

**FOR SALE AT AUCTION
TIMED, ONLINE-ONLY PUBLIC SALE OF
JUDICIAL AND NON-JUDICIAL TAX DELINQUENT
COUNTY OF STAFFORD REAL ESTATE
*Online Bidding Begins Closing Tuesday, October 28, 2025 at 11:00 A.M. (EST)***

NOTICE OF JUDICIAL SALE OF REAL ESTATE

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Stafford County, Virginia, the undersigned Special Commissioner will offer for sale at public auction, subject to the following terms and conditions, the following-described real estate:

Parcel 1 (Cook)	0.944 acres, more or less, part Lot 26, Sec. 1, Stafford Heights, Tax Map 30C-1-26A
Parcel 2 (Green)	0.8055 acres, more or less, Improved, 21 Salvington Road, Tax Map 56-6H

NOTICE OF JUDICIAL SALE TERMS OF SALE: All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit ten percent (10%) of the total sales price with the Special Commissioner by close of business on Wednesday, November 5, 2025, by either wire transfer or good check, which sum shall be credited toward the purchase price. The balance of the purchase price, by either wire transfer or certified funds, shall be deposited with Sands Anderson PC within fifteen (15) days of Court confirmation. **TIME IS OF THE ESSENCE.** All properties will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Interested parties may go upon the UNIMPROVED real estate for the purpose of making an inspection. Terms of Sale stated online and in the Purchaser's Acknowledgment and Contract of Sale take precedence over any prior written or verbal terms of sale.

The auction will be conducted online only which will begin closing on Tuesday, October 28, 2025, at 11:00 a.m. (EST). Please visit forsaleatauction.biz to register, or call the auction company at 540-899-1776, for more information or to bid on these properties. If interested bidders are unable to participate online, please call the auction company for assistance in placing your bid.

NOTICE OF NON-JUDICIAL SALE OF REAL ESTATE

Pursuant to §58.1-3975 of the Code of Virginia, 1950, as amended, the undersigned will offer for sale at public auction, subject to the following terms and conditions, the following-described real estate:

Parcel 1 (Bachik)	Lot 85, Sec, D, Crows Nest Harbor, Tax Map 49D-D-85
Parcel 2 (Rubenstein)	0.6 acres, more or less, east of Mourning Dove Drive, Tax Map 30C-1-7A

NOTICE OF NON-JUDICIAL SALE TERMS OF SALE: All sales are subject to the approval of the Stafford County Treasurer. A 10% Buyer's Premium will be added to the highest bid, with a minimum Buyer's Premium of \$250.00, and will become a part of the total sales price on each property. The highest bidder shall pay to the undersigned the full amount of their bid, including the Buyer's Premium, and recording costs by close of business on Wednesday, November 5, 2025, by either wire transfer or certified funds. **TIME IS OF THE ESSENCE.** All properties will be conveyed by Treasurer's Deed, subject to any easements and covenants of record, and any rights of persons in possession. Interested parties may go

upon the UNIMPROVED real estate for the purpose of making an inspection. Terms of Sale stated online take precedence over any prior written or verbal terms of sale.

The auction will be conducted online only which will begin closing on Tuesday, October 28, 2025, at 11:00 a.m. (EST). Please visit forsaleatauction.biz to register, or call the auction company at 540-899-1776, for more information or to bid on these properties. If interested bidders are unable to participate online, please call the auction company for assistance in placing your bid.

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