

FOR SALE AT AUCTION
PUBLIC ONLINE AND LIVE SIMULCAST SALE OF
TAX DELINQUENT REAL ESTATE IN STAFFORD COUNTY

Wednesday, October 16, 2024 at 11:00 a.m.

The Stafford County Administrative Board Room
Stafford County Administration Building, 1300 Courthouse Road, Stafford, Virginia 22554

NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Stafford County, Virginia, the undersigned Special Commissioner will offer for sale at a simulcast (online and in-person) public auction at the Stafford County Administrative Board Room, Stafford, Virginia, on Wednesday, October 16, 2024 at 11:00 a.m., subject to the following terms and conditions, the following-described real estate:

- Parcel 1 (Bonner) Unit 7-2, Phase 6, The Villas at Falls Run Condominium, 17 Turtle Creek Way, Tax Map 45R-6-72
- Parcel 2 (Cranes) 3.8282 acres, more or less, Lot 2C, Taylor Bott Industrial Park, west of Route 1; Tax Map 38-15D
- Parcel 3 (Daggs) 0.0624 acre more or less, east side of Jefferson Davis Highway, Tax Map 21-84
- Parcel 4 (Dudley) 0.57 acres, more or less, and 0.339 acres, more or less, Improved, 8 Strawberry Lane, Tax Map 54-14
- Parcel 5 (Jackson) 0.5 acres, 222 Quarry Road, Tax Map 31-47B
- Parcel 6 (Kimbowa) 60.3498 acres, more or less, Lot A, The Preserve on Aquia Creek, Tax Map 17G-A
- Parcel 7 (M & A) 1.6269 acres, more or less, Park Area, Sec. I, Suburban Estates, Tax Map 20E-2-A
- Parcel 8 (Messick) Lot 32, Sec. H, Lake Arrowhead Subdivision, on Ash Lane, Tax Map 8B-H-32

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 highest bidder will be notified once the sale is confirmed by the Court, and the balance of the purchase price, in cash or certified funds, shall be paid within fifteen (15) days of notification of the Court's confirmation. TIME IS OF THE ESSENCE. All properties will be conveyed by Special Warranty Deed, subject to any easements, covenants, and restrictions, and any rights of persons in possession. Interested parties may go upon the UNIMPROVED real estate only 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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