

FOR SALE AT AUCTION
PUBLIC ONLINE AND LIVE SIMULCAST SALE OF TAX DELINQUENT
Monday, April 17, 2023 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 April 17, 2023 at 11:00 A.M., subject to the following terms and conditions, the following-described real estate:

- Parcel 1 (Burruss) 5.052 acres, more or less, south of Courtland Lane, Tax Map 93-2-4
- Parcel 2 (Lindsey) 25 acres, more or less, Parcel 8, Henry Lindsey Division, south of File Road, Tax Map 73-((7))-8
- Parcel 3 (Lindsey) 40 acres, more or less, Parcel 34, 22471 File Road, Tax Map 73-A-34
- Parcel 4 (Samuel) 9 acres, more or less, Lot 1, George Samuel Subdivision, Tax Map 72-4-1

CAROLINE PINES RESORT DEVELOPMENT

- Parcel 5 (Broughton) Lots 379 and 380, Caroline Pines, Improved, 12215 Birkdale Lane, Tax Map 93A2-1-379 and 93A2-1-380
- Parcel 6 (Parker) Lot 813, Caroline Pines, on Bowling Lane, Tax Map 93A3-1-813
- Parcel 7 (Plumbee) Lot 407, Caroline Pines, on Summer Drive, Tax Map 93A3-1-407

LAKE CAROLINE SUBDIVISION

- Parcel 8 (Csik) Lot 1558, Lake Caroline, 300 Musket Drive, Tax Map 67A4-1-1558
- Parcel 9 (Hannigan) Lot 775, Lake Caroline, on Union Drive, Tax Map No. 67A2-1-775
- Parcel 10 (Hannigan) Lot 1983, Lake Caroline, on Constitution Drive, Tax Map 67A5-1-1983
- Parcel 11 (Hodge) Lots 665 and 666, Lake Caroline, on Patrick Henry Drive, Tax Map 67A2-1-665 and 67A2-1-666

LAKE LAND'OR SUBDIVISION

- Parcel 12 (Evangelista) Lot C-207, Lake Land'Or, corner of Redground Drive and Tall Oak Court, Tax Map 51A1-1-C-207
- Parcel 13 (Jenkins) Lot C-164, Lake Land'Or, on Glen Cove Drive, Tax Map 51A1-1-C-164

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
Post Office Box 907
Fredericksburg, VA 22404-0907
www.sandsanderson.com