

FOR SALE AT AUCTION
PUBLIC ONLINE AND LIVE SIMULCAST SALE OF CAROLINE COUNTY
TAX DELINQUENT REAL ESTAE
Thursday, October 22, 2026 at 11:00 A.M.
Caroline County Community Center Auditorium
17202 Richmond Turnpike
Milford, VA 22514

NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Caroline County, Virginia, the undersigned Special Commissioner will offer for sale at a simulcast (online and in-person) public auction in the Caroline County Community Center Auditorium, Milford, Virginia, on Thursday, October 22, 2026 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

LOTS:

Parcel 1 (Davis)	0.6 acres, more or less, Dawn Sewer Phase 1, intersection of Richmond Turnpike and Dawn Boulevard, Tax Map 102-8-3A
Parcel 2 (Downs)	4.9 acres, more or less, Lot 3, Improved, 14225 Countyline Church Road, Tax Map 38-4-3B
Parcel 3 (Hicks/Wachter)	8.46 acres, more or less, south side of Rocks Lane, Tax Map 55-A-41
Parcel 4 (James)	20.25 acres, more or less, north side of Middlebrook Drive, south of Dawn Boulevard, Tax Map 101-9-5
Parcel 5 (Washington)	11 acres, more or less, south side of Mattaponi Trail, Tax Map 87-A-20

CAROLINE PINES RESORT DEVELOPMENT:

Parcel 6 (Arnold)	Lot 965A and Lot 966, on Oaklawn Circle, Tax Map 93A2-1-965A and 93A3-1-966
Parcel 7 (Felstein)	Lot 232, on Loblolly Road, Tax Map 93A1-1-232
Parcel 8 (Felstein)	Lot 274, on Norway Road, Tax Map 93A1-1-274
Parcel 9 (Harper)	Lot 425, on Summer Drive, Tax Map 93A3-1-425
Parcel 10 (Henrickson)	Lot 474, on North Anna Drive, Tax Map 93A3-1-474
Parcel 11 (Muncy)	Lot 333, Austrian Drive, Tax Map 93A2-1-333

LAKE LAND'OR SUBDIVISION:

Parcel 12 (Nash)	Lot 168, on Land'Or Drive, Tax Map 51A5-1-168
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SPECIAL COMMISSIONER 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, by either wire transfer, cash or good check, which sum shall be credited toward the purchase at closing. The balance of the purchase price, in cash, certified funds, or wire transfer, shall be deposited with the Special Commissioner (made payable to First Bank and Trust Company), 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.

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

Please visit bid.forsaleatauction.biz to register for the online auction, or call the auction company at 540-899-1776 for more information on how to participate online.

M. Tolley Gwinn, Special Commissioner
Sands Anderson PC
Post Office Box 907
Fredericksburg, VA 22404-0907
www.sandsanderson.com

NOTICE: 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 a simulcast (online and in-person) public auction in the Caroline County Community Center Auditorium, Milford, Virginia, on Thursday, October 22, 2026 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

LOTS:

Parcel 1 (Platinum) 0.27 acres, more or less, end of White Meadow Drive, Tax Map 56D-1-7A

Parcel 2 (Carden) 0.5 acres, more or less, on Edwards Road; Tax Map 56-A-137

Parcel 3 (Craddock) Lot north side of Sparta Road; Tax Map ID No. 72-A-104B

Parcel 4 (Johnson) 0.25 acres, more or less, intersection of Ruther Glen Road and Signboard Road;
Tax Map 94-4-4

Parcel 5 (Woolfolk) 0.3 acres, more or less, north side of Burruss Lane; Tax Map 94-A-31

LAKE CAROLINE SUBDIVISION:

Parcel 6 (Krida) Lot 1573, 190 American Drive; Tax Map 67A4-1-1573

Parcel 7 (Cobb) Lot 1589, 147 American Drive; Tax Map 67A4-1-1589

Parcel 8 (Old Dominion) Lot 1610, 189 American Drive; Tax Map 67A4-1-1610

Parcel 9 (Siegel) Lot 260, 101 Delaware Drive; Tax Map 67A3-1-260

Parcel 10 (Urbano)	Lot 237, 127 Delaware Drive; Tax Map 67A3-1-237
Parcel 11 (Mountain)	Lot 402, on Hessian Drive; Tax Map 67A2-1-402
Parcel 12 (Weadon)	Lot 243, 3 Hoosier Cove; Tax Map 67A3-1-243
Parcel 13 (Radovanovic)	Lot 1070, 130 John Paul Jones Drive; Tax Map 67A1-1-1070
Parcel 14 (Old Dominion)	Lot 1053, 162 John Paul Jones Drive, Lot 1054, 164 John Paul Jones Drive, and Lot 1055, 166 John Paul Jones Drive; Tax Map 67A1-1-1053, 67A1-1-1054 and 67A1-1-1055
Parcel 15 (Grisson / Presley)	Lot 997, 179 John Paul Jones Drive and Lot 998, 177 John Paul Jones Drive; Tax Map 67A1-1-997 and 67A1-1-998
Parcel 16 (Satterwhite)	Lot 995, 183 John Paul Jones Drive; Tax Map 67A1-1-995
Parcel 17 (Walker)	Lot 32, 816 Lake Caroline Drive; Tax Map 67A3-1-32
Parcel 18 (Miles)	Lot 171, 223 Lexington Drive; Tax Map 67A3-1-171
Parcel 19 (Weadon)	Lot 1711, 416 Loyalist Drive; Tax Map 67A5-1-1711
Parcel 20 (Butler)	Lot 766, 205 Minute Man Drive; Tax Map 67A2-1-766
Parcel 21 (Woodland)	Lot 774, 135 Patrick Henry Drive; Tax Map 67A2-1-774
Parcel 22 (Epperson)	Lot 675, 152 Patrick Henry Drive; Tax Map 67A2-1-675
Parcel 23 (Nemer)	Lot 690, 182 Patrick Henry Drive; Tax Map 67A2-1-690
Parcel 24 (Jones)	Lot 1775, 333 Senate Drive; Tax Map 67A5-1-1775
Parcel 25 (Cox)	Lot 778, 306 Union Drive; Tax Map 67A2-1-778
Parcel 26 (Area)	Lot 919, 127 Waring Drive; Tax Map 67A1-1-919
Parcel 27 (Area)	Lot 928, 145 Waring Drive; Tax Map 67A1-1-928
Parcel 28 (Crown)	Lot 165, 118 Waverly Drive; Tax Map 67A3-1-165
Parcel 29 (Boyd)	Lot 1351, 604 West Point Drive; Tax Map 67A1-1-1351
Parcel 30 (Ladysmith)	Lot 563, 175 Yorktown Drive, Tax Map 67A2-1-563
Parcel 31 (Hudgins)	Lot 638, 156 Yorktown Drive; Tax Map 67A2-1-638

NON-JUDICIAL TERMS OF SALE: All sales are subject to the approval of the Caroline 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 Deed recording costs by close of business on Thursday, October 29, 2026, by either cash, certified funds, or wire transfer. TIME IS OF THE ESSENCE. All non-judicial 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.

Please visit bid.forsaleatauction.biz to register for the online auction, or call the auction company at 540-899-1776 for more information on how to participate online.

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