

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Essex County, Virginia, entered December 15th, 2015 in the civil action styled *Essex County vs. Martha Ann Baird, et al.*, the undersigned Special Commissioner will offer for sale at Public Auction to the highest bidder, but subject to confirmation by the court, on **SATURDAY, JANUARY 30TH, 2016**, in the **Essex High School Cafeteria**, 833 High School Circle, Tappahannock, Virginia, at 10:00 a.m., the following described real estate in Essex County, Virginia:

1. **BEALS, Roger William & BEALS, Siv Martha** - Adj. Taliaferro Jones, 1.090 acres; Central Mag. Dist.; Tax Map No. 37-76; Assessed Value: 20,500/33,100/53,600; Name Assessed In: **Beals, Roger William, et ux**; **APPRAISED VALUE: \$11,000.00**; *Note: Existing well and septic*
2. **CASWELL, Charlotte H. & CASWELL, Craig** - Adj. Mill, 4.033 acres; Central Mag. Dist.; Tax Map No. 23-79; Assessed Value: 32,100/0-/32,100; Name Assessed In: **Caswell, Charlotte, et vir**; **APPRAISED VALUE: \$9,000.00**; *Note: Timber value*
3. **COVINGTON, Frank Edward & COVINGTON, Mary Louise** - Adj. Garnett, 0.48 acre; Occupacia Mag. Dist.; Tax Map No. 3-6A; Assessed Value: 2,400/0-/2,400; Name Assessed In: **Covington, Frank Edward, et ux**; **APPRAISED VALUE: \$2,500.00**;
4. **DUNNING, Irene Annie** - Adj. Wood, .25 acre; Occupacia Mag. Dist.; Tax Map No. 24-29C; Assessed Value: 8,100/0-/8,100; Name Assessed In: **Dunning, Irene Annie**; **APPRAISED VALUE: \$2,500.00**
5. **DYKE, Jeffrey D. & DYKE, Lisa M.** - Adj. Stephens, 3.631 acres; Rappahannock Mag. Dist.; Tax Map No. 49-18B; Assessed Value: 30,500/0-/30,500; Name Assessed In: **Dyke, Jeffrey D. & Lisa M.**; **APPRAISED VALUE: \$23,500.00**; *Note: Percs for conventional system under 2000 regs*
6. **FORTUNE, Nathaniel E., FORTUNE, Ann V. a/k/a FORTUNE, Vera Ann, ROBINSON, James, ROBINSON, Teresa a/k/a ROBINSON, Theresa, ROBINSON, Rebecca, JOHNSON, Barbara, RICHARDSON, Jeanne a/k/a RICHARDSON, Rebecca & MITCHELL, Joan** - Adj. Terrels, 3.5 acres; Occupacia Mag. Dist.; Tax Map No. 9-11E; Assessed Value: 30,000/0-/30,000; Name Assessed In: **Fortune, Nathaniel E. & Ann V.**; **APPRAISED VALUE: \$12,500.00**; *Note: Percs for conventional system under 2000 regs*
7. **GILL, Alice Young** - Lot 4, 0.48 acre; Rappahannock Mag. Dist.; Tax Map No. 46-1-4; Assessed Value: 14,100/0-/14,100; Name Assessed In: **Gill, Alice Young**; **APPRAISED VALUE: \$7,500.00**
8. **JOHNSON, Ada, JOHNSON, Ryland Alan & JOHNSON, Judith Ann** - Adj. Satterwhite, 4.184 acres; Occupacia Mag. Dist.; Tax Map No. 25-25; Assessed Value: 37,700/0-/37,700; Name Assessed In: **Johnson, Ryland M.**; **APPRAISED VALUE: \$22,000.00**; *Note: Timber value*
9. **JONES, William Henry, JONES, Phil, the known un-named son and the unknown children and heirs of, if any, JONES, James Albert, the unknown heirs of, if any, JONES, Sarah, the unknown heirs of, if any, BROWN, Henrietta, the unknown heirs of, if any & ROBINSON, Nellie, the unknown heirs of, if any** - Adj. Laytons, 15 acres; Rappahannock Mag. Dist.; Tax Map No. 60-46; Assessed Value: 47,000/0-/47,000; Name Assessed In: **Jones, William Henry, et al**; **APPRAISED VALUE: \$44,000.00**; *Note: Timber value. Existing well and septic*
10. **JONES, William Henry & MONROE, Hannah a/k/a MONROE, Anna Maria, the known un-named son and the unknown children and heirs of, if any, JONES, James Albert, the unknown heirs of, if any, JONES, Sarah, the unknown heirs of, if any, BROWN, Henrietta, the unknown heirs of, if any & ROBINSON, Nellie, the unknown heirs of, if any** - Adj. Jones, 8 acres; Rappahannock Mag. Dist.; Tax Map No. 60-48; Assessed Value: 13,000/0-/13,000; Name Assessed In: **Jones, William Henry, et al**; **APPRAISED VALUE: \$27,000.00**; *Note: Percs for a conventional system under 2000 regs with an alternative system reserve*
11. **KELLEY, Leslie E. & KELLEY, Elaine** - Gwynnfield, Lot 11, Block D, Occupacia Mag. Dist.; Tax Map No. 26C-9-D-11; Assessed Value: 2,500/0-/2,500; Name Assessed In: **Kelley, Leslie E. & Elaine**; **APPRAISED VALUE: \$2,200.00**
12. **KELLEY, Leslie E. & KELLEY, Elaine** - Gwynnfield, Lot 12, Block D, Occupacia Mag. Dist.; Tax Map No. 26C-9-D-12; Assessed Value: 2,500/0-/2,500; Name Assessed In: **Kelley, Leslie E. & Elaine**; **APPRAISED VALUE: \$2,200.00**
13. **BYRD, Renada Catrice f/k/a MILLER, Renada Catrice** - Adj. Baylor, 4 acres; Occupacia Mag. Dist.; Tax Map No. 10-85A; Assessed Value: 32,000/0-/32,000; Name Assessed In: **Miller, Renada Catrice**; **APPRAISED VALUE: \$11,500.00**
14. **MORRIS, Doris Young & MORRIS, John** - Lot 5, 0.270 acre; Rappahannock Mag. Dist.; Tax Map No. 46-1-5; Assessed Value: 8,700/0-/8,700; Name Assessed In: **Morris, Doris Young, et vir**; **APPRAISED VALUE: \$6000.00**
15. **MORRIS, George L.** - Adj. Abrams, 2.65 acres; Rappahannock Mag. Dist.; Tax Map No. 60-102; Assessed Value: 26,600/15,500/42,100; Name Assessed In: **Morris, George L.**; **APPRAISED VALUE: \$8,000.00**
16. **PENDLETON, Daniel, PENDLETON, Elizabeth & PENDLETON, Clarence P., decd., the unknown heirs of, if any** - Adj. Cloverdale, 29 acres; Rappahannock Mag. Dist.; Tax Map No. 53-73; Assessed Value: 88,800/2,000/90,800; Name Assessed In: **Pendleton, Clarence P.**; **APPRAISED VALUE: \$77,000.00**; *Note: Some timber value*
17. **PETERSON, Stig F. a/k/a PETERSEN, Stig F. & PETERSON, Kari M. a/k/a PETERSEN, Kari M.** - Adj. Jeffries, Lot 5, 0.62 acre; Rappahannock Mag. Dist.; Tax Map No. 45-3-5; Assessed Value: 3,100/0-/3,100; Name Assessed In: **Peterson, Stig F., et ux**; **APPRAISED VALUE: \$2,000.00**
18. **PETERSON, Stig F. a/k/a PETERSEN, Stig F. & PETERSON, Kari M. a/k/a PETERSEN, Kari M.** - Adj. Jeffries, 0.3 acre; Rappahannock Mag. Dist.; Tax Map No. 45-3-6A; Assessed Value: 1,500/0-/1,500; Name Assessed In: **Peterson, Stig F.**; **APPRAISED VALUE: \$2,500.00**
19. **RANSOME, Cora Lee, NORMAN, Earl & NORMAN, Mortimer, decd., the unknown heirs of, if any** - Adj. Norman, 1 acre; Central Mag. Dist.; Tax Map No. 34-68; Assessed Value: 20,000/8,900/28,900; Name Assessed In: **Ransome, Cora Lee & Norman, Earl**; **APPRAISED VALUE: \$10,000.00**; *Note: Existing well and septic*
20. **RANSOME, Cora Lee, NORMAN, Earl & NORMAN, Watson W.** - Adj. Sisson, 6 acres; Central Mag. Dist.; Tax Map No. 34-69; Assessed Value: 37,500/0-/37,500; Name Assessed In: **Ransome, Cora Lee, et al**; **APPRAISED VALUE: \$15,000.00**; *Note: Existing well and septic*
21. **ROANE, Lewis Earl, MCDOWNEY, Bernice Roane, MOORE, Evelyn, REYNOLDS, Wanda, BUNDY, Barbara f/k/a ROANE, Barbara L., JOHNSON, Mary, REDMOND, Phyllis, SMITH, Sylvia R., ROANE, Dennis, HOLMES, Sally, a/k/a HOLMES, Sallie & CAMPBELL, Robert** - Adj. Tompkins, 0.5 acre; Central Mag. Dist.; Tax Map No. 33-45B; Assessed Value: 14,500/34,900/49,400; Name Assessed In: **Roane, Lewis Earl, et als**; **APPRAISED VALUE: \$22,000.00**; *Note: Existing well and septic*
22. **ROANE, Michael P. & ROANE, Edith C.** - Adj. Roane, 2.5 acres; Central Mag. Dist.; Tax Map No. 33-28E; Assessed Value: 26,200/0-/26,200; Name Assessed In: **Roane, Michael P. & Edith C.**; **APPRAISED VALUE: \$11,000.00**; *Note: Percs, has installed drainfield wich needs verification inspection*
23. **ROBINSON, Jacob & ROBINSON, Jacob, the unknown heirs of, if any** - Adj. Bareford, 6 acres; Central Mag. Dist.; Tax Map No. 35-47A; Assessed Value: 21,000/0-/21,000; Name Assessed In: **Robinson Estate, Jacob**; **APPRAISED VALUE: \$3,000.00**; *Note: Percs for conventional system under 2000 regs*
24. **SMITH, Timothy N., SMITH, Victoria R. a/k/a SMITH, Victoria L., MILLER, Lucy Washington, WASHINGTON, John, & WASHINGTON, William, decd., the unknown heirs of, if any** - Adj. Abrams, 1 acre; Rappahannock Mag. Dist.; Tax Map No. 53-143A; Assessed Value: 20,000/0-/20,000; Name Assessed In: **Smith, Timothy N. & Victoria R.**; **APPRAISED VALUE: \$10,500.00**
25. **FRALEY, Joan a/k/a FRALEY, Joan D.** - Adj. Clarke, 1 acre; Central Mag. Dist.; Tax Map No. 22-30D; Assessed Value: 20,000/26,700/46,700; Name Assessed In: **Urkums, Summie, et al** **APPRAISED VALUE:**

- \$24,000.00; Note: Percs for conventional system under 2000 regs**
26. **UVW, LLC, a Virginia limited liability company** - Adj. Pigeon Hill, 14.59 acres; Central Mag. Dist.; Tax Map No. 31-47P; Assessed Value: 29,300/-0-/29,300; Name Assessed In: **UVW, LLC; APPRAISED VALUE: \$44,000.00; Note: Timber value. Percs for conventional system under 2000 regs**
27. **WHITE, Mary Jane** - Adj. Center Cross, 0.33 acre; Rappahannock Mag. Dist.; Tax Map No. 53-132A; Assessed Value: 10,600/34,700/45,300; Name Assessed In: **White, Mary Jane; APPRAISED VALUE: \$6,500.00**
28. **WOODFORK, Vestilia a/k/a Vestilia Woodfork** - Adj. Baylor, 3 acres; Occupacia Mag. Dist.; Tax Map No. 24-50; Assessed Value: 12,000/-0-/12,000; Name Assessed In: **Woodfork, Vestilia APPRAISED VALUE: \$2,500.00**
29. **WYATT, Frank E.** - Adj. Taylor, Parcel 1, 1.594 acres; Rappahannock Mag. Dist.; Tax Map No. 60-23; Assessed Value: 23,000/-0-/23,000; Name Assessed In: **Wyatt, Frank E. Estate; APPRAISED VALUE: \$11,000.00; Note: Percs for alternative system**

TERMS OF SALE: Entire purchase price (100%) of each parcel or parcels payable by highest bidder in cash (**GREEN MONEY**) at sale, OR by Cashier's check payable to bidder and endorsed to the order of the John C. Hutt, Jr., DT Trust Fund Account. **Personal checks will NOT be accepted** unless bank line of credit is approved IN ADVANCE! For bank credit approval forms, specific information about sale procedures and data (location maps and title information) on the parcels, call during business hours Monday through Friday; 8:30 am to 5 pm and ask to speak with Katie Hawks or email "Katie@johnhuttlaw.com".

NOTICE: SPECIAL SALE PROCEDURE - WHERE PARCELS ARE ADJACENT TO EACH OTHER, THEY WILL FIRST BE SOLD INDIVIDUALLY, THEN COMBINED FOR SALE TOGETHER AT A BID IN EXCESS OF THE TOTAL INDIVIDUAL OFFERS.

NOTICE: MINIMUM FINAL BID - FOR AUTOMATIC COURT APPROVAL, ON PERC PROPERTIES, 50% OF APPRAISED VALUE AS SET FORTH ABOVE; ON NON-PERC PROPERTY, 25% OF APPRAISED VALUE AS SET FORTH ABOVE

NOTE: Unless otherwise specified above, all parcels are believed not to perc, based upon a general county-wide soil study.

NOTE: Announcements made the day of sale take precedence over any printed material.

THIS IS A CAVEAT EMPTOR SALE (Let the Buyer Beware!). INTERESTED PERSONS SHOULD IMMEDIATELY BEGIN THEIR RESEARCH BY CONTACTING MY OFFICE FOR LOCATION MAPS AND DATA DELIVERED BY FAX OR EMAIL ATTACHMENT.

John C. Hutt, Jr., Special Commissioner
15885 Kings Highway, (Adj. Post Office), P. O. Box 39, Montross, Virginia 22520
(804) 493-9700 FAX (804) 493-8116 Email: john@johnhuttlaw.com

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Essex County, Virginia, entered December 3rd, 2015 in the civil action styled *Essex County vs. James Denam, et al.*, the undersigned Special Commissioner will offer for sale at Public Auction to the highest bidder, but subject to confirmation by the court, on **SATURDAY, JANUARY 30TH, 2016**, in the **Essex High School Cafeteria**, 833 High School Circle, Tappahannock, Virginia, at 10:00 a.m., the following described real estate in Essex County, Virginia:

1. **DENAM, James & DENAM, Kristie** - W.B. Watson Subd., Lot 3, 0.98 acre; Central Mag. Dist.; Tax Map No. 37B-2-3; Assessed Value: 20,000/93,000/113,000; Name Assessed In: **Denam, James & Kristie; APPRAISED VALUE: \$90,000.00; Note: Existing well and septic**

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COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Essex County, Virginia, entered December 15th, 2015 in the civil action styled *Essex County vs. Pauline C. Morton, et al.*, the undersigned Special Commissioner will offer for sale at Public Auction to the highest bidder, but subject to confirmation by the court, on **SATURDAY, JANUARY 30TH, 2016**, in the **Essex High School Cafeteria**, 833 High School Circle, Tappahannock, Virginia, at 10:00 a.m., the following described real estate in Essex County, Virginia:

1. **MORTON, Pauline C., VAN VRANKEN, Dorothy, ROBINSON, JR., George T., GUIRTY, Genesta, SPENCER, Joyce A., KING, Carlton D. & ROBINSON, SR., George Tyler, the unknown heirs and successors in title of , if any** - Adj. Academy, 2 acres; Rappahannock Mag. Dist.; Tax Map No. 47-35A; Assessed Value: 30,000/-0-/30,000; Name Assessed In: **Morton et al, Pauline C.; APPRAISED VALUE: \$12,000.00; Note: Percs for conventional system**
2. **MORTON, Pauline C., VAN VRANKEN, Dorothy, ROBINSON, JR., George T., GUIRTY, Genesta, SPENCER, Joyce A., KING, Carlton D. & ROBINSON, SR., George Tyler, the unknown heirs and successors in title of , if any** - Adj. Cauthorne, Parcel II, 22.971 acres; Rappahannock Mag. Dist.; Tax Map No. 47-38; Assessed Value: 82,200/42,900/125,100; Name Assessed In: **Morton et al, Pauline C.; APPRAISED VALUE: \$74,000.00; Note: Existing well and septic**
3. **MORTON, Pauline C., VAN VRANKEN, Dorothy, ROBINSON, JR., George T., GUIRTY, Genesta, SPENCER, Joyce A., KING, Carlton D. & ROBINSON, SR., George Tyler, the unknown heirs and successors in title of , if any** - Academy Parcel 1, 1.271 acres; Rappahannock Mag. Dist.; Tax Map No. 53-1; Assessed Value: 5,100/-0-/5,100; Name Assessed In: **Morton et al, Pauline C.; APPRAISED VALUE: \$3,500.00**

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COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Essex County, Virginia, entered December 3rd, 2015 in the civil action styled *Town of Tappahannock vs. Barbara T. Lyons, et al.*, the undersigned Special Commissioner will offer for sale at Public Auction to the highest bidder, but subject to confirmation by the court, on **SATURDAY, JANUARY 30TH, 2016**, in the **Essex High School Cafeteria**, 833 High School Circle, Tappahannock, Virginia, at 10:00 a.m., the following described real estate in the Town of Tappahannock, Essex County, Virginia:

1. LYONS, Barbara T. & ALLEN, SUE - Adj. Faulconer, TOT; Tax Map No. 32B-1-80; Assessed Value: 12,500/5,000/17,500; Name Assessed In: **Lyons, Barbara T. & Allen, Sue**; **APPRAISED VALUE: \$10,000.00**; *Note: Public water and sewer*

TERMS OF SALE: Entire purchase price (100%) of each parcel or parcels payable by highest bidder in cash (**GREEN MONEY**) at sale, OR by Cashier's check payable to bidder and endorsed to the order of the John C. Hutt, Jr., DT Trust Fund Account. **Personal checks will NOT be accepted** unless bank line of credit is approved IN ADVANCE! For bank credit approval forms, specific information about sale procedures and data (location maps and title information) on the parcels, call during business hours Monday through Friday; 8:30 am to 5 pm and ask to speak with Katie Hawks or email "Katie@johnhuttlaw.com".

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