

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

Monday, October 17, 2016 at 11:00 A.M.
Caroline County Community Center Auditorium
17202 Richmond Turnpike
Milford, VA 22514

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 Monday, October 17, 2016 at 11:00 A.M., subject to the following terms and conditions, the following-described real estate:

Parcel 1 (Gilli)	Lot 1228, Lake Land'Or Subdivision, on Needwood Drive, Tax Map 51A1-1-1228
Parcel 2 (Land'Or)	Lot 1233, Lake Land'Or Subdivision, on Needwood Drive, Tax Map 51A1-1-1233
Parcel 3 (W&K)	Lot 966, Lake Land'Or Subdivision, on Clover Hill Drive, Tax Map 51A2-1-966
Parcel 4 (Carmel)	Lot 969, Lake Land'Or Subdivision, on Clover Hill Drive, Tax Map 51A2-1-969
Parcel 5 (Joynes)	Lot 977, Lake Land'Or Subdivision, on Athens Lane, Tax Map 51A2-1-977
Parcel 6 (Aiello)	Lot 978, Lake Land'Or Subdivision, on Athens Lane, Tax Map 51A2-1-978
Parcel 7 (Carmel)	Lot 1140, Lake Land'Or Subdivision, on Campers Lane, Tax Map 51A2-1-1140
Parcel 8 (Carmel)	Lot 528, Lake Land'Or Subdivision, on Swan Lane, Tax Map 51A4-1-528
Parcel 9 (Carmel)	Lot 543, Lake Land'Or Subdivision, on Swan Lane, Tax Map 51A4-1-543
Parcel 10 (Carmel)	Lot 562, Lake Land'Or Subdivision, on Swan Lane, Tax Map 51A4-1-562
Parcel 11 (Adams)	Lot 30, Lake Land'Or Subdivision, on LandOr Drive, Tax Map 51A5-1-30
Parcel 12 (Love)	REMOVED
Parcel 13 (Arango)	Lot 143, Lake Land'Or Subdivision, on LandOr Drive, Tax Map 51A5-1-143
Parcel 14 (Woodland)	Lot 167, Lake Land'Or Subdivision, on Land'Or Drive, Tax Map 51A5-1-167
Parcel 15 (Jemison)	Lot 187, Lake Land'Or Subdivision, on Wright Drive; Tax Map 51A6-1-187
Parcel 16 (Quesenberry)	Lot B76, Lake Land'Or Subdivision, on Hollyside Drive, Tax Map 51A7-1-B-76
Parcel 17 (Moore)	Lot B595, Lake Land'Or Subdivision, on Canterbury Drive, Tax Map 51A7-1-B-595
Parcel 18 (Vintage)	Lot B641, Lake Land'Or Subdivision, on LandOr Drive, Tax Map 51A7-1-B-641
Parcel 19 (Proctor)	Lot B807, Lake Land'Or Subdivision, corner of LandOr Drive and Moorefield Drive, Tax Map 51A7-1-B-807

Parcel 20 (Jenkins)	Lot C164, Lake Land'Or Subdivision, on Glen Cove Drive, Tax Map 51A1-1-C-164
Parcel 21 (Brame)	Lot C166, Lake Land'Or Subdivision, on Glen Cove Drive, Tax Map 51A1-1-C-166
Parcel 22 (Pieniek)	Lot C186, Lake Land'Or Subdivision, on Glen Cove Drive, Tax Map 51A1-1-C-186
Parcel 23 (Evangelista)	Lot C207, Lake Land'Or Subdivision, corner of Redground Drive and Tall Oak Court, Tax Map 51A1-1-C-207
Parcel 24 (Yannas)	Lot 823, Lake Land'Or Subdivision, on Flair Court, Tax Map 51A8-1-823
Parcel 25 (Sellers)	Lot 769, Lake Land'Or Subdivision, on Village Court, Tax Map 51A8-2-769
Parcel 26 (Zeigler)	Lot 775, Lake Land'Or Subdivision, on Glen Cove Drive, Tax Map 51A8-2-775
Parcel 27 (Kijowski)	Lot 648, Lake Land'Or Subdivision, on LandOr Drive, Tax Map 51A8-4-648
Parcel 28 (Martin)	Lot 680, Lake Land'Or Subdivision, on Glen Cove Drive, Tax Map 51A8-4-680
Parcel 29 (Margos)	Lot 681, Lake Land'Or Subdivision, on Glen Cove Drive, Tax Map 51A8-4-681
Parcel 30 (Cooper)	Lot 688, Lake Land'Or Subdivision, on Estate Drive, Tax Map 51A8-4-688
Parcel 31 (Villafani)	Lot 278, Lake Land'Or Subdivision, on Ackerman Lane, Tax Map 51A9-1-278

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, 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. 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.

Margaret F. Hardy, Special Commissioner
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