

**COMMISSIONER'S SALE OF VALUABLE REAL ESTATE**

Pursuant to the terms of a certain Decree of the Circuit Court of Westmoreland County, Virginia, in the civil action styled *County of Westmoreland vs. Christopher Allen, 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, APRIL 12, 2014**, in the Montross Middle School Cafeteria, 8884 Menokin Road, Montross, Virginia at **10:00 a.m.**, the following described real estate in Westmoreland County, Virginia:

1. **ALLEN, Christopher** - Currioman Bay Estates, Lot 55; Tax Map No. 23E-55; Assessed Value: 20,800/-0/20,800 – D, J; Name Assessed In: **Allen, Christopher** *NOTE: Percs. for a three (3) bedroom conventional system.* **APPRAISED VALUE: \$14,000**
2. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 3, Section 3; Tax Map No. 26K1-3-3; Assessed Value: 4,200/-0/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee** *NOTE: Percs. for a three (3) bedroom alternative system.* **APPRAISED VALUE: \$14,000**
3. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 7, Section 3; Tax Map No. 26K1-3-7; Assessed Value: 4,200/-0/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee** **APPRAISED VALUE: \$14,000**
4. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 8, Section 3; Tax Map No. 26K1-3-8; Assessed Value: 4,200/-0/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee** **APPRAISED VALUE: \$14,000**
5. **ASHTON, Joseph, ASHTON, Henry, ASHTON, Thomas, ASHTON, Alex a/k/a ASHTON, William Alexander, Jr., ASHTON, Andrew, ASHTON, Annie, JACKSON, Laura, HUNTER, Mary, SMITH, Lettie, JONES, Sinda a/k/a JONES, Sindy, ASHTON, Lottie, ASHTON, Martha, SCOTT, Wayne, QUICK, Wanda, SCOTT, Adrienne, ASHTON, Crystal A., ASHTON, Ingrid R. and BLACKWELL, Karen V.** - Est. of Hammie Ashton; Tax Map No. 35A-1-5; Assessed Value: 2,100/-0/2,100; Name Assessed In: **Ashton, John Joseph & Henry, et al** **APPRAISED VALUE: \$6,000**
6. **BEVERLY, Welly, Life Estate Holder, BEVERLY, Louise, Remainderman, BEVERLY, Floda, the unknown heirs of** - Gus Tinsley Estate, 4.27 acres; Tax Map No. 6-16; Assessed Value: 30,700/100/30,800 – I; Name Assessed In: **Beverly, Welly, Life Estate** *NOTE: Water and sewer connection available.* **APPRAISE VALUE: \$13,000**
7. **BOBER, Alphonse A. & BOBER, Auna** - Travelers Rest, Woodland Lot 34, Section 3; Tax Map No. 39B-6-34; Assessed Value: 4,200/-0/4,200; Name Assessed In: **Bober, Alphonso A. & Anna** *NOTE: Sewer connection available.* **APPRAISED VALUE: \$3,000**
8. **BROWN, Owen & PERCELL, Yvette** - Haulover Shores, Lot 70; Tax Map No. 23C-70; Assessed Value: 20,800/-0/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell** **APPRAISED VALUE: \$14,000**
9. **BROWN, Owen & PERCELL, Yvette** - Haulover Shores, Lot 71; Tax Map No. 23C-71; Assessed Value: 20,800/-0/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell** **APPRAISED VALUE: \$14,000**
10. **BROWN, Owen & PERCELL, Yvette** - Machodoc Point, Lot 18; Tax Map No. 23D-18; Assessed Value: 20,800/-0/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell** *NOTE: Percs. for an alternative system.* **APPRAISED VALUE: \$15,000**
11. **BROOKS, Margery & the unknown heirs of Moses Bushrod** - Part of James Bushrod Est., 3.5 acres; Tax Map No. 17-19; Assessed Value: 27,000/-0/27,000; Name Assessed In: **Bushrod, Robert** **APPRAISED VALUE: \$10,000**
12. **BROOKS, Margery & the unknown heirs of Moses Bushrod** - Bushrod Est., 3.5 acres; Tax Map No. 17-18; Assessed Value: 27,000/-0/27,000; Name Assessed In: **Bushrod, Alma P.** **APPRAISED VALUE: \$10,000**
13. **BROOKS, Margery & the unknown heirs of Moses Bushrod** - Part of Reynolds Est., 5 acres; Tax Map No. 17-90; Assessed Value: 30,700/-0/30,700; Name Assessed In: **Bushrod, Robert** *NOTE: Percs. for an alternative system.* **APPRAISED VALUE: \$12,000**
14. **BUTLER, Helen B.** - Haulover Shores, Lot 122; Tax Map No. 23C-122; Assessed Value: 24,900/-0/24,900 – J; Name Assessed In: **Butler, Helen B.** *NOTE: Wooded lot; Percs. for a conventional system.* **APPRAISED VALUE: \$14,000**
15. **CABIGAS, Osmundo & CABIGAS, Emerita** - Haulover Shores, Lot 68; Tax Map No. 23C-68; Assessed Value: 20,800/-0/20,800; Name Assessed In: **Cabigas, Osmundo & Emerita** *NOTE: Wooded lot; Percs. for an alternative system.* **APPRAISED VALUE: \$14,000**
16. **CHARLES, Clyde L. & CHARLES, Jocelyn M.** - Cabin Point, Lot 16, Section 3; Tax Map No. 25B2-3-16; Assessed Value: 19,900/-0/19,900; Name Assessed In: **Charles, Clyde L. & Jocelyn M.** *NOTE: Percs. for an alternative system.* **APPRAISED VALUE: \$18,000**
17. **CLARY, Mabel V., Trustee** - Placid Bay Estates, Woodland Section, Lot 1, Block 1; Tax Map No. 10D-1-1-1; Assessed Value: 13,300/-0/13,300; Name Assessed In: **Clary, Mabel V., Trustee** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$14,000**
18. **DEWITT, Andrew R.** - Shannon Park Beach, Lot 143; Tax Map No. 49D-1-143; Assessed Value: 3,300/-0/3,300; Name Assessed In: **Dewitt, Andrew R.** *NOTE: Wooded lot.* **APPRAISED VALUE: \$7,000**
19. **DEWITT, Andrew R.** - Shannon Park Beach, Lot 144; Tax Map No. 49D-1-144; Assessed Value: 3,300/-0/3,300; Name Assessed In: **Dewitt, Andrew R.** *NOTE: Wooded lot.* **APPRAISED VALUE: \$5,000**
20. **DOLL, William R., Sr. & DOLL, Gloria J.** - Placid Bay Estates, Shorewood Section, Lot 13, Block 1; Tax Map No. 10C-5-1-13; Assessed Value: 10,000/-0/10,000; Name Assessed In: **Doll, William R., Sr. & Gloria J. Doll** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$9,000**
21. **FEW, Lisa** - Adjacent Novella Carey; Tax Map No. 61-15A; Assessed Value: 27,100/39,700/66,800 – I; Name Assessed In: **Few, Lisa** *NOTE: Existing well and septic.* **APPRAISED VALUE: \$12,000**
22. **FISHER, Lucy Jane, FISHER, Larry James, FISHER, Shirley M. a/k/a JONES, Shirley Maxine Fisher & FISHER, Donald Curtis** - Pt. Pretty Point, 1 acre; Tax Map No. 49-42B; Assessed Value: 15,500/-0/15,500 – J; Name Assessed In: **Fisher, Willie, Est.** **APPRAISED VALUE: \$8,000**
23. **FULCHER, Tonya R. & FULCHER, Joey A.** - Near Carmel, Parcel B, 0.986 acre; Tax Map No. 54A-1-4C; Assessed Value: 16,600/-0/16,600; Name Assessed In: **Fulcher, Virginia G.** *NOTE: Wooded lot; Percs. for a three (3) bedroom conventional system.* **APPRAISED VALUE: \$7,000**
24. **GREEN, William V. & GREEN, Sandra B.** - Lot 18, Block 1, Chrystal Lake Section, Placid Bay Estates; Tax Map No. 10C-1-1-18; Assessed Value: 30,000/-0/30,000; Name Assessed In: **Green, William V. & Sandra B.** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$9,000**
25. **HAMMER, Paul & HUDSON, B. F.** - Lot 5, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-5; Assessed Value: 16,600/-0/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$6,000**
26. **HAMMER, Paul & HUDSON, B. F.** - Lot 6, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-6; Assessed Value: 16,600/-0/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$6,000**
27. **HAMMER, Paul & HUDSON, B. F.** - Lot 7, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-7; Assessed Value: 16,600/-0/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$6,000**
28. **WHITING, Thomas, WATERS, Augustine Marion, STREETS, Jesse J., WHITING, III, George, STREETS, Thelma B., Life Estate Holder, STREETS, Joe Louis, Remainderman, STREETS, JR., Walter, Remainderman, STREETS, Willis, Remainderman, STREETS, Alla, Remainderman, STREETS, Lloyd, Remainderman, PAYNE, Claudia Hickman, CONTEE, Martha Elizabeth Hickman, PORTER, Laverne Hickman, MOHAMMED, Barbara Yvonne Hickman, HICKMAN, Roberta H., SMITH, Regina Meglone, WHITING, George, the unknown heirs of, HAMPTON, Blanche Whiting, the unknown heirs of & WHITING, Jessie James, the unknown heirs, devisees and successors in title of** - Adj. Peter Richards, 2.18 acres; Tax Map No. 17-85; Assessed Value: 23,700/-0/23,700 – J; Name Assessed In: **Hampton, Blanche W., Estate** *NOTE: Wooded lot; Percs. for a conventional system.* **APPRAISED VALUE: \$10,000**
29. **HEDGES, Gary Wayne, HEDGES, Gregory Vincent & HEDGES, Janice V., the unknown heirs of** - Ebb Tide Beach, Lot 25, Block J, Section C; Tax Map No. 10B-3-J-25; Assessed Value: 12,500/-0/12,500; Name Assessed In: **Hedges, Gary Wayne & Gregory Vincent Hedges** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$15,000**
30. **HOBAN, Sherman, EVANS, Joan, BAILEY, Regina Allen, PARKER, Alice, EVANS, Richard, SMITH, Jeffrey, Attorney-in-Fact, & WILSON, William L.** - Pt. of Alice Hoban Sub., .72 acre, Parcel C, Pt. of Lot 16 & all of Lots 17 & 18; Tax Map No. 3B-1-C; Assessed Value: 43,400/4,000/47,400 – I; Name Assessed In: **Hoban, Robert C., Inex H. Evans & Richard Evans, et als** *NOTE: Water and sewer connection available.* **APPRAISED VALUE: \$16,000**
31. **HOLSINGER, Steven S. & HOLSINGER, Lisa S.** - Kings Grant Bluffs, Lot 85; Tax Map No. 22C-85; Assessed Value: 20,800/-0/20,800; Name Assessed In: **Holsinger, Steven E. & Lisa S.** **APPRAISED VALUE: \$15,000**
32. **JACKSON, David, Life Estate Holder, LEWIS, James G. & LEWIS, Aloncita F., Remaindermen** - Lawson Property, 2.5 acres; Tax Map No. 3-46; Assessed Value: 34,100/13,000/47,100 – I; Name Assessed In: **Jackson, David, Life Estate** **APPRAISED VALUE: \$10,000**

33. JENKINS, John W. & JENKINS, Mabel L. - Colonial Forest, Lot 27, Block 1, Section 1; Tax Map No. 6E-1-1-27; Assessed Value: 10,000/-/10,000; Name Assessed In: **Jenkins, John W. & Mabel L. NOTE: Sewer connection available. APPRAISED VALUE: \$9,000**
34. JENKINS, John W. & JENKINS, Mabel L. - Colonial Forest, Lot 28, Block 1, Section 1; Tax Map No. 6E-1-1-28; Assessed Value: 10,000/-/10,000; Name Assessed In: **Jenkins, John W. & Mabel L. NOTE: Sewer connection available. APPRAISED VALUE: \$9,000**
35. JOHNSON, Arthur E. & JOHNSON, Bettie K. - Placid Bay Estates, Woodbine Section, Lot 8, Block 2; Tax Map No. 10C-6-2-8; Assessed Value: 10,000/-/10,000; Name Assessed In: **Johnson, Arthur E. & Bettie K. NOTE: Water and sewer connection available. APPRAISED VALUE: \$10,000**
36. JOHNSON, Margaret T. & JOHNSON, Francis C., the unknown heirs of - Erica School, Route 626, .5 acre; Tax Map No. 37-57; Assessed Value: 2,500/-/2,500 – D; Name Assessed In: **Johnson, Francis C., Estate & Margaret T. Johnson NOTE: Wooded parcel. APPRAISED VALUE: \$12,000**
37. JONES, Christie B. - Independence Shores, Lot 105; Tax Map No. 22B-105; Assessed Value: 20,800/-/20,800 – D, J; Name Assessed In: **Jones, Christie D. NOTE: Percs. for a two (2) bedroom conventional system. APPRAISED VALUE: \$14,000**
38. JONES, Christie B. - Independence Shores, Lot 107; Tax Map No. 22B-107; Assessed Value: 5,200/-/5,200 – D, J; Name Assessed In: **Jones, Christie D. NOTE: Percs. for an alternative system with the possibility for a convetional system. APPRAISED VALUE: \$5,000**
39. KELLEY, Rowdy - Ragged Point Beach, Lot 73, Block 13, Section L; Tax Map No. 27A-2-13L-73; Assessed Value: 4,200/-/4,200; Name Assessed In: **Kelley, Rowdy NOTE: Sewer connection available. APPRAISED VALUE: \$3,000**
40. KELLEY, Rowdy - Ragged Point Beach, Lot 74, Block 13, Section L; Tax Map No. 27A-2-13L-74; Assessed Value: 4,200/-/4,200; Name Assessed In: **Kelley, Rowdy NOTE: Sewer connection available. Tap fee has been paid to Westmoreland County. APPRAISED VALUE: \$3,000**
41. KELLEY, Rowdy - Ragged Point Beach, Lot 75, Block 13, Section L; Tax Map No. 27A-2-13L-75; Assessed Value: 4,200/-/4,200; Name Assessed In: **Kelley, Rowdy NOTE: Sewer connection available. APPRAISED VALUE: \$3,000**
42. LANE, Lemuel - Joseph W. Lane Estate, Parcel E, 4.59 acres; Tax Map No. 37-131B; Assessed Value: 35,700/700/36,400 – I; Name Assessed In: **Lane, Lemuel NOTE: Percs. for an alternative system. APPRAISED VALUE: \$14,000**
43. MID-STATE HOMES, INC. - Adj. Henry Ball, 1.21 acres; Tax Map No. 48-24E ; Assessed Value: 16,900/4,000/20,900 – I; Name Assessed In: **Mid-State Home, Inc. NOTE: Percs. for an alternative system. APPRAISED VALUE: \$11,000**
44. MILLER, S. Michael, GALTON, Francis, DANIELS, Edna Galton, SICK, Adam, SICK, Jessica, DANIELS, Eric Galton, HARROW, JR., Edward, HARROW, Sonya, a/k/a Sonya H. MORRISON, Sonya H., HARROW, Joseph, GALTON, Stephanie, GALTON, Adam, SICK, Sandra Daniels, GALTON, Stephen, SIMPSON, Lynn Ann, OWEN, JR., John, OWEN, Ryland, REAMY, Martha Lynn, REAMY, Rebecca, REAMY, JR., Ryland, GALTON, Elizabeth, WILEY, Nathan, WILEY, Jennifer, WILEY, Brian, SIMPSON, Rebecca & SIMPSON, Aaron - RC Morris Sub., 2 feet of Lot 81 – Part of Lot 81; Tax Map No. 12C-1-81A; Assessed Value: 400/-/400; Name Assessed In: **Morris, Elva APPRAISED VALUE: \$300**
45. MCDANIEL & SON HOMEBUILDERS, LLC - Light Horse Forest, Lot 175, Section A; Tax Map No. 22A-A-175; Assessed Value: 20,800/-/20,800 – D, J; Name Assessed In: **McDaniel & Son Homebuilders, LLC NOTE: Percs. for a three (3) bedroom conventional system. APPRAISED VALUE: \$14,000**
46. OCEAN BLUE PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY - Ragged Point Beach, Lot 55, Block 7, Section M; Tax Map No. 27A-2-7M-55; Assessed Value: 4,200/-/4,200; Name Assessed In: **Ocean Blue Properties, LLC NOTE: Sewer connection available. APPRAISED VALUE: \$4,000**
47. OCEAN BLUE PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY - Ragged Point Beach, Lot 56, Block 7, Section M; Tax Map No. 27A-2-7M-56; Assessed Value: 4,200/-/4,200; Name Assessed In: **Ocean Blue Properties, LLC NOTE: Sewer connection available. APPRAISED VALUE: \$4,000**
48. PATES, Merlin G. & PATES, Pearl - Shady Harbor Shores, Lot 4, Block 5, Section 1; Tax Map No. 49H-1-5-4; Assessed Value: 500/-/500; Name Assessed In: **Pates, Merlin G. & Pearl NOTE: Wooded lot. APPRAISED VALUE: \$5,000**
49. POTOMAC SHORE HOMES, INC. - Glebe Harbor, Lot 102, Section 3; Tax Map No. 26K1-3-102; Assessed Value: 16,600/-/16,600 – J; Name Assessed In: **Potomac Shore Homes, Inc. NOTE: Wooded lot. APPRAISED VALUE: \$13,000**
50. POTOMAC SHORE HOMES, INC. - Cabin Point, Lot 38, Section 12; Tax Map No. 25B3-1-38; Assessed Value: 19,900/-/19,900 – J; Name Assessed In: **Potomac Shore Homes, Inc. NOTE: Percs. for an alternative system. Water connection available. APPRAISED VALUE: \$14,000**
51. POTOMAC SHORE HOMES, INC. - Nomini Cliffs, Lot 13; Tax Map No. 23B-13; Assessed Value: 20,800/-/20,800 – J; Name Assessed In: **Potomac Shore Homes, Inc. APPRAISED VALUE: \$14,000**
52. RIDDLE, Jerry T. & RIDDLE, Coryne L. - Glebe Harbor, Lot 133, Section 1; Tax Map No. 26K1-1-133; Assessed Value: 16,600/-/16,600 – J; Name Assessed In: **Riddle, Jerry T. & Coryne L. APPRAISED VALUE: \$15,000**
53. ROBBINS, John D. & ROBBINS, Josephine E. - Placid Bay Estates, Woodland Section, Lot 11, Block 4; Tax Map No. 10D-1-4-11; Assessed Value: 6,600/-/6,600; Name Assessed In: **Robbins, John D. & Josephine E. NOTE: Water and sewer connection available. APPRAISED VALUE: \$8,000**
54. ROY, Irene & ROY, Mazie - Pt. Baylor Estate, Lot 1, 1.34 acres; Tax Map No. 23-48B; Assessed Value: 27,600/36,100/63,700 – I, D; Name Assessed In: **Roy, Irene & Mazie Roy NOTE: Percs. for a three (3) bedroom conventional system. APPRAISED VALUE: \$13,000**
55. SMITH, LaVita Joyce, DOWNING, David Otis, EVENS, Sireeta & VENEY, William Alexander - Adj. Viola Golden, 2 acres; Tax Map No. 37-75C; Assessed Value: 22,400/-/22,400 – D; Name Assessed In: **Smith, Lavita Joyce, David Otis Downing, et al APPRAISED VALUE: \$9,000**
56. SMITH, LaVita Joyce, DOWNING, David Otis, EVENS, Sireeta & VENEY, William Alexander - Pt. Green Hill, 1 acre; Tax Map No. 46-1J; Assessed Value: 26,800/57,600/84,400 – I, ; Name Assessed In: **Smith, Lavita Joyce, David Otis Downing, et al NOTE: Existing well and septic system. APPRAISED VALUE: \$13,000**
57. SMITH, Rosie A. - Part Russes, 3.93 acres; Tax Map No. 49-25; Assessed Value: 16,200/1,000/17,200 – I; Name Assessed In: **Smith, Rosie A. NOTE: Wooded parcel. APPRAISED VALUE: \$12,000**
58. SMITH, Solomon - Part Russes, 1.0 acre; Tax Map No. 49-67; Assessed Value: 8,300/-/8,300 – J; Name Assessed In: **Smith, Solomon NOTE: Wooded parcel. APPRAISED VALUE: \$8,000**
59. STORCH, James P. - Placid Bay Estates, Woodland Section, Lot 8, Block 4; Tax Map No. 10D-1-4-8; Assessed Value: 13,300/-/13,300; Name Assessed In: **Storch, James P. NOTE: Water and sewer connection available. APPRAISED VALUE: \$13,000**
60. SULLINS, Thurman D., Trustee - Part of Tea Pot Alley, .5 acre; Tax Map No. Not Mapped 4; Assessed Value: 1,700/-/1,700; Name Assessed In: **Sullins, Thurman D., Trustee**
61. THOMAS, Gregory L. and THOMAS, Janet M. - Part Kernans, 3.01 acres; Tax Map No. 48-52; Assessed Value: 25,800/-/25,800 – J; Name Assessed In: **Thomas, Gregory L. & Janet M. NOTE: Percs. for a conventional system. APPRAISED VALUE: \$10,000**
62. VIRGINIA LAKESHORE, INC., A VIRGINIA CORPORATION - Shady Harbor Shores, Lot 7, Block 11, Section 2; Tax Map No. 49H-2-11-7; Assessed Value: 500/-/500; Name Assessed In: **Virginia Lakeshore, Inc. NOTE: Wooded lot. APPRAISED VALUE: \$5,000**
63. WATTS, Rosie, WATTS, Vivian, WATTS, Emma & WATTS, Johnnie, the unknown heirs of, if any - Part of Noel Tract, 3.48 acres; Tax Map No. 6-45; Assessed Value: 22,800/-/22,800; Name Assessed In: **Watts, Johnny APPRAISED VALUE: \$12,000**
64. WATTS, Manuel a/k/a WATTS, Manuel - Adj. Watts, 20.5 acres; Tax Map No. 6-5; Assessed Value: 25,500/-/25,500; Name Assessed In: **Watts, Manuel APPRAISED VALUE: \$35,000**
65. WATTS, Mary, BAUMGARDNER, Brenda, POSEY, Sharon, WATTS, Alvin M. and WATTS, Selven Dempsey, WATTS, Mary, Possible Heirs Of & WATTS, Mary, All Unknown Heirs, Devisees And Successors In Title Of - Near Monroe Hall, 3.5 acres; Tax Map No. 6-39; Assessed Value: 27,000/-/27,000; Name Assessed In: **Watts, Mary, Estate NOTE: Wooded parcel; Sewer and water connection available. APPRAISED VALUE: \$12,000**
66. WILLIS, Edison F. - Part Chatham, 16.75 acres, Lot 5, Lewis Baylor Sr.; Tax Map No. 23-33; Assessed Value: 46,900/-/46,900; Name Assessed In: **Willis, Edison F. NOTE: Percs. for a conventional system. APPRAISED VALUE: \$30,000**

**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**

G. 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 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  
15885 Kings Highway, B & P Building (Adj. Post Office)  
P. O. Box 39, Montross, Virginia 22520-0039  
(804) 493-9700 FAX (804) 493-8116 Email: [ryan@johnhuttlaw.com](mailto:ryan@johnhuttlaw.com)

#### **COMMISSIONER'S SALE OF VALUABLE REAL ESTATE**

Pursuant to the terms of a certain Decree of the Circuit Court of Westmoreland County, Virginia in the civil action styled *County of Westmoreland vs. Greg L. Hensley, 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, APRIL 12, 2014**, in the Montross Middle School Cafeteria, 8884 Menokin Road, Montross, Virginia, at **10:00 a.m.**, the following described real estate in Westmoreland County, Virginia:

1. **HENSLEY, Greg L. & HENSLEY, Kevin Roy** - 1.122 acres, Part of Wakefield; Tax Map No. 11-12; Assessed Value: 27,300/79,200/106,500 - I, D; Name Assessed In: **Hensley, Greg L. & Kevin Roy Hensley** **NOTE: Existing well and septic system. APPRAISED VALUE: \$12,000**

**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 G. Haywood or email "ryan@johnhuttlaw.com".

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John C. Hutt, Jr., Special Commissioner  
15885 Kings Highway, B & P Building (Adj. Post Office)  
P. O. Box 39, Montross, Virginia 22520-0039  
(804) 493-9700 FAX (804) 493-8116  
Email: [ryan@johnhuttlaw.com](mailto:ryan@johnhuttlaw.com)

#### **COMMISSIONER'S SALE OF VALUABLE REAL ESTATE**

Pursuant to the terms of a certain Decree of the Circuit Court of Westmoreland County, Virginia in the civil action styled *County of Westmoreland vs. Edgar Franklin Massey, 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, APRIL 12, 2014**, in the Montross Middle School Cafeteria, 8884 Menokin Road, Montross, Virginia, at **10:00 a.m.**, the following described real estate in the Town of Colonial Beach, Westmoreland County, Virginia:

1. **MASSEY, Edgar Franklin & MASSEY, Virginia Pearl** - Bluff Point, Lot 24, Block 11; Tax Map No. 3A4-3-11-24; Assessed Value: 34,200/74,200/108,400 - I, J; Name Assessed In: **Massey, Edgar Franklin & Virginia P.** **Note: Existing public water and sewer connections. APPRAISED VALUE: \$55,000**

**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 G. 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 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  
15885 Kings Highway, B & P Building (Adj. Post Office)  
P. O. Box 39, Montross, Virginia 22520-0039  
(804) 493-9700 FAX (804) 493-8116  
Email: [ryan@johnhuttlaw.com](mailto:ryan@johnhuttlaw.com)

#### **COMMISSIONER'S SALE OF VALUABLE REAL ESTATE**

Pursuant to the terms of a certain Decree of the Circuit Court of Westmoreland County, Virginia in the civil action styled *Town of Colonial Beach vs. Virginia M. Wilkes, 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, APRIL 12, 2014**, in the Montross Middle School Cafeteria, 8884 Menokin Road, Montross, Virginia, at **10:00 a.m.**, the following described real estate in the Town of Colonial Beach, Westmoreland County, Virginia:

1. **WILKES, Virginia M.** - Lot 5, Block 8; Tax Map No. 3A1-2-8-5; Assessed Value: 47,500/117,000/164,500 - I, D, J; Name Assessed In: **Wilkes, Virginia** **NOTE: Existing water and sewer connections. APPRAISED VALUE: \$101,000**

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**COMMISSIONER'S SALE OF VALUABLE REAL ESTATE**

Pursuant to the terms of a certain Decree of the Circuit Court of Westmoreland County, Virginia in the civil action styled *County of Westmoreland vs. Nicolaus E. Byrne aka Nicolaus Edward Byrne, 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, APRIL 12, 2014**, in the Montross Middle School Cafeteria, 8884 Menokin Road, Montross, Virginia, at **10:00 a.m.**, the following described real estate in Westmoreland County, Virginia:

1. **BYRNE, Nicolaus Edward** - Calais DBE, Lot 10, Block 4, Section 1; Tax Map No. 38B-1-4-10; Assessed Value: 62,300/-/62,300; Name Assessed In: **Byrne, Nicholas Edward** **NOTE: Wooded lot; Percs. for an alternative system. To be combined with Lots 11 and 12 for sales/future development purposes. APPRAISED VALUE: \$45,000**
2. **BYRNE, Robert E. & BYRNE, Nicolaus Edward** - Calais DBE, Lot 11, Block 4, Section 1; Tax Map No. 38B-1-4-11; Assessed Value: 75,000/-/75,000; Name Assessed In: **Byrne, Robert E., Est. & Nicholas Edward Byrne** **NOTE: See Item 2. APPRAISED VALUE: \$46,000**
3. **BYRNE, Robert E. & BYRNE, Nicolaus Edward** - Calais DBE, Lot 12, Block 4, Section 1; Tax Map No. 38B-1-4-12; Assessed Value: 1,700/-/1,700; Name Assessed In: **Byrne, Robert E., Est. & Nicholas Edward Byrne** **NOTE: See Item 2. APPRAISED VALUE: \$11,000**

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4. **BYRNE, Robert E. & BYRNE, Nicolaus Edward** - Calais DBE, Lot 18, Block 4, Section 1; Tax Map No. 38B-1-4-18; Assessed Value: 8,300/-/8,300; Name Assessed In: **Byrne, Nicholas Edward** **NOTE: See Item 10. APPRAISED VALUE: \$43,000**
5. **BYRNE, Robert E. & BYRNE, Nicolaus Edward** - Calais, S ½ of Lot 9; Tax Map No. 38B-4-9A; Assessed Value: 25,000/-/25,000; Name Assessed In: **Byrne, Robert E., Est. & Nicholas Edward Byrne** **NOTE: Wooded lot. Percs. for an alternative system; To be combined with Lot 18 for sales/future development purposes. APPRAISED VALUE: \$47,000**

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6. **BYRNE, Robert E. & BYRNE, Nicolaus Edward** - Lot 9, Pt. Calais; Tax Map No. 38B-4-9; Assessed Value: 131,000/49,100/180,100 - I; Name Assessed In: **Byrne, Robert E., Est. & Nicholas Edward Byrne** **NOTE: Percs. for an alternative system. APPRAISED VALUE: \$67,000**

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7. **BYRNE, Robert E. & BYRNE, Nicolaus Edward** - Calais DBE, Lot 13, Block 4, Section 1; Tax Map No. 38B-1-4-13; Assessed Value: 1,700/-/1,700; Name Assessed In: **Byrne, Robert E., Est. & Nicholas Edward Byrne** **NOTE: Wooded lot. APPRAISED VALUE: \$10,000**
8. **BYRNE, Nicolaus Edward** - Calais DBE, Lot 14, Block 4, Section 1; Tax Map No. 38B-1-4-14; Assessed Value: 1,700/-/1,700; Name Assessed In: **Byrne, Nicholas Edward** **NOTE: Wooded lot. APPRAISED VALUE: \$9,000**
9. **BYRNE, Robert E. & BYRNE, Nicolaus Edward** - Calais DBE, Lot 15, Block 4, Section 1; Tax Map No. 38B-1-4-15; Assessed Value: 1,700/-/1,700; Name Assessed In: **Byrne, Nicholas Edward** **NOTE: Wooded lot. APPRAISED VALUE: \$9,000**

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10. **BYRNE, Nicolaus E.** - Calais WF parcels, Lot 8, 1.97 acres; Tax Map No. 38B-4-8; Assessed Value: 108,100/-/108,100; Name Assessed In: **Byrne, Nicholas E.** **NOTE: Multiple perc. sites; Percs. for an alternative system. APPRAISED VALUE: \$90,000**

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**NOTE:** These parcels will be sold in order and by groups as indicated by the black lines.

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