PUBLIC SALE OF TAX DELINQUENT KING GEORGE COUNTY REAL ESTATE

– TO BE SOLD…AT AUCTION!

***Wednesday, April 17, 2024 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 a simulcast (online and in-person) public auction in the King George County Board Room, King George, Virginia, on April 17, 2024 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

Parcel 1 (Al-Fayyadh) 0.218 acres, west side of Ridge Road at James Madison Parkway;

Tax Map 25-50D

Parcel 2 (Al-Fayyadh) 0.067 acres, west side of Ridge Road at James Madison Parkway;

Tax Map 25-50J

Parcel 3 (Ridge) 6.249 acres, more or less, west side of Ridge Road at James Madison

Parkway; Tax Map 25-50

Parcel 4 (Ridge) 0.188 acres, more or less, west side of Ridge Road, Tax Map 25-50E

Parcel 5 (Becraft) Lot 53, Section 8, Presidential Lakes, on Coolidge Circle, Tax Map 23A-8-53

Parcel 6 (Buckner) 5.203 acres, more or less, north side of Dahlgren Road, end of Hilton Lane,

Tax Map 8-52

Parcel 7 (Celtic) Lot 64, Section 8, Presidential Lakes, on Franklin Circle; Tax Map 23A-8-64

Parcel 8 (Holden) 2.5 acres, part Mason Grymes Tract Road, Tax Map 1-16B

Parcel 9 (Holden) 2.5 acres, part Mason Grymes Tract Road, Tax Map 1-16C

Parcel 10 (Jackson) 1.981 acres, more or less, Improved, 6307 Winston Place, Tax Map 23-49B

Parcel 11 (Jordan) 15 acres, more or less, east side of James Madison Parkway, Tax Map 17-93

Parcel 12 (Waugh) Lot 5, Section 4, Presidential Lakes, on Monroe Drive; Tax Map 23A-4-5

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