

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. Ricky C. Gray, 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 15TH, 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. **GRAY, Ricky C.** - Lot 3, 2.06 acres; Tax Map No. 60-3-3; Assessed Value: 33,300/84,100/117,400 – I, J;
Name Assessed In: **Gray, Ricky C., APPRAISED VALUE: \$37,000, Note: Existing well and septic**

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 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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