

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Essex County, Virginia, entered on the 16th day of June 2014, in the civil action styled *County of Essex vs. Alvin L. Braxton, 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, JULY 19, 2014**, in the Essex County High School Cafeteria, 833 High School Circle (a/k/a Airport Road), Tappahannock, Virginia, 22560, at 10:00 a.m., the following described real estate in Essex County, Virginia:

1. **BRAXTON, Alvin L. & BRAXTON, Emma L.** - Adj Wachsmuth; Tax Map No. 37-64D; Assessed Value: 16,900/-0-/16,900; Name Assessed In: **Braxton, Alvin L., et ux APPRAISED VALUE: \$8,000**
2. **BROWN, Elijah a/k/a BROWN, Elizabeth and BROWN, Elijah, the Unknown Heirs of** - Adj Laytons; Tax Map No. 60-56; Assessed Value: 55,000/-0-/55,000; Name Assessed In: **Brown, Elizabeth NOTE: Percs. for an alternative system. APPRAISED VALUE: \$39,000**
3. **CAMPBELL, SR., Vincent L. & CAMPBELL, Ida M.** - Adj Texas; Tax Map No. 18-67; Assessed Value: 47,300/-0-/47,300; Name Assessed In: **Campbell, Vincent L., Sr. & Ida M. APPRAISED VALUE: \$22,000**
4. **CAMPBELL, SR., Vincent L. & CAMPBELL, Ida M.** - Adj Johnson; Tax Map No. 60-33; Assessed Value: 11,300/-0-/11,300; Name Assessed In: **Campbell, Vincent L., Sr. & Ida M. NOTE: Percs. for an alternative system. APPRAISED VALUE: \$19,000**
5. **CAMPBELL, SR., Vincent L. & CAMPBELL, Ida M.** - Adj Johnson; Tax Map No. 60-36; Assessed Value: 20,300/-0-/20,300; Name Assessed In: **Campbell, Vincent L., Sr. & Ida M. NOTE: Percs. for a conventional system. APPRAISED VALUE: \$30,000**
6. **FORTUNE, Nathaniel E., FORTUNE, Ann V., ROBINSON, James, FOBINSON, Teresa, ROBINSON, Rebecca, JOHNSON, Barbara, RICHARDSON, Jeanne a/k/a RICHARDSON, Rebecca, & MITCHELL, Joan** - Adj Terrels; Tax Map No. 9-11E; Assessed Value: 30,000/-0-/30,000; Name Assessed In: **Fortune, Nathaniel E. & Ann V. NOTE: Percs. for a conventional system. APPRAISED VALUE: \$18,000**
7. **LOMAX, Mae Joel, WATKINS, Nettie, WATKINS, Harold, Watkins, Gene, JACKSON, Mary Renee, LEVI, Paul, BARKSDALE, Charles, Lomax, Theodore, LOMAX, Randy Gene, LOMAX, Joel Keith, GRESHAM, George Mason, decd., the unknown heirs of, if any** - Adj Pollard; Tax Map No. 53D-1-4; Assessed Value: 28,500/-0-/28,500; Name Assessed In: **Gresham, George Mason c/o Dottie Watkins NOTE: Percs. for an alternative system. APPRAISED VALUE: \$24,000**
8. **HARCUM, Nannie B. (a/k/a Nannie Bowler Harcum) c/o Robert Foyles** - Adj Bowler; Tax Map No. 53-60; Assessed Value: 21,900/-0-/21,900; Name Assessed In: **Harcum, Nannie B. c/o Robert Foyles NOTE: Property not properly located on land map.**
9. **HARCUM, Nannie B. (a/k/a Nannie Bowler Harcum) c/o Robert Foyles** - Adj Herndon; Tax Map No. 60-57; Assessed Value: 26,300/-0-/26,300; Name Assessed In: **Harcum, Nannie B. c/o Robert Foyles NOTE: Percs. for an alternative system. APPRAISED VALUE: \$25,000**
10. **HARCUM, Nannie B. (a/k/a Nannie Bowler Harcum) c/o Robert Foyles** - Adj Muse; Tax Map No. 60-58; Assessed Value: 26,000/-0-/26,000; Name Assessed In: **Harcum, Nannie B. c/o Robert Foyles APPRAISED VALUE: \$18,000**
11. **HARRISON, Alexander c/o Nicole Rodgers** - Silas Harrison Est, Lot 9; Tax Map No. 10-2-9; Assessed Value: 26,700-0-/26,700; Name Assessed In: **Harrison, Alexander c/o Nicole Rodgers NOTE: Percs. for a conventional system. APPRAISED VALUE: \$16,000**
12. **HEDGEMAN, Sucky c/o Jimmy L. Moore and the Unknown Heirs of Sucky Hedgeman** - Adj Wright; Tax Map No. 31-29; Assessed Value: 8,000/-0-/8,000; Name Assessed In: **Hedgman, Sucky c/o Jimmy L. Moore APPRAISED VALUE: \$8,000**
13. **HILL, Roland c/o Andrew Hill** - Adj Jones; Tax Map No. 59-42; Assessed Value: 22,300/6,000/28,300; Name Assessed In: **Hill, Roland c/o Andrew Hill NOTE: Existing well and septic. APPRAISED VALUE: \$14,000**
14. **JAMES, Jennie c/o George Jacob James and the Unknown heirs of James H. Jones, if any** - Adj Moulton; Tax Map No. 30-57; Assessed Value: 54,500/-0-/54,500; Name Assessed In: **Jones, James, Est. c/o George Jacob James NOTE: Percs. for a conventional system. APPRAISED VALUE: \$34,000**
15. **JAMES, Jennie c/o George Jacob James and the Unknown heirs of James H. Jones, if any** - Adj Davis; Tax Map No. 30A-2-1; Assessed Value: 55,000/-0-/55,000; Name Assessed In: **Jones, James, Est. c/o George Jacob James NOTE: Percs. for a conventional system. APPRAISED VALUE: \$56,000**

16. **KELLEY, Leslie E. & KELLEY, Elaine** - Gwynnfield, Lot 11, Block D; Tax Map No. 26C-9-D-11; Assessed Value: 2,500/-0-/2,500; Name Assessed In: **Kelley, Leslie E. & Elaine APPRAISED VALUE: \$4,000**
17. **KELLEY, Leslie E. & KELLEY, Elaine** - Gwynnfield, Lot 12, Block D; Tax Map No. 26C-9-D-12; Assessed Value: 2,500/-0-/2,500; Name Assessed In: **Kelley, Leslie E. & Elaine APPRAISED VALUE: \$4,000**
18. **PAYNE, Austin** - Adj Bareford; Tax Map No. 35-47; Assessed Value: 21,000/-0-/21,000; Name Assessed In: **Payne, Austin c/o Betty Lou Frank NOTE: Percs. for a conventional system. APPRAISED VALUE: \$9,000**
19. **PENLETON, Joseph a/k/a PENDLETON, Joseph** - Adj Oakland; Tax Map No. 53-90A; Assessed Value: 41,000/-0-/41,000; Name Assessed In: **Pendleton, Joseph NOTE: Property not properly located on land map.**
20. **QUARLES, Etta C. c/o Thelma T. Claiborne** - Adj Dunn; Tax Map No. 46-133; Assessed Value: 8,000/-0-/8,000; Name Assessed In: **Quarles, Etta C., et al c/o Thelma T. Claiborne APPRAISED VALUE: \$10,000**
21. **RANSOM, Fanny (a/k/a Fanny Ransome) & RANSOM, Sally (a/k/a Sally Ransome) c/o Melvin Roane** - Adj Langley; Tax Map No. 33-7; Assessed Value: 30,000/-0-/30,000; Name Assessed In: **Ransome, Fannie & Sallie c/o Melvin Roane NOTE: Percs. for a conventional system. APPRAISED VALUE: \$28,000**
22. **ROBINSON, Roy & ROBINSON, Rebecca, Life Estate Holder c/o Joseph Pendleton** - Adj Pendleton; Tax Map No. 53-54; Assessed Value: 16,000/-0-/16,000; Name Assessed In: **Robinson, Roy c/o Joseph Pendleton NOTE: Property not properly located on land map.**
23. **GAINES, Stacia Joell, GAINES, Novella Michelle, and WRIGHT, Mittie Lennette a/k/a WRIGHT, Mittie Lynette, Remaindermen** - Adj Gaines; Tax Map No. 10-70A; Assessed Value: 19,900/24,100/44,000; Name Assessed In: **Wright, Mittie Lennette, et al c/o Ronald Gaines NOTE: Percs. for a conventional system. APPRAISED VALUE: \$11,000**
24. **WYATT, Frank E. c/o Naomi Wyatt Strange** - Adj. Taylor, Parcel 1, 1.591 Ac.; Tax Map No. 60-23; Assessed Value: 23,000/-0-/23,000; Name Assessed In: **Wyatt, Frank E. c/o Naomi Wyatt Strange NOTE: Percs. for an alternative system. APPRAISED VALUE: \$19,000**

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 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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