

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. John A. Smith, 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, MARCH 28TH, 2015**, in the Washington and Lee High School Cafeteria, 16380 Kings Highway, (Virginia State Route 3; adj. Andrew Chapel United Methodist Church), Montross, Virginia, at 10:00 a.m., the following described real estate in Westmoreland County, Virginia:

1. **SMITH, John A., SMITH, Alfonzo, SMITH, JR., Norman, MCDOWNEY, Grace Alice Smith a/k/a SMITH, Kay, TATE, Vecelia Gaskins n/k/a BLY, Vecellia Gaskins** - Part Shirland, 21.8 acres; Tax Map No. 37-74; Assessed Value: 38,700/-0-/38,700 - D; Name Assessed In: **Smith, Norman E.**
2. **SMITH, John A., SMITH, Alfonzo, SMITH, JR., Norman, MCDOWNEY, Grace Alice Smith a/k/a SMITH, Kay, TATE, Vecelia Gaskins n/k/a BLY, Vecellia Gaskins** - Shirland, 1 acre; Tax Map No. 37-74A; Assessed Value: 20,800/-0-/20,800 - D; Name Assessed In: **Smith, Norman E.**
3. **SMITH, John A., SMITH, Alfonzo, SMITH, JR., Norman, MCDOWNEY, Grace Alice Smith a/k/a SMITH, Kay, TATE, Vecelia Gaskins n/k/a BLY, Vecellia Gaskins** - Part of Shirland, 6 acres; Tax Map No. 37-74B; Assessed Value: 10,000/-0-/10,000 - D; Name Assessed In: **Smith, Norman E.**
4. **SMITH, John A., SMITH, Alfonzo, SMITH, JR., Norman, MCDOWNEY, Grace Alice Smith a/k/a SMITH, Kay, TATE, Vecelia Gaskins n/k/a BLY, Vecellia Gaskins** - Adj. Walnut Farm, 1 acre; Tax Map No. 37-120A; Assessed Value: 26,800/28,300/55,100 – I, D; Name Assessed In: **Smith, Norman E.**
5. **SMITH, John A., SMITH, Alfonzo, SMITH, JR., Norman, MCDOWNEY, Grace Alice Smith a/k/a SMITH, Kay, TATE, Vecelia Gaskins n/k/a BLY, Vecellia Gaskins** - Adj. Walnut Farm, 7 acres; Tax Map No. 36-121; Assessed Value: 35,700/-0-/35,700 - D; Name Assessed In: **Smith, Norman E.**
6. **SMITH, John A., SMITH, Alfonzo, SMITH, JR., Norman, MCDOWNEY, Grace Alice Smith a/k/a SMITH, Kay, TATE, Vecelia Gaskins n/k/a BLY, Vecellia Gaskins** - Adj. Harry Conklin, 1 acre; Tax Map No. 46-1A; Assessed Value: 26,800/84,200/111,000 – I, D; Name Assessed In: **Smith, Norman E.,**
NOTE: Existing conventional system and shallow well

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 ASSESSED VALUE AS SET FORTH ABOVE; ON NON-PERC PROPERTY, 25% OF ASSESSED 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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