

PUBLIC SALE OF TAX DELINQUENT STAFFORD COUNTY REAL ESTATE –  
TO BE SOLD...AT AUCTION!

*Monday, June 10, 2013 at 11:00 a.m.*

**The Stafford County Administrative Board Room**  
**Stafford County Administration Building**  
1300 Courthouse Road  
Stafford, Virginia

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

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Stafford County, Virginia, the undersigned Special Commissioner will offer for sale at public auction in the Stafford County Administrative Board Room, Stafford, Virginia, on Monday, June 10, 2013 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

- Parcel 1 (Bates) 1 acre, more or less, Improved, 185 Dunbar Drive; Tax Map 17-49D
- Parcel 2 (Smyth) 2.412 acres, part of Lot 3, Blackburn Estates; Tax Map 36-61A
- Parcel 3 (Bibb) Lot 19, Blk C, Sec. 6, Hidden Lake, on Longview Drive; Tax Map 8A-6-C-19
- Parcel 4 (Monteith) 1.2213 acres, Improved, 371 Bethel Church Road; Tax Map 56-164
- Parcel 5 (Howard) 2.799 acres, Parcel A, Section One, Villages of Aquia; Tax Map 30X-1-A
- Parcel 6 (DRG) Lot 32, Sec. C, Lake Arrowhead, on Hillcrest Drive; Tax Map 8B-C-32
- Parcel 7 (DRG) Lot 66, Sec. G, Lake Arrowhead, on West Briar Drive; Tax Map 8B-G-66
- Parcel 8 (Yates) Lot 17, Sec. E, Lake Arrowhead, on Lakeview Drive; Tax Map 8B-E-17
- Parcel 9 (Top-Notch) 0.5016 acre, more or less, south side of Route 1034; Tax Map 45-35A
- Parcel 10 (Sullivan) Tract A, Fall Run Park, Improved, 103 Truslow Road; Tax Map 53A-3-A
- Parcel 11 (Sullivan) Parcel A, Sec. 2, Light Oak Glen, on Amara Drive; Tax Map 53G-2-A
- Parcel 12 (Gaines) 3.805 acres, both sides of William and Mary Drive; Tax Map 31-82
- Parcel 13 (Thompson) 9.26 acres, more or less, Improved, 253 Chapel Green Road; Tax Map 60-67
- Parcel 14 (Karras) 0.908 acre, more or less, Improved, 1019 Clearview Avenue; Tax Map 53-94

**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 First Market Bank, 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 UNIMPROVED real estate only for the purpose of making an inspection.

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

**Margaret F. Hardy, Special Commissioner**

**Sands Anderson PC**

**Post Office Box 907**

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

**<http://vadelinquenttaxsale.com>**