

VIRGINIA AUCTION COMPANY
TIMED, ONLINE-ONLY PUBLIC SALE OF
JUDICIAL AND NON-JUDICIAL TAX DELINQUENT COUNTY OF CULPEPER REAL ESTATE
Online Bidding Begins Closing Tuesday, October 14, 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 Culpeper 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 (Coleman) 13.38 acres, more or less, 5476 Scottsville Road, Tax Map ID No. 14-27

Parcel 2 (Minnick) 1.35 acres, more or less, Improved, 2095 Old Sawmill Lane, Tax Map ID No. 2B-1-1A

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 Tuesday, October 21, 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 the Special Commissioner, 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 14, 2025, at 11:00 a.m. (EST). Please visit vauctionco.com to register, or call the auction company at 757-538-0123, 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.

Margaret F. Hardy, Special Commissioner
Sands Anderson PC
Post Office Box 907
Fredericksburg, VA 22404-0907
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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 (Shanks) 0.32 acres, Stonewall Drive; Tax Map ID No. 27-57T

Parcel 2 (Willis) 0.08 acre, west side of B.W. Lane; Tax Map ID No. 40-28H

NOTICE OF NON-JUDICIAL SALE TERMS OF SALE: All sales are subject to the approval of the Culpeper County Treasurer. 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 pay to the undersigned the full amount of their bid, including the Buyer's Premium, and recording costs by close of business on Tuesday, October 21, 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 14, 2025, at 11:00 a.m. (EST). Please visit vauctionco.com to register, or call the auction company at 757-538-0123, 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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