

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Essex County, Virginia, entered in the civil action styled County of Essex vs. McKinley Properties, LC, the undersigned Special Commissioner will offer for sale at Public Auction to the highest bidder, but subject to confirmation by the court, on **SATURDAY, SEPTEMBER 24TH, 2016**, in the **Essex High School Cafeteria**, 833 High School Circle, Tappahannock, Virginia, at 10:00 a.m., the following described real estate in Essex County, Virginia:

1. **MCKINLEY PROPERTIES, LC, A VIRGINIA LIMITED COMPANY** - Mount Clement Park, Lot 9, Central Mag. Dist.; Tax Map No. 36-10-9; Assessed Value: \$124,200/-0-/124,200; Name Assessed In: **McKinley Properties, LC, a Virginia limited company** **APPRAISED VALUE: \$75,000.00. Note: Public water and sewer**
2. **MCKINLEY PROPERTIES, LC, A VIRGINIA LIMITED COMPANY** - Mount Clement Park, Lot 10, Central Mag. Dist.; Tax Map No. 36-10-10; Assessed Value: \$153,000/-0-/153,000; Name Assessed In: **McKinley Properties, LC, a Virginia limited company** **APPRAISED VALUE: \$80,000.00. Note: Public water and sewer**

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 5:00 pm.

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.

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 DELIVERED BY FAX OR EMAIL ATTACHMENT.

John C. Hutt, Jr., Special Commissioner

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