

**PUBLIC SALE OF TAX DELINQUENT SPOTSYLVANIA COUNTY REAL ESTATE –  
TO BE SOLD... AT AUCTION!  
Friday, April 21, 2017 at 11:00 A.M.  
Spotsylvania County Board Room  
Holbert Building, 9104 Courthouse Road, Spotsylvania, VA 22553**

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

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Spotsylvania County, Virginia, the undersigned Special Commissioner will offer for sale at public auction at the Spotsylvania County Board Room, Spotsylvania, Virginia, on Friday, April 21, 2017 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

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|------------------------|--|
| Parcel 1 (Carter)      | 12.47 acres, more or less, 7636 Courthouse Road, Tax Map 61-A-12                           |
| Parcel 2 (Comfort)     | 16 acres, more or less, both sides of Dovey Road, Tax Map 55-A-34                          |
| Parcel 3 (Dunn)        | Campsite 86, Glen 4, Wilderness Camping Resorts, Tax Map 10B-4-86                          |
| Parcel 4 (Howell)      | 5.5 acres, more or less, on Little Acres Lane, Tax Map 75-A-43G                            |
| Parcel 5 (Hull)        | 2.54 acres, more or less, Lot 4D of Geneva L. Coleman Family Division, Tax Map 74-7-4D     |
| Parcel 6 (Koslowsky)   | Lot 134, Section 16, Lake Wilderness Subdivision, on Plantation Drive, Tax Map 8A-1-16-134 |
| Parcel 7 (Mikolajczyk) | Lot 751, Section 10, Valor Bridge at Fawn Lake, Tax Map 18C-22-751                         |
| Parcel 8 (Williams)    | 0.61 acres, more or less, Improved, 3342 Eagle Drive, Tax Map 37-A-29                      |

**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 SunTrust Bank, General Receiver c/o Spotsylvania County Circuit Court Clerk, 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 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.

**Margaret F. Hardy, Special Commissioner**  
**Sands Anderson PC**  
**Post Office Box 907**  
**Fredericksburg, VA 22404-0907**  
**(540) 373-2504**  
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