

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 §§ 58.1-3965, *et seq.* Pursuant to Orders entered by the Circuit Court of Loudoun County, Virginia, the undersigned Robert J. Sproul, Special Commissioner 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 12, 2023
3:00 p.m.
RAIN OR SHINE
Registration Starts at 2:30 p.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 Commissioner of Sale reserves 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 Circuit Court of Loudoun County**, at the time the auctioneer declares the sale.
5. In lieu of attending the auction, bidders may submit written bids to Robert J. Sproul, Special Commissioner 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 Circuit Court of Loudoun County**. 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 Commissioner of Sale or the Treasurer's website.
6. Written bids (with the required deposit and certification) will be received by the Special Commissioner 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 Commissioner 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 Circuit Court of Loudoun County, the balance of the purchase price must be paid in full within 30 days of 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 and are encouraged to review the case file for the civil actions in the Circuit Court. 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 Commissioner of Sale.
11. Announcements made on the day of sale take precedence over any prior verbal or written terms of sale.
12. The Special Commissioner of Sale represents 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.
13. 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 Robert J. Sproul, Special Commissioner of Sale at (703) 777-0307; or N. Rebekah Long, Deputy Treasurer for Collections at (703) 771-5656.

THE COUNTY OF LOUDOUN v. JAMES V. BARRETT, et al.
CIVIL ACTION NO. CL 23-4219
LOUDOUN COUNTY TAX MAP NO. /48//215/338/
PIN 188-28-2869-024
Robert J. Sproul, Special Commissioner of Sale
Minimum Deposit Required: \$24,055.00

The subject property is a residential condominium which contains 0.0 acres, more or less, with improvements, located at 79 Hancock Place NE, Leesburg, Virginia 20176 and is further described among the land records of Loudoun County, Virginia as:

Unit 338, Phase 15, Block 2, 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 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, as amended in Deed Book 668, Page 759, Deed Book 683, Page 775, Deed Book 710, Page 85, Deed Book 727, page 785, Deed Book 740, Page 102, Deed Book 752, Page 599, Deed Book 756, Page 404, Deed Book 762, Page 92, Deed Book 768, Page 543, Deed Book BOO, Page 478, Deed Book 815, Page 1579, Deed Book 826, Page 29, Deed Book 836, Page 1191, Deed Book 836, Page 1761, Deed Book 858, Page 1634, Deed Book 865, Page 223, Deed Book 881, Page 1943, and any subsequent amendments thereto among the Land Records of Loudoun County, Virginia.

THE COUNTY OF LOUDOUN v. MELISSA PHILLIPS, et al.
CIVIL ACTION NO. CL 23-4171
LOUDOUN COUNTY TAX MAP NO. /82/J/1PE5424/
PIN 007-479-996-024
Robert J. Sproul, Special Commissioner of Sale
Minimum Deposit Required: \$41,946.00

The subject property is a residential condominium unit which contains 0.0 acres, with improvements, located in the Central Parke at Lowes Island Condominium, with an address of 20804 Noble Terrace, Unit 424, Sterling, Virginia, 20165 and is further described in a Deed among the land records of Loudoun County, Virginia, conveying the Property to Debra L. Phillips on May 5, 2015 as:

Condominium Unit 424, Land Unit 5, CENTRAL PARKE AT LOWES ISLAND CONDOMINIUM, together with an undivided interest in the common and Limited common elements and all other rights and privileges which attach or are appurtenant to said Unit, all as described in the Declaration of Central Park at Lowes Island Condominium, with Plats and Plans, and Exhibits attached thereto, as Instrument Number 20030212-0012719, with Plats following as Instrument Number 20030212*0012720 and amended as Instrument Number 20050311-0025452 and the Condominium Plat as Instrument Number 20050311-0025453, among the Land Records of Loudoun County, Virginia, and any amendments thereto, whether now or existing or hereafter recorded as permitted by aforesaid Declaration.

AND BEING the same property conveyed to Lester Sablosky and Anne Sablosky, Trustees of the Revocable Living Trust of Lester Sablosky and Anne Sablosky by Virtue of a Deed dated March 30th, 2005 and recorded March 31, 2005 as Instrument Number 20050331-0033018 among the aforesaid land records.

Lester Sablosky departed this life on December 16, 2012, leaving Anne Sablosky as Surviving Trustee of the Revocable Living Trust of Lester Sablosky and Anne Sablosky.

Anne Sablosky departed this life on October 24, 2014. Per the Third Cumulative Amendment to Marital Trust under Living Trust of Lester Sablosky and Anne Sablosky, Richard G. Sablosky, Robin G. Sablosky and Craig S. Sablosky were appointed as Successor Co-Trustees of the Revocable Living Trust of Lester Sablosky and Anne Sablosky.

Robert J. Sproul
Special Commissioner of Sale
Assistant County Attorney
Office of County Attorney
1 Harrison Street, S.E.

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