Sale**  
**Minimum Deposit Required: \$19,398.00**

Residential condominium located at 92 Hancock Place, NE, Leesburg, Virginia, and described of record, among the land records of Loudoun County, Virginia as:

UNIT 327 PHASE FIFTEEN, BLOCK 1, HERITAGE SQUARE, A CONDOMINIUM, TOGETHER WITH the undivided interest in the General Common Elements and Limited Common Elements which attach to said Unit, as described in that certain Declaration with the attached plats designating the relative location and identification of each Unit and General and Limited Common Elements located in the Town of Leesburg, Virginia, and recorded in Deed Book 642, at Page 183, and as amended among the Land Records.

AND BEING part of the property conveyed to Robert L. Pisciotta, from Catherine Bastiani (f/n/a/ Catherine B. Pisciotta) by Quitclaim Deed dated March 18, 2014 and recorded as Instrument No. 20140319-0013364 among the Land Records.

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**THE COUNTY OF LOUDOUN v. OXANA DROUGOV, et al.**  
**CIVIL ACTION NO. CL 20-2487**  
**LOUDOUN COUNTY TAX MAP NO. /62//17////17/**  
**PIN 085-46-1787-000**  
**Steven F. Jackson, Special Commissioner of Sale**  
**Minimum Deposit Required: \$43,640.00**

Single-family residential parcel containing .05 of an acre, more or less, with improvements in the Ashburn District located at 43682 Balmoral Terrace, Ashburn, Virginia, 20147 and described of record, among the land records of Loudoun County, Virginia as:

Lot 17, Section 2, Block 2, The Ridges at Ashburn, as the same appears duly dedicated, platted and recorded among the land records of Loudoun County, Virginia in Deed Book 1660 at page 22 and resubdivided in Deed Book 1730 at page 805.

AND BEING the same property conveyed to Alexander Drougov by deed dated July 29, 2002 recorded at Deed Book 2225 Page 2049. Alexander Drougov died intestate on July 3, 2011 and a List of Heirs recorded as Instrument Number 20110812-0048924 identifies Oxana Drougov, his wife, as his sole heir at law.

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**THE COUNTY OF LOUDOUN v. BRIAN D. HARDY and ANNE M. HARDY, et al.**

**CIVIL ACTION NO. CL 20-2404**

**LOUDOUN COUNTY TAX MAP NO. /28/A/1/H//10/  
PIN 304-46-3641-000**

**Steven F. Jackson, Special Commissioner of Sale  
Minimum Deposit Required: \$49,495.00**

Single-family residential parcel containing .05 of an acre, more or less, with improvements in the Catoctin District located at 15668 Factory Street, Waterford, Virginia 20197 and described of record, among the land records of Loudoun County, Virginia as:

All of that certain lot or parcel of land, with a dwelling house and other improvements thereon, situated in the Town of Waterford, Loudoun County, Virginia, lying on the North side of Factory Street, and separated from the property of Divine, Shawn, and others, by three twelve foot alleys, and being the same property conveyed to John D. Spinks by deed of record in said County Clerk's Office in Deed Book 7-U, Page 274, from Elizabeth H. White and others, September 24, 1901, and therein described and designated as Lots No. 25 and 31. Said parcel of land also being described according to a plat of survey prepared by J. Horace Jarrett, C.L.S., dated January 7, 1985, recorded with Deed in Deed Book 857, page 480, as follows:

Beginning at a pipe on the Northeast side of Factory Street, a corner of Kenneth M. and Eleanor B. Gonseth and the East side of a 12' alley, thence departing from Factory Street and running with said alley N. 25 degrees 00'00" E. 184.36' to a pipe on the South side of a 12' alley, thence running with said alley S. 65 degrees 00'00" E. 105.50' to a pipe on the West side of a 12' alley, thence running with said alley S. 25 degrees 00'00" W. 231.51' to a pipe in the North side of Factory Street, thence running with Factory Street N. 40 degrees 55'30" W. 115.55' to the beginning, containing 21,937 square feet more or less.

AND BEING the same property conveyed to Brian D. Hardy and Anne M.B. Hardy by deed dated October 31, 1991 recorded at Deed Book 1141 Page 1716 among the land records of Loudoun County.

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**THE COUNTY OF LOUDOUN v. HEIRS AT LAW & SUCCESSORS IN INTEREST OF ERNEST A. RICHIE A/K/A ERNEST A. RITCHIE, et al.**

**CIVIL ACTION NO. CL 20-2596**

**LOUDOUN COUNTY TAX MAP NO. /15/////102/  
PIN 479-49-0158-000**

**Steven F. Jackson, Special Commissioner of Sale  
Minimum Deposit Required: \$4,765.00**

Parcel of unimproved land containing 15 acres, more or less, in the Catoctin District with no situs address and described of record, among the land records of Loudoun County, Virginia as:

That certain tract of land (wood lot) situated in the County aforesaid in the Lovettsville Magisterial District on the east side of Short Hill Mountain, adjoining the lands of H.W. Cole, Vickers, George & Conner containing fifteen acres of land more or less.

AND BEING a portion of the same property, conveyed to Ernest A. Richie from Henry C. Peacock and Anna Peacock by deed dated March 14, 1913 recorded at Deed Book 8S Page 196 among the land records of Loudoun County, Virginia.

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