

NOTICE OF PUBLIC AUCTION

This proceeding is for the nonjudicial sale of real property located in Loudoun County, Virginia, for payment of delinquent taxes under the provisions of Virginia Code §58.1-3975. Pursuant to Virginia Code §58.1-3975, the Treasurer of Loudoun County, H. Roger Zurn, Jr., (the “Treasurer”) will offer the real property 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. This is a nonjudicial sale of tax delinquent real property being sold pursuant to the provisions of Virginia Code §58.1-3975. The real properties, described below, satisfy the conditions for a nonjudicial sale as set forth in sub-section A of Virginia Code §58.1-3975.

2. The Treasurer reserves the right to withdraw any property from sale 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 the County of Loudoun at the time the auctioneer declares the sale.

5. In lieu of attending the auction, bidders may submit written bids to Steven F. Jackson, Esq. 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 the County of Loudoun. 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 Treasurer or the Treasurer’s website.

6. Written bids (with the required deposit and certification) will be received by the Treasurer 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 Treasurer may declare the sale to the proponent of the highest written bid or may reject all bids by declaring “NO SALE.”

7. The entire balance of the purchase price must be paid in full by cashier's or certified check payable to the County of Loudoun within 30 days after the date of the auction.

8. The final winning written bid or live bid accepted during the auction cannot be withdrawn. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Treasurer 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.

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 a special warranty deed from the Treasurer, pursuant to Virginia Code §58.1-3975(H).

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

The Treasurer represents that information regarding the properties 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, 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 real property are the bidder's responsibility and are not reimbursable.

The owners of the properties listed below may redeem it at any time prior to the date of the auction by paying all accumulated taxes, penalties, interest, costs, including the costs of publishing this advertisement and reasonable attorney fees, incurred through the date before the auction.

Below is a brief description the properties to be offered for nonjudicial sale at the auction. More detailed information may be obtained by contacting Steven F. Jackson, Senior Assistant County Attorney, (703) 777-0307 or Tracy Stanley, Deputy Treasurer for Collections at (703) 771-5656.

Record Owner: Owner Unknown

**LOUDOUN COUNTY TAX MAP NO. /25////////98/
Loudoun County PIN 481-16-3278-000
Treasurer of Loudoun County, H. Roger Zurn, Jr.,
Minimum Deposit Required: \$501.00**

Parcel of unimproved land, approximately 0.28 of an acre, in the Blue Ridge District with no situs address, located on Short Hill Mountain, identified in the Loudoun County Mapping System by Parcel Identification No. ("PIN") 481-16-3278-000 (the "Property").

The Property is bordered to the north by parcel identified by PIN 481-16-4697-000, and to the south, east and west by parcel identified by PIN 482-45-5549-000.

For illustration purposes only, the Property is depicted on the plat recorded as Instrument Number 20130516-0040609 among the land records of the Loudoun County Circuit Court as owned by "Tribby", although a title examiner hired in 2016 by the Loudoun County Commissioner of the Revenue concluded that a search of the land records of Loudoun County since 1878 show no instruments of record (i.e. deeds or wills) directly vesting title to the referenced parcel in "Tribby", nor any deed conveying out from "Tribby" a parcel matching the description of the Property

Record Owner: Heirs & Successors in Interest of Isaac Waters

**LOUDOUN COUNTY TAX MAP NO. /25////////99/
Loudoun County PIN 481-16-4697-000
Treasurer of Loudoun County, H. Roger Zurn, Jr.,
Minimum Deposit Required: \$1,424.00**

Parcel of unimproved land, approximately 1.83 acres, in the Blue Ridge District with no situs address, located on Short Hill Mountain, identified in the Loudoun County Mapping System by Parcel Identification No. ("PIN") 481-16-4697-000 (the "Property").

The Property is bordered to the south by parcel identified by PIN 481-16-3278-000 and 482-45-5549-000, to the west and north by PIN 481-15-8838-000, and to the east by PIN 481-19-2695-000.

For illustration purposes only, the Property is depicted on the plat recorded as Instrument Number 20130516-0040609 among the land records of the Loudoun County Circuit Court as nor or formerly owned by "Isaac Waters". A title examiner hired in 2016 by the Loudoun County Commissioner of the Revenue concluded that a search of the land records of Loudoun County since 1877 show no instruments of record (i.e. deeds or wills) conveying this parcel out of Isaac Waters or his heirs.

Steven F. Jackson,
Senior Assistant County Attorney
Office of County Attorney
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000
(703) 777-0307