

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Westmoreland County, Virginia, in the civil action styled *County of Westmoreland vs. Christopher Allen, 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, SEPTEMBER 6, 2014**, in the Washington and Lee High School Cafeteria, 16380 Kings Highway, Montross, Virginia at **10:00 a.m.**, the following described real estate in Westmoreland County, Virginia:

1. **ALLEN, Christopher** - Currioman Bay Estates, Lot 55; Tax Map No. 23E-55; Assessed Value: 20,800/-0-/20,800 – D, J; Name Assessed In: **Allen, Christopher** *NOTE: Percs. for a three (3) bedroom conventional system. APPRAISED VALUE: \$14,000*
2. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 3, Section 3; Tax Map No. 26K1-3-3; Assessed Value: 4,200/-0-/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee** *NOTE: Percs. for a three (3) bedroom alternative system. APPRAISED VALUE: \$14,000*
3. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 7, Section 3; Tax Map No. 26K1-3-7; Assessed Value: 4,200/-0-/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee** **APPRAISED VALUE: \$14,000**
4. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 8, Section 3; Tax Map No. 26K1-3-8; Assessed Value: 4,200/-0-/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee** **APPRAISED VALUE: \$14,000**
5. **ASHTON, Joseph, ASHTON, Henry, ASHTON, Thomas, ASHTON, Alex a/k/a ASHTON, William Alexander, Jr., ASHTON, Andrew, ASHTON, Annie, JACKSON, Laura, HUNTER, Mary, SMITH, Lettie, JONES, Sinda a/k/a JONES, Sindy, ASHTON, Lottie, ASHTON, Martha, SCOTT, Wayne, QUICK, Wanda, SCOTT, Adrienne, ASHTON, Crystal A., ASHTON, Ingrid R. and BLACKWELL, Karen V.**
- Est. of Hammie Ashton; Tax Map No. 35A-1-5; Assessed Value: 2,100/-0-/2,100; Name Assessed In: **Ashton, John Joseph & Henry, et al** **APPRAISED VALUE: \$6,000**
6. **BEVERLY, Welly, Life Estate Holder, BEVERLY, Louise, Remainderman, BEVERLY, Floda, the unknown heirs of** - Gus Tinsley Estate, 4.27 acres; Tax Map No. 6-16; Assessed Value: 30,700/100/30,800 – I; Name Assessed In: **Beverly, Welly, Life Estate** *NOTE: Water and sewer connection available. APPRAISE VALUE: \$13,000*
7. **BOBER, Alphonse A. & BOBER, Auna** - Travelers Rest, Woodland Lot 34, Section 3; Tax Map No. 39B-6-34; Assessed Value: 4,200/-0-/4,200; Name Assessed In: **Bober, Alphonso A. & Anna** *NOTE: Sewer connection available. APPRAISED VALUE: \$3,000*
8. **BROWN, Owen & PERCELL, Yvette** - Haulover Shores, Lot 70; Tax Map No. 23C-70; Assessed Value: 20,800/-0-/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell** **APPRAISED VALUE: \$14,000**
9. **BROWN, Owen & PERCELL, Yvette** - Haulover Shores, Lot 71; Tax Map No. 23C-71; Assessed Value: 20,800/-0-/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell** **APPRAISED VALUE: \$14,000**
10. **BROWN, Owen & PERCELL, Yvette** - Machodoc Point, Lot 18; Tax Map No. 23D-18; Assessed Value: 20,800/-0-/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell** *NOTE: Percs. for an alternative system. APPRAISED VALUE: \$15,000*
11. **CHARLES, Clyde L. & CHARLES, Jocelyn M.** - Cabin Point, Lot 16, Section 3; Tax Map No. 25B2-3-16; Assessed Value: 19,900/-0-/19,900; Name Assessed In: **Charles, Clyde L. & Jocelyn M.** *NOTE: Percs. for an alternative system. APPRAISED VALUE: \$18,000*
12. **CLARY, Mabel V., Trustee** - Placid Bay Estates, Woodland Section, Lot 1, Block 1; Tax Map No. 10D-1-1-1; Assessed Value: 13,300/-0-/13,300; Name Assessed In: **Clary, Mabel V., Trustee** *NOTE: Water and sewer connection available. APPRAISED VALUE: \$14,000*
13. **DEWITT, Andrew R.** - Shannon Park Beach, Lot 143; Tax Map No. 49D-1-143; Assessed Value: 3,300/-0-/3,300; Name Assessed In: **Dewitt, Andrew R.** *NOTE: Wooded lot. APPRAISED VALUE: \$7,000*
14. **DEWITT, Andrew R.** - Shannon Park Beach, Lot 144; Tax Map No. 49D-1-144; Assessed Value: 3,300/-0-/3,300; Name Assessed In: **Dewitt, Andrew R.** *NOTE: Wooded lot. APPRAISED VALUE; \$5,000*
15. **DOLL, William R., Sr. & DOLL, Gloria J.** - Placid Bay Estates, Shorewood Section, Lot 13, Block 1; Tax Map No. 10C-5-1-13; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Doll, William R., Sr. & Gloria J. Doll** *NOTE: Water and sewer connection available. APPRAISED VALUE: \$9,000*
16. **HAMMER, Paul & HUDSON, B. F.** - Lot 5, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-5; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson** *NOTE: Water and sewer connection available. APPRAISED VALUE: \$6,000*
17. **HAMMER, Paul & HUDSON, B. F.** - Lot 6, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-6; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson** *NOTE: Water and sewer connection available. APPRAISED VALUE: \$6,000*
18. **HAMMER, Paul & HUDSON, B. F.** - Lot 7, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-7; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson** *NOTE: Water and sewer connection available. APPRAISED VALUE: \$6,000*
19. **JENKINS, John W. & JENKINS, Mabel L.** - Colonial Forest, Lot 27, Block 1, Section 1; Tax Map No. 6E-1-1-27; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Jenkins, John W. & Mabel L.** *NOTE: Sewer connection available. APPRAISED VALUE: \$9,000*
20. **JENKINS, John W. & JENKINS, Mabel L.** - Colonial Forest, Lot 28, Block 1, Section 1; Tax Map No. 6E-1-1-28; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Jenkins, John W. & Mabel L.** *NOTE: Sewer connection available. APPRAISED VALUE: \$9,000*

21. **JOHNSON, Arthur E. & JOHNSON, Bettie K.** - Placid Bay Estates, Woodbine Section, Lot 8, Block 2; Tax Map No. 10C-6-2-8; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Johnson, Arthur E. & Bettie K.** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$10,000**
22. **JOHNSON, Margaret T. & JOHNSON, Francis C., the unknown heirs of** - Erica School, Route 626, .5 acre; Tax Map No. 37-57; Assessed Value: 2,500/-0-/2,500 - D; Name Assessed In: **Johnson, Francis C., Estate & Margaret T. Johnson** *NOTE: Wooded parcel.* **APPRAISED VALUE: \$12,000**
23. **JONES, Christie B.** - Independence Shores, Lot 105; Tax Map No. 22B-105; Assessed Value: 20,800/-0-/20,800 - D, J; Name Assessed In: **Jones, Christie D.** *NOTE: Percs. for a two (2) bedroom conventional system.* **APPRAISED VALUE: \$14,000**
24. **JONES, Christie B.** - Independence Shores, Lot 107; Tax Map No. 22B-107; Assessed Value: 5,200/-0-/5,200 - D, J; Name Assessed In: **Jones, Christie D.** *NOTE: Percs. for an alternative system with the possibility for a conventional system.* **APPRAISED VALUE: \$5,000**
25. **POTOMAC SHORE HOMES, INC.** - Glebe Harbor, Lot 102, Section 3; Tax Map No. 26K1-3-102; Assessed Value: 16,600/-0-/16,600 - J; Name Assessed In: **Potomac Shore Homes, Inc.** *NOTE: Wooded lot.* **APPRAISED VALUE: \$13,000**
26. **POTOMAC SHORE HOMES, INC.** - Cabin Point, Lot 38, Section 12; Tax Map No. 25B3-1-38; Assessed Value: 19,900/-0-/19,900 - J; Name Assessed In: **Potomac Shore Homes, Inc.** *NOTE: Percs. for an alternative system. Water connection available.* **APPRAISED VALUE: \$14,000**
27. **POTOMAC SHORE HOMES, INC.** - Nomini Cliffs, Lot 13; Tax Map No. 23B-13; Assessed Value: 20,800/-0-/20,800 - J; Name Assessed In: **Potomac Shore Homes, Inc.** **APPRAISED VALUE: \$14,000**
28. **RIDDLE, Jerry T. & RIDDLE, Coryne L.** - Glebe Harbor, Lot 133, Section 1; Tax Map No. 26K1-1-133; Assessed Value: 16,600/-0-/16,600 - J; Name Assessed In: **Riddle, Jerry T. & Coryne L.** **APPRAISED VALUE: \$15,000**
29. **ROBBINS, John D. & ROBBINS, Josephine E.** - Placid Bay Estates, Woodland Section, Lot 11, Block 4; Tax Map No. 10D-1-4-11; Assessed Value: 6,600/-0-/6,600; Name Assessed In: **Robbins, John D. & Josephine E.** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$8,000**
30. **STORCH, James P.** - Placid Bay Estates, Woodland Section, Lot 8, Block 4; Tax Map No. 10D-1-4-8; Assessed Value: 13,300/-0-/13,300; Name Assessed In: **Storch, James P.** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$13,000**
31. **THOMAS, Gregory L. and THOMAS, Janet M.** - Part Kernans, 3.01 acres; Tax Map No. 48-52; Assessed Value: 25,800/-0-/25,800 - J; Name Assessed In: **Thomas, Gregory L. & Janet M.** *NOTE: Percs. for a conventional system.* **APPRAISED VALUE: \$10,000**
32. **WATTS, Rosie, WATTS, Vivian, WATTS, Emma & WATTS, Johnnie, the unknown heirs of, if any** - Part of Noel Tract, 3.48 acres; Tax Map No. 6-45; Assessed Value: 22,800/-0-/22,800; Name Assessed In: **Watts, Johnny** **APPRAISED VALUE: \$12,000**

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 Ryan G. Haywood or email "ryan@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.

John C. Hutt, Jr., Special Commissioner
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