

## **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. Eugene Lewis Sayles, 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. **SAYLES, Eugene Lewis, SAYLES, Andrew, SAYLES, Earl Thomas, GARNER, Amy Sayles & SAYLES, Leon Roosevelt** - 35.5 acres, Adj. Parker; Tax Map No. 31-9; Assessed Value: 138,700/-0-/138,700 – J; Name Assessed In: **Sayles, Eugene Lewis, et al**, **APPRAISED VALUE: \$64,000**, *Note: Percs for conventional system under 2000 regs*

**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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