

PUBLIC SALE OF TAX DELINQUENT KING GEORGE COUNTY REAL ESTATE
– TO BE SOLD...AT AUCTION!

Tuesday, September 17, 2019 at 11:00 A.M.

Horace A. Revercomb, Jr. Administrative Building

King George County Board Room

10459 Courthouse Drive, Suite 105, King George, VA 22485

NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of King George County, Virginia, the undersigned Special Commissioner will offer for sale at public auction at the King George County Board Room, King George, Virginia, on Tuesday, September 17, 2019 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

- Parcel 1 (Beverly) 3 acres, more or less, east of Forest Lane, Tax Map 27-45
- Parcel 2 (Frazier) 0.902 acres, more or less, corner of Kings Highway and Birchwood Creek Road; Tax Map 21-32B
- Parcel 3 (Gilbert) 0.152 acres, more or less, south side of Kings Highway, Tax Map 33-163
- Parcel 4 (Gilbert) 0.834 acres, more or less, Improved, 12404 Kings Highway, Tax Map 33-164
- Parcel 5 (Gray) Lot 72, Sec. 8, Presidential Lakes Subdivision, on Truman Drive; Tax Map 23A-8-72
- Parcel 6 (Guerrero) Lot 20, Sec. 3, Presidential Lakes Subdivision, on Madison Drive; Tax Map 23A-3-20
- Parcel 7 (Hodge) 1.59538 acres, Lot 6, east of Mathias Point Road, Tax Map 1-20E
- Parcel 8 (Jordan) 3.35 acres, more or less, both sides of Dixon Lane, 15187 Dixon Lane; Tax Map 9D-1-3
- Parcel 9 (Kidd) Lot 67, Sec. 3, Presidential Lakes Subdivision, on Pierce Court; Tax Map 23A-3-67
- Parcel 10 (Menzela) Lot 16, Sec. 5, Presidential Lakes Subdivision, on Taylor Court; Tax Map 23A-5-16
- Parcel 11 (Snellings) Lot 37, Sec. 3, Fairview Beach, east side of Fourth Street, Tax Map 14A-4-37
- Parcel 12 (Snellings) Lot 38, Sec. 3, Fairview Beach, east side of Fourth Street, Tax Map 14A-4-38

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 cash or good check, which sum shall be credited toward the purchase at closing. The balance of the purchase price, in cash or certified funds, shall be deposited with the Clerk, King George Circuit Court, 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 only for the purpose of making an inspection. Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

Margaret F. Hardy, Special Commissioner

Sands Anderson PC

Post Office Box 907, Fredericksburg, VA 22404-0907

(540) 373-2504

www.sandsanderson.com