

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

Thursday, April 20, 2017 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 Thursday, April 20, 2017 at 11:00 A.M., subject to the following terms and conditions, the following-described real estate:

LAKE LAND'OR SUBDIVISION LOTS

Parcel 1 (W&K)	Lot 966, on Clover Hill Drive, Tax Map 51A2-1-966
Parcel 2 (Carmel)	Lot 969, on Clover Hill Drive, Tax Map 51A2-1-969
Parcel 3 (Carmel)	Lot 1140, on Campers Lane, Tax Map 51A2-1-1140
Parcel 4 (Carmel)	Lot 562, on Swan Lane, Tax Map 51A4-1-562
Parcel 5 (Arango)	Lot 143, on LandOr Drive, Tax Map 51A5-1-143
Parcel 6 (Jenkins)	Lot C164, on Glen Cove Drive, Tax Map 51A1-1-C-164
Parcel 7 (Brame)	Lot C166, on Glen Cove Drive, Tax Map 51A1-1-C-166
Parcel 8 (Evangelista)	Lot C207, corner of Redground Drive and Tall Oak Court, Tax Map 51A1-1-C-207
Parcel 9 (Dominion)	Lot B-708, on Canterbury Drive; Tax Map ID No. 51A7-1-B-708
Parcel 10 (Sellers)	Lot 769, on Village Court, Tax Map 51A8-2-769
Parcel 11 (Zeigler)	Lot 775, on Glen Cove Drive, Tax Map 51A8-2-775
Parcel 12 (Kijowski)	Lot 648, on LandOr Drive, Tax Map 51A8-4-648

LAKE CAROLINE SUBDIVISION LOTS

Parcel 13 (Tamarack)	Lot 1093, on John Paul Jones Drive, Tax Map ID No. 67A1-1-1093
Parcel 14 (Tamarack)	Lot 2072, on Stafford Cove, Tax Map ID No. 67A6-1-2072
Parcel 15 (Tamarack)	Lot 499, on King George Cove, Tax Map ID No. 67A2-1-499
Parcel 16 (Tamarack)	Lot 779, on Union Drive, Tax Map ID No. 67A2-1-779

OTHER PROPERTIES:

Parcel 17 (Daniel) 1 acre, more or less, north of Rt. 626, Tax Map ID No. 40-A-41

Parcel 18 (Johnson) 0.39 acre, more or less, near Doggett's Fork, Tax Map ID No. 95A-2-G1

Parcel 19 (Sims) REDEEMED

Parcel 20 (Smith) 1 acre, more or less, Part of Lot 6, Shady Lane Subdivision, east side of Dry
Bridge Road; Tax Map 84-10-6C

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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