

PUBLIC SALE OF TAX DELINQUENT CAROLINE REAL  
ESTATE - TO BE SOLD...  
**AT AUCTION!**

***Friday, March 26, 2010 at 10:00 A.M.***  
**Caroline County Community Center Auditorium**  
17202 Richmond Turnpike  
Milford, VA

**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 public auction in the Caroline County Community Center Auditorium, Milford, Virginia, on Friday, March 26, 2010 at 10:00 A.M., subject to the following terms and conditions, the following-described real estate:

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|-------------------------|--|
| Parcel 1 (Baylor)       | 0.5 acre, more or less, Improved, 17101 Richmond Turnpike; Tax Map ID#56-A-149                     |
| Parcel 2 (Gorham)       | 0.081 acres, more or less, southwest of Route 668 and Route 2; Tax Map ID# 8-A-50A                 |
| Parcel 3 (Gorham)       | 2.65 acres, more or less, southwest of Route 668 and Route 2; Tax Map ID# 8-A-51                   |
| Parcel 4 (Worrell)      | Lots 1694 and 1695 combined, Lake Caroline Subdivision, on Loyalist Drive; Tax Map ID# 67A5-1-1694 |
| Parcel 5 (Carper)       | Lot 1604, Lake Caroline Subdivision, on American Drive; Tax Map ID# 67A4-1-1604                    |
| Parcel 6 (Smith)        | Lot 1558, Lake Caroline Subdivision, on Musket Drive; Tax Map ID# 67A4-1-1558                      |
| Parcel 7 (Fortune)      | 2.01 acres, more or less, west side of S.R. 665; Tax Map ID# 60-A-26A                              |
| Parcel 8 (Tucker)       | 5.8 acres, more or less, Lot 7, Roberts Subdivision; Tax Map ID# 38-4-7B                           |
| Parcel 9 (Johnson)      | Lot 340, Lake Land'Or Subdivision, on Cornwall Drive; Tax Map ID# 51A6-1-B-340                     |
| Parcel 10 (Middlebrook) | Lot 818, Lake Land'Or Subdivision, on Redground Drive; Tax Map ID# 51A8-1-818                      |

Parcel 11 (Price)	2.5 acres, more or less, Lot 1 of C.L. Bullard's Subdivision, west side of Virginia Avenue; Tax Map ID# 44-3-1
Parcel 12 (Reynolds)	0.8018 acre, more or less, Lot 3, M. Woolfolk Estate, west side of Route 2 and Route 607; Tax Map ID# 17-14-3
Parcel 13 (Reynolds)	0.8018 acre, more or less, Lot 4, M. Woolfolk Estate, west side of Route 2 and Route 607; Tax Map ID# 17-14-4
Parcel 14 (Chinn)	Lot 980, Sec. 2, Caroline Pines Subdivision, on Country Club Lane; Tax Map ID# 93A2-1-980
Parcel 15 (Foster)	Lot 150, Sec. 2, Caroline Pines Subdivision, on Country Club Lane; Tax Map ID# 93A2-1-150

**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 Union Bank & Trust Company, General Receiver, 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. Title insurance is available to purchasers 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.

Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

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