

FOR SALE AT AUCTION
PUBLIC ONLINE AND LIVE SIMULCAST SALE OF TAX DELINQUENT
SPOTSYLVANIA COUNTY REAL ESTATE
Wednesday, April 26, 2023 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 a simulcast (online and in-person) public auction at the Spotsylvania County Board Room, Spotsylvania, Virginia, on Wednesday, April 26, 2023 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

- Parcel 1 (Comfort) 9 acres, more or less, on Dovey Road, Tax Map 55-A-35
- Parcel 2 (Durning) Campsite No. 233, Glen 4, Wilderness Camping Resorts, Tax Map 10B-4-233
- Parcel 3 (Garcia) 4.97 acres, more or les, 17325 Monrovia Road, Tax Map 53-A-8B
- Parcel 4 (Gold) REDEEMED
- Parcel 5 (Mullins) 4.86 acres, more or less, Lot 44, Green Branch Farms, Improved,
5004 Greenbranch Street, Tax Map 73-6-44
- Parcel 6 (Payne) 30 acres, more or less, end of Daddys Lane, Tax Map 49-A-46

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 the 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 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.

Please visit bid.forsaleatauction.biz to register for the online auction, or call the auction company at 540-899-1776 for more information on how to participate online.

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