

## COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Essex County, Virginia, in the civil action styled *County of Essex vs. Scott D. 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, DECEMBER 15<sup>TH</sup>, 2012**, 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, .604 acre; Tax Map No. 37-64D; Assessed Value: 38,100/-0-/38,100; Name Assessed In: **Braxton, Alvin L., et ux, APPRAISED VALUE: \$17,000**
2. **BROWN, Virginia Arlene** - 1 acre, Adj. Gaines; Tax Map No. 10-85C; Assessed Value: 28,000/63,500/91,500 - I, D, J; Name Assessed In: **Brown, Virginia Arlene, APPRAISED VALUE: \$36,000, Note: Existing house, no permit on file with Health Dept but County records show existing well and septic**
3. **DeLever, Blanch Amelia** - 3.25 acres; adj. Pollard; Tax Map No. 53D-1-5; Assessed Value: 38,400/-0-/38,400; Name Assessed In: **DeLever, Blanch A., APPRAISED VALUE: \$27,000, Note: Wooded parcel**
4. **FORTUNE, Nathaniel E., FORTUNE, Ann V., ROBINSON, James, FOBINSON, Teresa, ROBINSON, Rebecca, JOHNSON, Barbara, RICHARDSON, Jeanne a/k/a RICHARDSON, Rebecca, & MITCHELL, Joan** - 3.5 Acres, Adj. Terrels; Tax Map No. 9-11E; Assessed Value: 35,000/1,600/36,600 - I, D, J ; Name Assessed In: **Fortune, Nathaniel E. & Ann V., APPRAISED VALUE: \$25,000, Note: Percs for conventional disposal system under 2000 regs**
5. **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** - 3.12 acres; Tax Map No. 53D-1-4; Assessed Value: 37,800/-0-/37,800; Name Assessed In: **Gresham, George Mason, Est., APPRAISED VALUE: \$27,000, Note: Certification letter on file with Health Dept., perc's for alternative system**
6. **HARPER, Carole Harris, Life Estate Holder and HARPER, Anisa and HARPER, Rahman, Remaindermen** - Lot 2, Marsh Street; Tax Map No. 32B-1-8; Assessed Value: 28,000/63,800/91,800 - I, D; Name Assessed In: **Harper, Carole Harris, L/E, APPRAISED VALUE: \$77,000, Note: public water & sewer**
7. **HILL, Roland** - Adj Jones, 1.45 acres; Tax Map No. 59-42; Assessed Value: 27,200/6,000/33,200 - I; Name Assessed In: **Hill, Roland, APPRAISED VALUE: \$19,000, Note: County records show existing well and septic**
8. **KELLEY, Leslie E. & KELLEY, Elaine** - Lot 11, Block D, Gwynnfield; Tax Map No. 26C-9-D-11; Assessed Value: 5,000/-0-/5,000; Name Assessed In: **Kelley, Leslie E. & Elaine, APPRAISED VALUE: \$12,000**
9. **KELLEY, Leslie E. & KELLEY, Elaine** - Lot 12, Block D, Gwynnfield; Tax Map No. 26C-9-D-12; Assessed Value: 5,000/-0-/5,000; Name Assessed In: **Kelley, Leslie E. & Elaine, APPRAISED VALUE: \$12,000**
10. **MINNIS, Charles M., ONEAL, Munford P. and ROLLINS, Phillip J., Trustees of the Mt. Salem Sunday School a/k/a Mt. Salem Church of the Lord Jesus** - 1 acre; Tax Map No. 12-52; Assessed Value: 5,500/-0-/5,500; Name Assessed In: **Mt Salem Church of the Lord Jesus, APPRAISED VALUE: \$15,000**
11. **NEAL, Frances Robinson** - Adj. Hundley; Tax Map No. 59-48B; Assessed Value: 27,400/-0-/27,400 ; Name Assessed In: **Neal, Frances Robinson, APPRAISED VALUE: \$20,000, Note: Percs for alternative system**
12. **REMBERT, Edward L.** - Adj. Lumpkin, 56 acres; Tax Map No. 16-6; Assessed Value: 95,700/2,000/97,700; Name Assessed In: **Rembert, Edward L., APPRAISED VALUE: \$90,000, Note: Percs for conventional system**
13. **KAY, L. Thomas W., WELCH, Florence, MYERS, Susie, MORTON, Lizzie, UPSHAW, Mollie, LEWIS, Josephine, SAUNDERS, Hammie, SAUNDERS, Annie, SAUNDERS, Henry, dec'd, the unknown heirs of, if any, KAY, Joseph W., dec'd, the unknown heirs of, if any, WARE, Robert Tyler, WARE, William Edward, Jr., the unknown Trustee of the Revocable Living Trust dated November 1, 1996, and WARE, Jo Ann H. a/k/a WARE, Joann Houseworth** - Adj Washington, 16.2 acres; Tax Map No. 3-28; Assessed Value: 34,000/-0-/34,000; Name Assessed In: **Saunders, Henry, APPRAISED VALUE: \$32,000, Note: Percs for conventional system, wooded parcel**
14. **BONAPARTE, Rose, W., WILLIS, Dorothy, Life Estate Holder, WILLIS, Carole Ann, WILLIS, Donald & WILLIS, Deborah, Remaindermen** - 17.120 Acre, adj. Ware; Tax Map No. 46-10A; Assessed Value: 86,600/-0-/86,600; Name Assessed In: **Willis, Rose Byrd, APPRAISED VALUE: \$34,000, Note: Wooded parcel**

**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 Janet Glading or email "jglading@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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