

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 June 2014, in the civil action styled *Town of Tappahannock vs. Patricia Smith, 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 the Town of Tappahannock, Virginia:

1. **SMITH, Patricia** - Lot 19, Section 3, Settlers Landing; Tax Map No. 37J-1-19; Assessed Value: 35,000/117,900/152,900 - I, D, J; Name Assessed In: **Smith, Patricia** *Note: Existing public water and sewer.* **APPRAISED VALUE: \$73,000**

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 percolate, 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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