

**PUBLIC NOTICE**  
**PUBLIC AUCTION JUDICIAL AND NONJUDICIAL TAX SALE**

This PUBLIC AUCTION is for the sale of real properties located in Loudoun County, Virginia, for payment of delinquent taxes. Real properties described below will be offered for sale at public auction to the highest bidder in the Dulles Room, 1st Floor of the Loudoun County Government Center, located at 1 Harrison Street, SE, in Leesburg, Virginia on:

**October 24, 2025**  
**3:00 PM**  
**Registration Starts at 2:00 PM**

Three (3) real properties listed below will be offered at this auction: two (2) of these properties are auctioned as judicial tax sale of real property under Virginia Code §§ 58.1-3965, et seq, and one (1) real property is auctioned as nonjudicial tax sale of real property under Virginia Code § 58.1-3975.

**PUBLIC AUCTION - JUDICIAL TAX SALE**

This auction is for the judicial tax sale of two (2) 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 Amy T. Markwell, Special Commissioner of Sale of said Court, will offer the real properties described below for judicial sale at public auction to the highest bidder.

**PUBLIC AUCTION - NONJUDICIAL TAX SALE**

This auction is also for the nonjudicial tax sale of one (1) real property located in Loudoun County, Virginia, for payment of delinquent taxes. Due to this real property's minimal size and assessed value, the real property qualifies for nonjudicial tax sale under the provisions of Virginia Code § 58.1-3975. Pursuant to Virginia Code § 58.1-3975, the Treasurer of Loudoun County, Henry C. Eickelberg ("Treasurer") will offer the real property described below for nonjudicial sale at public auction to the highest bidder.

**TERMS OF SALE FOR JUDICIAL AND NONJUDICIAL TAX SALES:**

1. This terms of sale for the public auction herein advertised refer to both judicial and nonjudicial sales of tax delinquent real properties, unless a difference is expressly stated.

2. For the judicial tax sales, the sale of any real property is subject to approval and confirmation by the Circuit Court of Loudoun County. For the nonjudicial tax sales, the sale is subject to approval and confirmation by the Treasurer.

3. The Special Commissioner of Sale in the case of judicial tax sales, and the Treasurer in the case of nonjudicial tax 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.

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. For judicial tax sales, 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. For nonjudicial tax sales, the full amount of the Minimum Deposit must be paid by cashier's or certified check made payable to the County Loudoun, Virginia, at the time the auctioneer declares the sale.

6. In lieu of attending the auction, bidders who want to bid on real properties listed below for judicial tax sale, may submit written bids to Amy T. Markwell, 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.

7. In lieu of attending the auction, bidders who want to bid on the real property listed below for nonjudicial tax sale, may submit written bids to the Treasurer, 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, Virginia. 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's website.

8. Written bids (with the required deposit and certification) will be received by the Special Commissioner of Sale in the case of judicial tax sales, or the Treasurer in the case of nonjudicial tax 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 if a judicial tax sale, or the Treasurer if a nonjudicial tax sale, may declare the sale to the proponent of the highest written bid or may reject all bids by declaring "NO SALE."

9. For the judicial tax sales, 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 the Court approval. For the nonjudicial tax sale, if either a written bid or a live auction bid is approved by the Treasurer, the balance of the purchase price must be paid in full within 30 days of Treasurer's approval.

10. 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 in the case of the judicial tax sales, or by the Treasurer in the case of the nonjudicial tax sale. Any bidder who attempts to withdraw their bid after it has been accepted by the Special Commissioner of Sale in judicial tax sales or the Treasurer in nonjudicial tax sales may be required to forfeit their deposit.

11. 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. For the judicial tax sales, property bidders are encouraged to review the case file for the civil actions in the Circuit Court. For the nonjudicial tax sale, property bidders are encouraged to review records at the Treasurer's Office, including real property title certificates. The sale of the properties is not subject to the successful bidders' ability to obtain title insurance. In judicial tax sales, the sale of real 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. For the nonjudicial tax sale, the sale of real property is made free and clear of the County's tax lien.

12. 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 in judicial tax sales and the Treasurer in nonjudicial tax sale.

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

14. The Special Commissioner of Sale and the Treasurer 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.

15. 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 for real properties subject to judicial tax sales may be obtained by examining the files in the Clerk's office of the Circuit Court of Loudoun County, or by contacting Amy T. Markwell, Special Commissioner of Sale at (703) 777-0307. More detailed information for the real property subject to nonjudicial tax sale may be obtained by examining the files at the Treasurer's Office or by contacting either Ian Roberts or Melissa Denny, Deputy Treasurer of Collections at (703) 771-5656.

**REAL PROPERTIES SUBJECT TO JUDICIAL TAX SALES:**

**THE COUNTY OF LOUDOUN v. JONATHAN D. BARTON, et al.**  
**CIVIL ACTION NO. CL 25-3674**  
**LOUDOUN COUNTY TAX MAP NO. 106B2/5//////8/**  
**PIN 128-25-3021-000**  
**Amy T. Markwell, Special Commissioner of Sale**  
**Minimum Deposit Required: \$58,019.00**

The subject real estate is a residential townhouse which contains 0.05 acres, more or less, with improvements, located at 43035 Demerritt Street, Chantilly, Virginia 20152 and identified by Loudoun County PIN 128-25-3021-000 and Tax Map Number 106B2/5//////8/ (the "Property") and is further described among the land records of Loudoun County, Virginia as:

All that certain lot or parcel of land situate, lying and being in Loudoun County, Commonwealth of Virginia, and more particularly described below:

Lot 8 Section (3C), SOUTH RIDING, as the same appears on the plat attached to Deed of Boundary Line Adjustment recorded in Deed Book 1576, Page 1161, among the Land Records of Loudoun County, Virginia.

AND BEING the same property conveyed to the grantor, by instrument recorded in Deed Book 1589, Page 1453 among the Land Records of Loudoun County, Virginia.

SOUTH RIDING SEC.3C LOT 8, Deed Book 1627, Page 2115.

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**THE COUNTY OF LOUDOUN v. HEIRS AND**  
**SUCCESSORS IN INTEREST OF DAVID JANIGA, et al.**  
**CIVIL ACTION NO. CL 25-2894**  
**LOUDOUN COUNTY TAX MAP NO. /81/FCMPB/183/**  
**PIN 022-27-4797-183**  
**Amy T. Markwell, Special Commissioner of Sale**  
**Minimum Deposit Required: \$19,916.00**

The subject real estate is a residential condominium which contains 0.0 acres, more or less, with improvements, located at 312 E. Furman Drive, Sterling, Virginia 20164 and identified by Loudoun County PIN 022-27-4797-183 and Tax Map Number /81/FCMPB/183/ (the "Property") and is further described among the land records of Loudoun County, Virginia as:

Unit Number 183, in the Condominium Project identified as Pembroke of Loudoun Condominium, in the Declaration establishing a plan for Condominium Ownership as recorded in Deed Book 661, at page 445, among the land records of Loudoun County, Virginia, and Amendment thereto recorded in Deed Book 664, at Page 596, among said county land records.

AND BEING the same property conveyed unto the Grantor by Deed recorded in Deed Book 726, at Page 237 among the land records of Loudoun County, Virginia.

This conveyance is made subject to recorded conditions, restrictions, easements and rights of way of record contained in the Deeds forming the chain of title to said property.

**REAL PROPERTY SUBJECT TO NONJUDICIAL TAX SALE:**

**A R & KENNETH MINCHEW**  
**LOUDOUN COUNTY TAX MAP NO. /81/////125/**  
**PIN 023-40-3878-000**  
**Henry C. Eickelberg, Treasurer of County of Loudoun, Virginia**  
**Minimum Deposit Required: \$2,986.44**

The subject real estate is vacant land containing 1.3 acres, more or less, NO SITUS ADDRESS, unbuildable, and is further described among the land records of Loudoun County, Virginia as:

RESIDUE OF PARCEL I, 197209220083991/558—237

DB 3597/561-FAIRFAX CO

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Amy T. Markwell  
Special Commissioner of Sale  
Senior Assistant County Attorney  
Office of the County Attorney  
1 Harrison Street, S.E., 5th Floor  
Leesburg, VA 20175-3102  
P.O. Box 7000  
Leesburg, Virginia 20177-7000  
(703) 777-0307

Henry C. Eickelberg  
Treasurer, County of Loudoun, Virginia  
Henry C. Eickelberg, CPA, JD, LLM  
1 Harrison St., SE , 1st Floor, MS #31  
(703) 777-0280