**FOR SALE AT AUCTION**

**PUBLIC ONLINE AND LIVE SIMULCAST SALE OF CAROLINE COUNTY**

**TAX DELINQUENT REAL ESTAE**

***Friday, July 18, 2025 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 Friday, July 18, 2025 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

Parcel 1 (Johnson) 1.28 acres, more or less, east side of Passing Road, Tax Map 47-A-2

Parcel 2 (Harris) 6.95 acres, more or less, Improved, 23479 Jordan Smith Road, Tax Map 82-A-26

Parcel 3 (Gibbs) 5.5 acres, more or less, west side of Route 1, Tax Map 26-A-5

Parcel 4 (Domestic) 2 acres, more or less, south of Milford Street, Tax Map 43-A-88

Parcel 5 (JS Milford) 7.75 acres, more or less, on Milford Street, Tax Map 43-A-90

Parcel 6 (Harris) 30 acres, more or less, west side of Fredericksburg Turnpike, Tax Map 8-A-70

Parcel 7 (Lewis) 8.25 acres, more or less, north of Sunshine School Road, Tax Map 40-A-14

Parcel 8 (Estes) 1 acre, more or less, Improved, 21139 Pendleton Road, Tax Map 73-A-45

**CAROLINE PINES RESORT DEVELOPMENT**

Parcel 9 (Lavelle) Lot 208, on White Park Road, Tax Map 93A1-1-208

Parcel 10 (Starks) Lot 977 revised, south of Country Club Lane, Tax Map 93A2-1-977

Parcel 11 (Starks) Lot 1151, corner of Ponderosa Lane and Gibson Lane, Tax Map 93A1-1-1151

**LAKE CAROLINE SUBDIVISION**

Parcel 12 (Rumberger) Lot 1193, on New Providence Drive, Tax Map 67A1-1-1193

Parcel 13 (Kehl) Lot 1029, on John Paul Jones Drive, Tax Map 67A1-1-1029

Parcel 14 (Jensen) Lot 642, on Yorktown Drive, Tax Map 67A2-1-642

Parcel 15 (Jensen) Lot 646, on Yorktown Drive, Tax Map 67A2-1-646

Parcel 16 (Jensen) Lot 685, on Patrick Henry Drive, Tax Map 67A2-1-685

Parcel 17 (Jensen) Lot 688, on Patrick Henry Drive, Tax Map 67A2-1-688

Parcel 18 (Jensen) Lot 699, on Patrick Henry Drive, Tax Map 67A1-1-699

Parcel 19 (Jensen) Lot 793, on Patrick Henry Drive, Tax Map 67A2-1-793

Parcel 20 (Jensen) Lot 781, on Union Drive, Tax Map 67A2-1-781

Parcel 21 (Jensen) Lot 789, on Union Drive, Tax Map 67A2-1-789

Parcel 22 (Jensen) Lot 803, on Minute Man Drive, Tax Map 67A2-1-803

Parcel 23 (Jensen) Lot 929, on Waring Drive, Tax Map 67A41-1-929

Parcel 24 (Jensen) Lot 1360, on West Point Drive, Tax Map 67A4-1-1360

Parcel 25 (Jensen) Lot 1413, on West Point Drive, Tax Map 67A4-1-1413

Parcel 26 (Jensen) Lots 1473 and 1474, on American Drive, Tax Map 67A4-1-1473 and 67A4-1-1474

Parcel 27 (Jensen) Lot 1596, on American Drive, Tax Map 67A4-1-1596

**LAKE LAND'OR SUBDIVISION**

Parcel 28 (Journey) Lot 923, on Albertson Court, Tax Map 51A8-3-923

Parcel 29 (McLain) Lot 934, on Albertson Court, Tax Map 51A8-3-934

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, 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.

Margaret F. Hardy, Special Commissioner

Sands Anderson PC

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Fredericksburg, VA 22404-0907

[**www.sandsanderson.com**](http://www.sandsanderson.com)