

PUBLIC SALE OF TAX DELINQUENT CAROLINE REAL ESTATE - TO  
BE SOLD...

**AT AUCTION!**

***Friday, October 23, 2009 at 10:00 A.M.***

**Caroline County Original Courthouse Entrance**

Main Street

Bowling Green, VA

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

Pursuant to the terms of that certain Decree of Sale from the Circuit Court of Caroline County, Virginia, the undersigned Special Commissioner will offer for sale at public auction in front of the Caroline County Original Courthouse Entrance, on Friday, October 23, 2009 at 10:00 A.M., subject to the following terms and conditions, the following-described real estate:

All that certain tract, piece, or parcel of land, together with the appurtenances thereto belonging or in anywise thereunto appertaining, lying, being, and situate in Madison Magisterial District, Caroline County, Virginia, and being known, numbered, and designated as Lot 11, The Home Place, and containing 16.07 acres, more or less, on that certain plat of correction by Robert O. Leonard, dated February 15, 1989, recorded in the Office of the Clerk of the Circuit Court of Caroline County, Virginia, in Plat Cabinet A at Page 346B 1-6, to which plat reference is hereby made for a more particular description of the land herein conveyed. **TAX MAP ID NO. 38-12-11**

**TERMS OF SALE:** The sale is 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. 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 Union Bank and Trust Company, General Receiver, within fifteen (15) days of Court confirmation. **TIME IS OF THE ESSENCE.** The property will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Title insurance is available to purchaser at their expense, and subject to all requirements for issuance. Interested parties may go upon the concerned real estate for the purpose of making an inspection.

The Special Commissioner expressly reserves the right to keep the bidding open for any length of time, postpone the sale to a later date, reject any and all bids, review the qualifications of all bidders, and amend or supplement the terms of sale by verbal announcements prior to or during the sale.

**Thomas L. Bricken, Esq. Special Commissioner**  
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