

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Westmoreland County, Virginia, entered in the civil action styled *Westmoreland County vs. Angela L. Adams, 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, MAY 20TH, 2017**, in the **Washington and Lee High School Cafeteria**, 16380 Kings Highway, (Virginia State Route 3; adj. to and behind Andrew Chapel United Methodist Church), Montross, Virginia, at 10:00 a.m. (registration begins at 9:15 a.m.), the following described real estate in the County of Westmoreland, Virginia:

1. **ARMSTEAD, Michael, ARMSTEAD, Karlene W., SMITH, Russell L. & CURTIS, Geneva** - Pt. of W. Howard Estate, 3.75 acres; Washington Mag. Dist.; Tax Map No. 19-79; Assessed Value: 25,300/-0-/25,300; Name Assessed In: **Armstead, Michael & Karlene W. Note: Percs for conventional system under 2000 regs APPRAISED VALUE: \$35,000**
2. **BALL, James A., JOHNSON, Francis C., dec'd., the UNKNOWN HEIRS, DEVISEES, & SUCCESSORS IN TITLE of, if any & JOHNSON, Margaret T.** - Adj. Francis Johnson, .5 acre; Cople Mag. Dist.; Tax Map No. 37-57A; Assessed Value: 2,500/-0-/2,500; Name Assessed In: **Ball, James A. & Francis C. Johnson, Estate Note: Public water and sewer APPRAISED VALUE: \$6,000**
3. **BRYANT, Marvin C.** - Glebe Harbor, Lot 118, Section 1; Cople Mag. Dist.; Tax Map No. 26K1-1-118; Assessed Value: 4,200/-0-/4,200; Name Assessed In: **Bryant, Marvin C. Note: Public water and sewer soon to be available APPRAISED VALUE: \$11,000**
4. **BUTLER, Michael G. & NELSON-BUTLER, Stephanie** - Placid Bay Estates, Woodbine Section, Lot 39, Block 1; Washington Mag. Dist.; Tax Map No. 10C-6-1-39; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Butler, Michael G. & Stephanie Nelson-Butler Note: Public water and sewer APPRAISED VALUE: \$5,000**
5. **BUTLER, Michael G. & NELSON-BUTLER, Stephanie** - Placid Bay Estates, Woodbine Section, Lot 40, Block 1; Washington Mag. Dist.; Tax Map No. 10C-6-1-40; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Butler, Michael G. & Stephanie Nelson-Butler Note: Public water and sewer APPRAISED VALUE: \$3,000**
6. **CAMAR CORPORATION, A DEFUNCT VIRGINIA CORPORATION, HOLTHAUS, James & HOLTHAUS, Richard, dec'd., the UNKNOWN HEIRS, DEVISEES & SUCCESSORS IN TITLE of, if any** - Placid Bay Estates, Woodmount Section, Lot 1, Block 1; Washington Mag. Dist.; Tax Map No. 10C-12-1-1; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Camar Corp., Richard Holthaus, Dec'd. Note: Public water and sewer APPRAISED VALUE: \$2,500**
7. **CARTER, Timothy Levell** - Placid Bay Estates, Wildwood Section, Lot 1, Block 1; Washington Mag. Dist.; Tax Map No. 10C-10-1-1; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Carter, Timothy Levell Note: Public water and sewer APPRAISED VALUE: \$4,000**
8. **CHRISTENSEN, Chris a/k/a CHRISTENSEN, Christopher S. a/k/a CHRISTIANSEN, Chris** - Sanford Shores, Lot 65; Montross Mag. Dist.; Tax Map No. 22D-65; Assessed Value: 20,800/-0-/20,800; Name Assessed In: **Christensen, Chris Note: Percs for conventional system under 2000 regs APPRAISED VALUE: \$4,000**
9. **CHRISTIANSEN, Chris a/k/a CHRISTENSEN, Chris a/k/a CHRISTENSEN, Christopher S.** - Haulover Shores, Lot 75; Montross Mag. Dist.; Tax Map No. 23C-75; Assessed Value: 20,800/-0-/20,800; Name Assessed In: **Christiansen, Chris Note: Wooded lot APPRAISED VALUE: \$15,000**
10. **CHRISTENSEN, Chris a/k/a CHRISTENSEN, Christopher S. a/k/a CHRISTIANSEN, Chris** - Haulover Shores, Lot 76; Montross Mag. Dist.; Tax Map No. 23C-76; Assessed Value: 20,800/-0-/20,800; Name Assessed In: **Christensen, Chris Note: Wooded lot APPRAISED VALUE: \$15,000**
11. **COLEGROVE, Loren J. COLEGROVE, Muse E. & COLEGROVE, Elizabeth** - Placid Bay Estates, Chrystal Lake Section NP, Lot 5, Block 4; Washington Mag. Dist.; Tax Map No. 10C-1-4-5; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Colegrove, Loren J. & Muse E. Note: Wooded lot- Public water and sewer APPRAISED VALUE: \$4,000**
12. **DEFFENBAUGH, Durwood & DEFFENBAUGH, Helen** - Placid Bay Estates, Forest Grove Section, Lot 14, Block 7; Washington Mag. Dist.; Tax Map No. 10C-9-7-14; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Deffenbaugh, Durwood & Helen Note: Public water and sewer APPRAISED VALUE: \$2,500**
13. **DEPELTEAU, Roger Eugene & DEPELTEAU, Cheryl Lynn** - Glebe Harbor, Lot 188, Section 1; Cople Mag. Dist.; Tax Map No. 26K1-1-188; Assessed Value: 4,200/-0-/4,200; Name Assessed In: **Depelteau, Roger Eugene & Cheryl Lynn Note: Public water and sewer soon to be available APPRAISED VALUE: \$12,500**
14. **DINIZ, Fernandez V. a/k/a DINIZ, Fernando V. & DINIZ, Deyse** - Cabin Point, Lot 6, Section 5; Cople Mag. Dist.; Tax Map No. 25B1-1-6; Assessed Value: 19,900/-0-/19,900; Name Assessed In: **Diniz, Fernandez V. & Deyse Note: Public water and sewer soon to be available APPRAISED VALUE: \$14,000**
15. **DIXON, Earl R., DIXON, Roy & BULL, Sherrie** - Placid Bay Estates, Woodbine Section, Lot 33, Block 1; Washington Mag. Dist.; Tax Map No. 10C-6-1-33; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Dixon, Earl R. Note: Wooded lot-Public water and sewer APPRAISED VALUE: \$2,500**
16. **DOLL, William R., Sr., & DOLL, Gloria J.** - Placid Bay Estates, Shorewood Section, Lot 13, Block 1, .23 acre; Washington Mag. Dist.; Tax Map No. 10C-5-1-13; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Doll, William R. Sr., & Gloria J. Note: Public water and sewer APPRAISED VALUE: \$2,500**
17. **FLANNERY, John J., FLANNERY, Mary Ann, FLANNERY, James R. & FLANNERY, Olive A.** - Glebe Harbor, Lot 139, Section 4; Cople Mag. Dist.; Tax Map No. 26K2-1-139; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Flannery, John J. & Mary Ann AND James R. & Olive A. Flannery Note: Public water- public sewer soon to be available APPRAISED VALUE: \$11,000**
18. **FRENCH, Geoffrey Wyatt & MANN, Valorie J. a/k/a GOLLAHON, Valorie** - Placid Bay Estates, Forest Grove Section, Lot 18, Block 3; Washington Mag. Dist.; Tax Map No. 10C-9-3-18; Assessed Value: 25,000/-0-/25,000; Name Assessed In: **French, Geoffrey Wyatt Note: Wooded lot- Public water and sewer APPRAISED VALUE: \$4,500**
19. **HARKINS, James J., HARKINS, Alyce & PUGLISI, Mary Ann** - Glebe Harbor, Lot 57, Section 1; Cople Mag. Dist.; Tax Map No. 26K1-1-57; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Harkins, James J. & Alyce Note: Public water system- sewage soon to be available APPRAISED VALUE: \$11,000**
20. **HENRY, David M.** - Cabin Point, Lot 6, Section 4; Cople Mag. Dist.; Tax Map No. 25B1-3-6; Assessed Value: 19,900/-0-/19,900; Name Assessed In: **Henry, David M. Note: Public water and sewer to be available soon APPRAISED VALUE: \$14,000**
21. **JONES, Mary B. & PAYNE, Ida M.** - Adj. Newton & Overton, 3.74 acres; Cople Mag. Dist.; Tax Map No. 49-122M; Assessed Value: 27,600/-0-/27,600; Name Assessed In: **Jones, Mary B. APPRAISED VALUE: \$20,000**
22. **KEEN, Lester T.** - Placid Bay Estates, Shorewood Section, Lot 12, Block 2; Washington Mag. Dist.; Tax Map No. 10C-5-2-12; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Keen, Lester T. Note: Wooded lot- Public water and**

sewer APPRAISED VALUE: \$3,000

23. LANE, Wilson H. & LANE, Karen A. - Placid Bay Estates, Circle Lane Section, Lot 17, Block 2; Washington Mag. Dist.; Tax Map No. 10C-13-2-17; Assessed Value: 10,000/-0-/10,000; Name Assessed In: Lane, Wilson H. & Karen A. Note: Public water and sewer APPRAISED VALUE: \$2,000
24. METROPOLITAN DEVELOPMENT, LLC., A MARYLAND LIMITED LIABILITY COMPANY - Cabin Point, Lot 2, Section 5; Cople Mag. Dist.; Tax Map No. 25B1-1-2; Assessed Value: 19,900/-0-/19,900; Name Assessed In: Metropolitan Development Note: Public water- sewer soon to be available APPRAISED VALUE: \$13,500
25. NEWMAN, James Walter, NEWMAN, Jeffrey A. a/k/a NEWMAN, Jeffery Aaron, c/o NEWMAN, Venessa R., Power of Attorney for NEWMAN, Jeffrey A., LUMPKIN(S), Regina a/k/a LUMPKIN, Regina O. & LUMPKINS, Yvonne - Pt. of Wigwam, 1 acre; Cople Mag. Dist.; Tax Map No. 48-27; Assessed Value: 20,800/-0-/20,800; Name Assessed In: Newman, James Walter & Newman, Jeffery A., & Lumpkins, Regina & Lumpkins, Yvonne Note: Percs for conventional system under 2000 regs APPRAISED VALUE: \$8,000
26. ROCK, Bobby, Trustee - Adj. J. A. Carlson, 1.087 acres; Cople Mag. Dist.; Tax Map No. 55-106C; Assessed Value: 16,600/-0-/16,600; Name Assessed In: Rock, Bobby Trustee Note: Wooded lot-Percs for conventional system under 2000 regs APPRAISED VALUE: \$13,500
27. SCHWARZ, Emmy a/k/a SCHWARZ, Emmy Kaethe - Placid Bay Estates, Circle Lane Section, Lot 11, Block 2; Washington Mag. Dist.; Tax Map No. 10C-13-2-11; Assessed Value: 10,000/-0-/10,000; Name Assessed In: Schwarz, Emmy Note: Wooded lot- Public water and sewer APPRAISED VALUE: \$2,000
28. SHIPE, George M., Jr., Administrator for the Estate of SHIPE, George M., CHASTAIN, Winnifred G., SILVERMAN, Debra, TAX, Rebecca, & SHIPE, Nora - Light Horse Forest, Lot 152, Section A; Montross Mag. Dist.; Tax Map No. 22A-A-152; Assessed Value: 20,800/-0-/20,800; Name Assessed In: Shipe, George M., Estate Note: Wooded lot APPRAISED VALUE: \$4,500
29. SHIRLAND FARM, INC., A VIRGINIA CORPORATION - Pt. of Shirland, 2 acres; Cople Mag. Dist.; Tax Map No. 37-88; Assessed Value: 3,300/-0-/3,300; Name Assessed In: Shirland Farm, Inc. Note: Wooded lot APPRAISED VALUE: \$12,000
30. TAYLOR, William H., TAYLOR, Dorothy H., ODUM, David & ODUM, Judy - Placid Bay Estates, Shorewood Section, Lot 23, Block 1; Washington Mag. Dist.; Tax Map No. 10C-5-1-23; Assessed Value: 10,000/-0-/10,000; Name Assessed In: Taylor, William H & Dorothy H. Note: Wooded lot-Public water and sewer APPRAISED VALUE: \$2,500
31. TROUT, George - Near Obiers Corner, 2.25 acres; Cople Mag. Dist.; Tax Map No. 55-96; Assessed Value: 23,900/-0-/23,900; Name Assessed In: Trout, George Note: Existing septic system on site with sufficient land for new artesian well APPRAISED VALUE: \$18,000
32. ZUPPAN, Lawrence L. - Placid Bay Estates, Clearview Section, Lot 3 Block 1; Washington Mag. Dist.; Tax Map No. 10C-11-1-3; Assessed Value: 10,000/-0-/10,000; Name Assessed In: Zuppan, Lawrence L. Note: Wooded lot- Public water and sewer APPRAISED VALUE: \$2,500

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 5:00 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

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