**FOR SALE AT AUCTION**

**PUBLIC ONLINE AND LIVE SIMULCAST SALE OF TAX DELINQUENT**

**SPOTSYLVANIA COUNTY REAL ESTATE**

***Wednesday, May 1, 2024 at 11:00 A.M.***

**Spotsylvania County Board Room**

**Holbert Building, 9104 Courthouse Road, Spotsylvania, VA 22553**

**NOTICE: SPECIAL COMMISSIONER’S SALE OF REAL ESTATE**

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Spotsylvania County, Virginia, the undersigned Special Commissioner will offer for sale at a simulcast (online and in-person) public auction at the Spotsylvania County Board Room, Spotsylvania, Virginia, on Wednesday, May 1, 2024 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

Parcel 1 (Bernat) Lot 22, Sec. 13, Lake Wilderness, on Bivouac Circle; Tax Map 8A1-13-22

Parcel 2 (Filakousky) Campsite No. 284, Glen 4, Appomattox, Wilderness Camping Resorts, on

Slocum Trail; Tax Map 10B-4-284

Parcel 3 (Kaplan) 18.5 acres, Lot 1 (less and except cemetery), 6449 Robinson Road; Tax

Map 57-3-1

Parcel 4 (Luck) 0.92 acres, more or less Improved, 6605 Dock Luck Lane, Tax Map 55-A-28B

Parcel 5 (Melvin) 0.33 acres, more or less, 6301 Stubbs Bridge Road; Tax Map 55-A-90A

Parcel 6 (Perritt) 5 acres, more or less, Lot 22, Fox Run, 14211 Fox Hole Lane, Tax Map 42-6-22

Parcel 7 (Peters) 7.90 acres, more or less, Parcel 7, 7500 Emmitts Road; Tax Map 48-21F

Parcel 8 (Watson) Lot 23B Family Division, Berkeley Farms, 8510 Berkeley Farms Lane, Tax

Map 73-2-23B

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 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**

**(540) 373-2504**

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