

**FOR SALE AT AUCTION**  
**PUBLIC ONLINE AND LIVE SIMULCAST SALE OF**  
**TAX DELINQUENT CAROLINE COUNTY REAL ESTATE**  
*Thursday, December 17, 2020 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 a simulcast (online and in-person) at public auction in the Caroline County Community Center Auditorium, Milford, Virginia, on December 17, 2020 at 11:00 A.M., subject to the following terms and conditions, the following-described real estate:

**CAROLINE PINES**

- Parcel 1 (Central) Lot 45, Caroline Pines, on Coulter Lane; Tax Map 93A2-1-45
- Parcel 2 (Dailey) Lot 279, Caroline Pines, on Norway Road; Tax Map 93A1-1-279
- Parcel 3 (Andrews) Lots 415 and 416, Caroline Pines, on Summer Drive; Tax Map 93A3-1-415 and Tax Map 93A3-1-416
- Parcel 4 (Davis) Lot 424, Caroline Pines, on Summer Drive; Tax Map 93A3-1-424
- Parcel 5 (Richmond) Lot 426, Caroline Pines on Summer Drive; Tax Map 93A3-1-426
- Parcel 6 (Andrews) Lots 502 and 503, Caroline Pines, on Longleaf Road; Tax Map 93A3-1-502 and Tax Map 93A3-1-503
- Parcel 7 (Blaker) Lot 929, Caroline Pines, on Hill Road; Tax Map 93A2-1-929

**LAKE CAROLINE**

- Parcel 8 (Andrews) Lot 114, Lake Caroline Subdivision, 407 Howe Drive; Tax Map 67A3-1-114
- Parcel 9 (Salman) Lot 1595, Lake Caroline Subdivision, 159 American Drive; Tax Map 67A4-1-1595

**LAKE LAND'OR**

- Parcel 10 (Love) Lot 103, Lake Land'Or Resort Development, on Swan Lane, Tax Map 51A5-1-103

**OTHER**

- Parcel 11 (Abramson) 1.0 acre, more or less, west side of Cammack Drive, Tax Map 69-A-23

Parcel 12 (Anderson) 4 acres, more or less, east side of Dawn Boulevard, Tax Map 101-A-66

Parcel 13 (Belmont) 1.5273 acres, more or less, Parcel B2, corner of Omaha Drive and Belmont Boulevard; Tax Map 82-A-B2

Parcel 14 (Smith) 1 acre, more or less, Part of Lot 6, Shady Lane Subdivision, 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 Atlantic Union 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. 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  
Sands Anderson PC  
Post Office Box 907  
**Fredericksburg, VA 22404-0907**  
[www.sandsanderson.com](http://www.sandsanderson.com)