

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Richmond County, Virginia, entered on the 25th day of February, 2019 in the civil action styled *County of Richmond vs. Geraldine Brooks-Johnson, 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 16TH, 2019**, in the **Rappahannock High School Cafeteria**, 6914 Richmond Road, Warsaw, Virginia, at 10:00 a.m., the following described real estate in Richmond County, Virginia:

- BROOKS-JOHNSON, Geraldine; SCOTT, Ernest a/k/a SCOTT, JR., Ernest L. a/k/a SCOTT, JR., Earnest L.; SHELTON, Mary; BROOKS, Larry; HINES, Monique f/k/a BROOKS, Monique (Moniqua, Moniech, Monique, Monquie, Monuch, Moch) Emugene & BROOKS, James** - 2586 Mulberry Road; 1.0 acre; Washington Mag. Dist.; Tax Map No. 26-148; Assessed Value: 18,500/45,963/64,463 I; Name Assessed In: **Brooks-Johnson, Geraldine, et als.** **APPRAISED VALUE: \$14,000**
- BURRELL, Flossie V., VENEY, Fred, VENEY, William B., VENEY, Samuel & JACKSON, Effie V.** - 1204 Mulberry Road; Near Mulberry Church; 9.0 acres; Washington Mag. Dist.; Tax Map No. 32-10; Assessed Value: 34,200/0/34,200; Name Assessed In: **Burrell, Flossie, et als.** *Note: Percs for conventional system under 2000 regs.* **APPRAISED VALUE: \$20,000**
- BURRELL, Flossie V., VENEY, Fred, VENEY, William B., VENEY, Samuel & JACKSON, Effie V.** - Adj. Mulberry Church; 10.0 acres; Washington Mag. Dist.; Tax Map No. 32-15; Assessed Value: 35,600/0/35,600; Name Assessed In: **Burrell, Flossie, et als.** **APPRAISED VALUE: \$19,000**
- HOLLIDAY, Elizabeth Clark Davis** - Adj. Wilson; 11 acres; Washington Mag. Dist.; Tax Map No. 26-144; Assessed Value: 37,000/0/37,000; Name Assessed In: **Holliday, Elizabeth Clark Davis** *Note: Wooded lot.* **APPRAISED VALUE: \$12,000**
- MONROE, Elizabeth G.** - Adj. Green; 3.0 acres; Farnham Mag. Dist.; Tax Map No. 38(3)A; Assessed Value: 14,000/0/14,000; Name Assessed In: **Monroe, Elizabeth G.** *Note: Percs for conventional system under 2000 regs.* **APPRAISED VALUE: \$10,000**
- MONROE, Elizabeth G.** - Adj. Johnson; 3.137 acres; Farnham Mag. Dist.; Tax Map No. 38-66; Assessed Value: 24,949/0/24,949; Name Assessed In: **Monroe, Elizabeth G.** *Note: Percs for conventional system under 2000 regs.* **APPRAISED VALUE: \$12,000**
- MONROE, Edwin /Edmund/Edward Bruce, MONROE, Deyancie D., MONROE, Alice Wood a/k/a WOOD, Laura Alice, YOUNG, Jennay Dunaway, DUNAWAY, JR., James Bernard, CARROLL, Gwendolyn Brown, RICH, Sophrina M. Blue, SCOTT, Ethel Blue, BURRELL, Julia Blue, BURRELL, Eva May Blue, BLUE, James Russell, BLUE, Olie Brown, VENEY, Inez Blue, SMITH, Catherine Olie Blue, THOMPSON, Viola Blue n/k/a VENEY, Viola Thompson, BLUE, William Edward, BLUE, Catherine Veney, THOMPSON, Elizabeth Ruth Blue, VENEY, Ruth Marie Blue, BLUE, Sharon D., BLUE, John Jake, BLUE, Vernon, BLUE, Therma, LEWIS, Gladys Comelia Blue, BLUE, Ruth, VENEY, Tina M. & BLUE, Stephen dec'd, the unknown heirs, devisees, and successors in title of-** Adj. Monroe; 1.10 acres; Washington Mag. Dist.; Tax Map No. 31-96; Assessed Value: 23,140/0/23,140; Name Assessed In: **Monroe, Thomas E.** **APPRAISED VALUE: \$5,000**
- MONROE, Edwin /Edmund/Edward Bruce, MONROE, Deyancie D., MONROE, Alice Wood a/k/a WOOD, Laura Alice, YOUNG, Jennay Dunaway, DUNAWAY, JR., James Bernard & CARROLL, Gwendolyn Brown** - 148 Forest Road; 2.5 acres; Washington Mag. Dist.; Tax Map No. 36-1; Assessed Value: 27,500/12,007/39,507 I; Name Assessed In: **Monroe, Thomas E.** *Note: Percs for alternative system under 2000 regs.* **APPRAISED VALUE: \$10,000**
- MONROE, Edwin /Edmund/Edward Bruce, MONROE, Deyancie D., MONROE, Alice Wood a/k/a WOOD, Laura Alice, YOUNG, Jennay Dunaway, DUNAWAY, JR., James Bernard & CARROLL, Gwendolyn Brown** - Adj. Folly; 4.0 acres; Washington Mag. Dist.; Tax Map No. 36-2; Assessed Value: 27,200/0/27,200; Name Assessed In: **Monroe, Thomas E.** **APPRAISED VALUE: \$12,000**
- POUNDS, Mark** - Adj. L.L. Woolard; 6.17 acres; Washington Mag. Dist.; Tax Map No. 31-14; Assessed Value: 27,338/0/27,338; Name Assessed In: **Pounds, Mark** *Note: Percs for conventional system under 2000 regs.* **APPRAISED VALUE: \$10,000**
- REDMOND, Nathaniel E. & RICH, Virginia** - Adj. Hall & Gilreath; 0.50 acre; Washington Mag. Dist.; Tax Map No. 26-149; Assessed Value: 17,250/0/17,250; Name Assessed In: **Redmond, Nathaniel E.** **APPRAISED VALUE: \$1,400**
- SEMAK, Kelly R. & PETERS, Todd E.** - Adj. Henderson; 3.13 acres; Farnham Mag. Dist.; Tax Map No. 38(4)C; Assessed Value: 25,982/0/25,982; Name Assessed In: **Semak, Kelly R. & Todd E. Peters** *Note: Percs for alternative system under 2000 regs.* **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

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 DELIVERED BY FAX OR EMAIL ATTACHMENT.

John C. Hutt, Jr., Special Commissioner

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