

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Richmond County, Virginia, entered on the 5th day of February, 2018, in the civil action styled *County of Richmond vs. Oren Odell Blue, 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, FEBRUARY 24TH, 2018**, in the **Rappahannock High School Cafeteria**, 6914 Richmond Road, Warsaw, Virginia, at 10:00 a.m., the following described real estate in the Richmond County, Virginia:

1. **BLUE, Oren Odell & DUNAWAY, Marion C. f/k/a VENNEY, Marion Caroline, the unknown heirs, devisees and successors in title of, if any** - Adj. Corbin Est.; 0.50 acre; Washington Mag. Dist.; Tax Map No. 36-126; Assessed Value: 5,625/-0-/5,625 ; Name Assessed In: **Blue, Oren Odell & Marion C. Dunaway Estate; APPRAISED VALUE: \$1,500.00**
2. **BROOKS, Corintha a/k/a BROOKS , M. Corintha a/k/a RHODES , Corintha Brooks, LAWS, Rachel B. a/k/a LAWS, Rachael B. a/k/a LAWS, Rachel M., BROOKS, Herman a/k/a BROOKS, Herman T., PLAYER, Mildred B., BROOKS, Alice, BROOKS, Wallace, BROOKS, Elsie, BROOKS, Pearline Ellen n/k/a BALL, Pearline B. & BROOKS, Staggie Lovejoy a/k/a VENNEY, Staggie B.** - Adj. Simmons & Rich, 1.82 acres; Washington Mag. Dist.; Tax Map No. 36-112; Assessed Value: 16,149/12,944/29,093; Name Assessed In: **Brooks, Mattie Corbin; APPRAISED VALUE: \$11,000.00**
3. **COOPER, Nancy McKenney** - Adj. Snyder; 2.0 acres; Farnham Mag. Dist.; Tax Map No. 27-118B; Assessed Value: 23,690/-0-/23,690; Name Assessed In: **Cooper, Nancy M. NOTE: Percs for conventional system under 2000 regs; APPRAISED VALUE: \$15,000.00**
4. **COOPER, Nancy McKenney** - Adj. McKenney; 1.25 acres; Farnham Mag. Dist.; Tax Map No. 27-117; Assessed Value: 23,173/67,481/90,654; Name Assessed In: **Cooper, Nancy McKenney. NOTE: Percs for conventional system under 2000 regs; APPRAISED VALUE: \$69,000.00**
5. **F.F.F.H.2, LLC, a Virginia limited liability company** - At Rainswood; 0.9769 acre; Farnham Mag. Dist.; Tax Map No. 34-20A; Assessed Value: 22,757/-0-/22,757; Name Assessed In: **F.F.F.H.2, LLC. NOTE: Percs for conventional system under 2000 regs; APPRAISED VALUE: \$13,000.00**
6. **FREDERICKS, Patricia A.** - Adj. Laytons; 1.007 acre; Farnham Mag. Dist.; Tax Map No. 38-69; Assessed Value: 23,161/38,710/61,871; Name Assessed In: **Fredericks, Patricia A. NOTE: Existing 2 bedroom conventional system & artesian well; APPRAISED VALUE: \$40,000.00**
7. **GRAY, Benjamin Matthew, GRAY, Gilbert Gene & GRAY, Freda Dorine** - 1564 Folly Neck Road; 0.709 acre; Washington Mag. Dist.; Tax Map No. 31-36; Assessed Value: 15,822/8,000/23,822; Name Assessed In: **Gray, Benjamin M., et al.; NOTE: Existing 2 bedroom well & septic; APPRAISED VALUE: \$6,000.00**
8. **HENDERSON, David, HENDERSON, Herman a possible heir of David Henderson & HENDERSON, David, The Unknown Heirs of, if any, HENDERSON, JR., Simmuel, RICHARDSON, Willie Ann a/k/a CLIMAX, Willie Anne Richard, RICHARDSON, Virginia E., RICHARDSON, Sarah E., JONES, Willie Ann, RICHARDSON, Joseph M., RICHARDSON, Alice, & RICHARDSON, [JR.], Lucius H.** - Adj. Tallent; 3.0 acres; Marshall Mag. Dist.; Tax Map No. 12-43; Assessed Value: 25,800/-0-/25,800; Name Assessed In: **Henderson, David. NOTE: Percs for conventional system under 2000 regs. Wooded lot; APPRAISED VALUE: \$17,000.00**
9. **JACKSON, Edward & HAWKINS, Verdine** - At Downings; 2.0 acres; Farnham Mag. Dist.; Tax Map No. 37-89A; Assessed Value: 11,000/-0-/11,000; Name Assessed In: **Jackson, Ed. NOTE: Percs for alternative system under 2000 regs. Wooded lot; APPRAISED VALUE: \$3,500.00**
10. **BRANCH, Lorena Laws, WILLIAMS, Dorothy Laws, LAWS, Randolph, CARTWRIGHT, Brenda Yvonne Haynie, HAYNIE, Peyton, HAYNIE, JR., Harold Morgan, HAYNIE, Aaron, SORRELL, Ernestine, NORRIS, Lee Esther Sorrell, LAWS, Willie A., NEWTON, William C., WRIGHT, Shirley Ann Thompson, LEWIS, Willie, dec'd, the unknown heirs of, PRICE, Edna Lewis, BUSH, Jane Allen, LIGON, Nancy Jackson, GILLIAM, Agatha Jackson a/k/a DILLARD, Agatha Jackson, VENNEY, Wesley Leroy, BROCKENBROUGH, Keith, VENNEY, Ernestine, McFADDEN, Jean Veney, VENNEY, Shirley, VENNEY, Angela, VENNEY, JR., Carroll, RUCKER, Gail, COLLINS, Vivian Lee, MASON, Eliezer, SPANN, Paulette, MASON, Dino, MASON, Patrick, dec'd, the unknown heirs of ,if any, FERGUSON, JR., Milton, FERGUSON, Donnell, CORNISH, Darryl, CORNISH, Latanya, CORNISH, JR., Clarence, BOYD, Anthony a/k/a SANDRIDGE, Anthony Boyd, NEWTON, Ernest Wilson, dec'd, if any & the unknown heirs, devisees, and successors in title of JACKSON, Lena Sorrell, dec'd, if any, - Part Johnson Est.; 6.918 acres; Farnham Mag. Dist.; Tax Map No. 43-11; Assessed Value: 9,685/-0-/9,685; Name Assessed In: **Jackson, Lena. NOTE: Cert. letter issued 1995 for 4 bedroom system; APPRAISED VALUE: \$19,000.00****
11. **LAWS, Edward & LAWS, Rachel B. a/k/a LAWS, Rachael M.** - Adj. Laws; 1.0 acre; Farnham Mag. Dist.; Tax Map No. 38-8B; Assessed Value: 23,000/19,064/42,064 I; Name Assessed In: **Laws, Edward & Rachel B. NOTE: Existing well & septic; APPRAISED VALUE: \$24,000.00**
12. **LEVERE, Joseph, LEVERE, Floyd, ELLIOTT, Brenda Levere, LEVERE, JR., Wallace, LEVERE, Earl, VENNEY, Diamond R., VENNEY, Alvin D., VENNEY, Geraldine E., LEVERE, Russell Lowell, & LEVERE, Joseph Jerome, dec'd, the unknown heirs, devisees and successors in title of, if any** - Part Charles Johnson; 37.0 acres; Washington Mag. Dist.; Tax Map No. 36-160; Assessed Value: 54,500/4,854/59,354; Name Assessed In: **Levere, J. Jerome; APPRAISED VALUE: \$69,000.00**
13. **MAIDEN, Daniel, LEVERE, Louise M. & MAIDEN, Daniel, The Unknown Heirs, Devisees Successors in Title of, if any** - Richard Maiden Estate, 6.25 acres; Stonewall Mag. Dist.; Tax Map No. 10-56; Assessed Value: 30,350/-0-/30,350; Name Assessed In: **Maiden, Daniel. NOTE: Percs for alternative system under 2000 regs. Wooded lot; APPRAISED VALUE: \$25,000.00**
14. **MONROE, Edwin /Edmund/Edward Bruce, MONROE, Deyancie D., MONROE, Alice Wood A/K/A WOOD, Laura Alice, DUNAWAY, James Bernard, CARROLL, Gwendolyn Brown, RICH, Sophrina M. Blue, SCOTT, Ethel Blue, BURRELL, Julia Blue, BURRELL, Eva May Blue, BLUE, James Russell, BLUE, Olie Brown, VENNEY, Inez Blue, SMITH, Catherine Olie Blue, THOMPSON, Viola Blue n/k/a VENNEY, Viola Thompson, BLUE,**

- William Edward, BLUE, Catherine Veney, THOMPSON, Elizabeth Ruth Blue, VENNEY, Ruth Marie Blue, BLUE, Sharon D., BLUE, John Jake, BLUE, Vernon, BLUE, Therma, LEWIS, Gladys Comelia Blue, BLUE, Ruth, VENNEY, Tina M. & the unknown heirs, devisees, and successors in title of BLUE, Stephen, dec'd - Adj. Monroe; 1.10 acres; Washington Mag. Dist.; Tax Map No. 31-96; Assessed Value: 23,140/-0/23,140; Name Assessed In: **Monroe, Thomas E.**; APPRAISED VALUE: \$13,500.00
15. **MONROE, Edwin /Edmund/Edward Bruce, MONROE, Deyancie D., MONROE, Alice Wood A/K/A WOOD, Laura Alice, DUNAWAY, James Bernard & CARROLL, Gwendolyn Brown** - 148 Forest Road; 2.5 acres; Washington Mag. Dist.; Tax Map No. 36-1; Assessed Value: 27,500/12,007/39,507; Name Assessed In: **Monroe, Thomas E.**; *NOTE: Percs for alternative system under 2000 regs.*; APPRAISED VALUE: \$25,000.00
 16. **MONROE, Edwin /Edmund/Edward Bruce, MONROE, Deyancie D., MONROE, Alice Wood A/K/A WOOD, Laura Alice, DUNAWAY, James Bernard & CARROLL, Gwendolyn Brown** - Adj. Folly; 4.0 acres; Washington Mag. Dist.; Tax Map No. 36-2; Assessed Value: 27,200/-0-/27,200; Name Assessed In: **Monroe, Thomas E.**; APPRAISED VALUE: \$17,000.00
 17. **POUNDS, Mark** - Adj. L.L. Woolard; 6.17 acres; Washington Mag. Dist.; Tax Map No. 31-14; Assessed Value: 27,338/-0-/27,338; Name Assessed In: **Pounds, Mark.** *NOTE: Percs for conventional system under 2000 regs. Mostly wooded.*; APPRAISED VALUE: \$25,000.00
 18. **REDMOND, Nathaniel E. & RICH, Virginia** - Adj. Hall & Gilreath; 0.50 acre; Washington Mag. Dist.; Tax Map No. 26-149; Assessed Value: 17,250/-0-/17,250; Name Assessed In: **Redmond, Nathaniel E.**; APPRAISED VALUE: \$1,800.00
 19. **RICH, Virginia Marie Veney** - 2291 Historyland Highway; 0.72 acre; Farnham Mag. Dist.; Tax Map No. 38-43; Assessed Value: 16,798/53,587/70,385; Name Assessed In: **Rich, Virginia & Russell Burton.** *NOTE: Existing house with well & septic.*; APPRAISED VALUE: \$64,000.00
 20. **ROBERTSON, Eddie a/k/a ROBINSON, Eddie & ROBERTSON, Eddie a/k/a ROBINSON, Eddie, The Unknown Heirs of, if any** - 5143 Newland Road; 3.0 acres; Stonewall Mag. Dist.; Tax Map No. 10A(2)9; Assessed Value: 20,900/18,000/38,900; Name Assessed In: **Robertson, Eddie.** *NOTE: Wooded lot, some timber value.*; APPRAISED VALUE: \$5,000.00
 21. **SEBRA, Thomas Lee & SEBRA, Elaine M.** - Adj. Post Office; 0.20 acre; Washington Mag. Dist.; Tax Map No. 26-71; Assessed Value: 12,420/-0-/12,420; Name Assessed In: **Sebra, Thomas L. & Elaine.**; APPRAISED VALUE: \$1,500.00
 22. **STOWERS, JR., Earl Herman, THOMPSON, Irene Jenete Stowers, WILLIAMS, Shirley Ann Stowers & the unknown heirs devisees & successors in title of STOWERS, Earl H. a/k/a STOWERS, [SR.], Earl Herman** - 669 Hales Point Road; 1.0 acres; Farnham Mag. Dist.; Tax Map No. 37-77A; Assessed Value: 18,500/13,389/31,889; Name Assessed In: **Stowers, Earl H.** *NOTE: Existing well & septic.*; APPRAISED VALUE: \$24,000.00
 23. **TAYLOR, George B. & WALLER-TAYLOR, Valuary** - Adj. Sorrell; 2.2 acres; Farnham Mag. Dist.; Tax Map No. 32-148B; Assessed Value: 24,680/-0-/24,680; Name Assessed In: **Taylor, George B.** *NOTE: Permit issued by HD on 8/11/1989; type of system to be determined at time of application; wooded unimproved lot.*; APPRAISED VALUE: \$9,000.00
 24. **TURNER, Geraldine T.** - 5111 Newland Road; 3.0 acres; Stonewall Mag. Dist.; Tax Map No. 10A(2)6; Assessed Value: 20,900/15,253/36,153; Name Assessed In: **Turner, Alfred L. & Geraldine.**; APPRAISED VALUE: \$5,000.00
 25. **TURNER, Geraldine T.** - Adj. Jenkins; 2.0 acres; Stonewall Mag. Dist.; Tax Map No. 10A(2)7; Assessed Value: 19,700/-0-/19,700; Name Assessed In: **Turner, Alfred Lewis & Geraldine.**; APPRAISED VALUE: \$5,000.00
 26. **WARSAW LIMITED PARTNERSHIP, a Virginia Limited Partnership, FOSTER, Patricia L., MICKEL, Minor H., McDOUGALL, Barbara G., BALLENGER, David Michael, HALL, JR., Cary H., FREEMAN, David L, DAVIS, III, J. Wesley, DAVIS, Daniel Andrew, DAVIS, William O., & such other parties, who may be heirs, legatees, successors and/or personal representatives of FOSTER, Jerry L., dec'd., MICKEL, Buck, dec'd., BALLENGER, Charles P., Jr., dec'd., DAVIS, J. Wesley, dec'd., & DAVID, Myra H., dec'd, as well as any other individuals or entities who may have an interest in the assets of Warsaw Limited Partnership, a Defunct Virginia Limited Partnership, who are made PARTIES DEFENDANT by the general description of PARTIES UNKNOWN** - Adj. Warsaw, 3.2386 acres; Town of Warsaw; Tax Map No. 16A4(A)51; Assessed Value: 12,239/-0-/12,239; Name Assessed In: **Warsaw Limited Partnership.** *NOTE: Town water & sewer available.*; APPRAISED VALUE: \$18,000.00
 27. **WARSAW LIMITED PARTNERSHIP, a Virginia Limited Partnership, FOSTER, Patricia L., MICKEL, Minor H., McDOUGALL, Barbara G., BALLENGER, David Michael, HALL, JR., Cary H., FREEMAN, David L, DAVIS, III, J. Wesley, DAVIS, Daniel Andrew, DAVIS, William O., & such other parties, who may be heirs, legatees, successors and/or personal representatives of FOSTER, Jerry L., dec'd., MICKEL, Buck, dec'd., BALLENGER, Charles P., Jr., dec'd., DAVIS, J. Wesley, dec'd., & DAVID, Myra H., dec'd, as well as any other individuals or entities who may have an interest in the assets of Warsaw Limited Partnership, a Defunct Virginia Limited Partnership, who are made PARTIES DEFENDANT by the general description of PARTIES UNKNOWN** - Adj. Overton - Narrow Strip, .064 acres; Town of Warsaw; Tax Map No. 16A4(A)52; Assessed Value: 17,280/-0-/17,280; Name Assessed In: **Warsaw Limited Partnership.**; APPRAISED VALUE: \$800.00
 28. **WILSON, Martha Clark a/k/a CLARK(E), Martha f/k/a LUCKHAM, Martha Morris f/k/a MORRIS, Martha Clark & HUTCHINSON, Diane D.** - Adj. Connors, 11.0 acres; Washington Mag. Dist; Tax Map No. 26-146; Assessed Value: 37,000/-0-/37,000; Name Assessed In: **Wilson, Martha.** *NOTE: Percs for alternative system under 2000 regs.*; APPRAISED VALUE: \$18,000.00

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

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: vivian@johnhuttlaw.com

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Richmond County, Virginia, entered on the 5th day of February, 2018, in the civil action styled *County of Richmond vs. William M. Barton, Jr., 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, FEBRUARY 24TH, 2018**, in the **Rappahannock High School Cafeteria**, 6914 Richmond Road, Warsaw, Virginia, at 10:00 a.m., the following described real estate in the Richmond County, Virginia:

1. **BARTON, JR., William M. a/k/a BARTON, JR., William Muriel & BARTON, Penny F. f/k/a FULFORD, Penny Gay** - 2309 Menokin Road; 1.5 acres; Marshall Mag. Dist.; Tax Map No. 16(4)1A; Assessed Value: 24,500/135,958/160,458 I; Name Assessed In: **Barton, William M., Jr. & Penny F.** **NOTE: Existing house with well & septic; APPRAISED VALUE: \$190,000.00**

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

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