

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Richmond County, Virginia, entered February 8, 2016 in the civil action styled *County of Richmond vs. Corintha Brooks Rhodes, 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 12TH, 2016**, in the **Rappahannock High School Cafeteria**, 6914 Richmond Road, Warsaw, Virginia, at 10:00 a.m., the following described real estate in the Richmond County, Virginia:

1. **BROOKS, Corintha a/k/a BROOKS , M. Corintha a/k/a RHODES , Corintha Brooks, LAWS, Rachel B. a/k/a LAWS, Rachael B. a/k/a LAWS, Rachel M., BROOKS, Herman a/k/a BROOKS, Herman T., PLAYER, Mildred B., BROOKS, Alice, BROOKS, Wallace, BROOKS, Elsie, BROOKS, Pearline Ellen n/k/a BALL, Pearline B. & BROOKS, Staggie Lovejoy a/k/a VENEY, Staggie B. - Adj. Simmons & Rich, 1.82 acres; Washington Mag. Dist.; Tax Map No. 36-112; Assessed Value: 16,149/12,944/29,093; Name Assessed In: **Brooks, Mattie Corbin; APPRAISED VALUE: \$11,000.00****
2. **KING, Oscar M., KING, (Carvellia, or Carvalia, or Corvellia, or Cornellia) Estelle, later remarried as MCKENNEY, SMITH & SIMMONS, KING, Samuel, KING, Carlton, SIMMONS, Charlie Ben, Jr. (possible heir of Carvellia, or Carvalia, or Corvellia, or Cornellia Estelle King, later remarried as McKenney, Smith and Simmons), HAYDON, Darlene S. (possible granddaughter of Gertrude Clark) & BURGESS, Sedonia Gertrude (later remarried as Clark(e) and Jewell), a/k/a KING, Gertrude a/k/a KING, Girtrude a/k/a KING, Gurtrude a/k/a KING, Gertie a/k/a KING CLARK(E), Gertrude a/k/a KING CLARK(E), Girtrude a/k/a KING CLARK(E), Gertie a/k/a CLARK(E), Gertrude a/k/a CLARK(E), S. Gertrude a/k/a BURGESS KING, Sedonia Gertrude a/k/a CLARK(E), C. Gertie a/k/a CLARK, Cadonia G. a/k/a CLARK(E), C. Gertrude a/k/a CLARK(E), S. Girtrude a/k/a CLARK(E), Gertrude S. a/k/a CLARK(E) JEWELL, Gertrude a/k/a JEWELL, Gertrude, The Unknown Heirs of, if any - Adj. Haynesville, 5 acres; Washington Mag. Dist.; Tax Map No. 26-86A; Assessed Value: 28,600/-0-/28,600; Name Assessed In: **Clarke, Gertie; APPRAISED VALUE: \$21,000.00****
3. **KING, Oscar M., KING, (Carvellia, or Carvalia, or Corvellia, or Cornellia) Estelle, later remarried as MCKENNEY, SMITH & SIMMONS, KING, Samuel, KING, Carlton, SIMMONS, Charlie Ben, Jr. (possible heir of Carvellia, or Carvalia, or Corvellia, or Cornellia Estelle King, later remarried as McKenney, Smith and Simmons), HAYDON, Darlene S. (possible granddaughter of Gertrude Clark) & BURGESS, Sedonia Gertrude (later remarried as Clark(e) and Jewell), a/k/a KING, Gertrude a/k/a KING, Girtrude a/k/a KING, Gurtrude a/k/a KING, Gertie a/k/a KING CLARK(E), Gertrude a/k/a KING CLARK(E), Girtrude a/k/a KING CLARK(E), Gertie a/k/a CLARK(E), Gertrude a/k/a CLARK(E), S. Gertrude a/k/a BURGESS KING, Sedonia Gertrude a/k/a CLARK(E), C. Gertie a/k/a CLARK, Cadonia G. a/k/a CLARK(E), C. Gertrude a/k/a CLARK(E), S. Girtrude a/k/a CLARK(E), Gertrude S. a/k/a CLARK(E) JEWELL, Gertrude a/k/a JEWELL, Gertrude, The Unknown Heirs of, if any - Adj. King, 4.43 acres; Washington Mag. Dist.; Tax Map No. 26-84; Assessed Value: 13,430/-0-/13,430; Name Assessed In: **Clarke, Gertrude; APPRAISED VALUE: \$12,000.00****
4. **COX, Landon W. - Adj. Lewis, 2.71 acres; Washington Mag. Dist.; Tax Map No. 36-74; Assessed Value: 21,552/5,000/26,552; Name Assessed In: **Cox, Landon W.; APPRAISED VALUE: \$11,000.00; Note: percs for an alternative system****
5. **GAINES, Paul a/k/a GAINES, Paul Fitzgerald, GAINES, Ada, dec'd., GAINES, Joe Beal, dec'd., GAINES, Daniel, dec'd., GAINES, Alice, dec'd., GAINES, Paul, Jr., dec'd. & GAINES, Paul, The Unknown Heirs of, if any - Adj. Potts, .5 acres; Marshall Mag. Dist.; Tax Map No. 24-78; Assessed Value: 13,875/-0-/13,875; Name Assessed In: **Gaines, Paul; APPRAISED VALUE: \$8,000.00****
6. **HENDERSON, David, HENDERSON, Herman a possible heir of David Henderson & HENDERSON, David, The Unknown Heirs of, if any, HENDERSON, JR., Simmuel, RICHARDSON, Willie Ann a/k/a CLIMAX, Willie Anne Richard, RICHARDSON, Virginia E., RICHARDSON, Sarah E., JONES, Willie Ann, RICHARDSON, Joseph M., RICHARDSON, Alice, & RICHARDSON, [JR.], Lucius H. - Adj. Tallent, 3 acres; Marshall Mag. Dist.; Tax Map No. 12-43; Assessed Value: 25,800/-0-/25,800; Name Assessed In: **Henderson, David; APPRAISED VALUE: \$20,000.00; Note: Percs for conventional system under 2000 regs****
7. **LAWS, Jennie, LAWS, Cora, THOMPSON, Elizabeth a/k/a THOMPSON ,Elizabeth Jackson, LEWIS, Edna, LEWIS, Willie, LEWIS (SAUNDERS), Lena, LEWIS, Milton, RUCKER, Dorothy, VENEY (MASON), Martha, BROUGHMAN, Mary a/k/a BROCKENBROUGH, Mary V., WRIGHT, Shirley Thompson, VENEY, Mary Helen Jackson, LIGON, Nancy Jackson, & GILLIAM, Agatha Ruth Jackson Dillard - Pt. Johnson, 1.25 acres; Farnham Mag. Dist.; Tax Map No. 43-11B; Assessed Value: 23,350/-0-/23,350; Name Assessed In: **Jackson, Dillworth J.; APPRAISED VALUE: \$10,000.00****
8. **JOHNSON, Eudora & JOHNSON, Eudora, The Unknown Heirs of, if any - Adj. Johnson, 20 acres; Farnham Mag. Dist.; Tax Map No. 43-18; Assessed Value: 20,000/-0-/20,000; Name Assessed In: **Johnson, Eudora; APPRAISED VALUE: \$39,500.00; Note: Percs for an alternative system. Timber value****
9. **KING, Arthur W., KING, Randolph D., LEWIS, Blanch King, KING, Talmage a/k/a KING, Tallie, KING, Mervin a/k/a KING, Merville, KING, William "Willie" E., MOORE, Eva King, a/k/a MOONE, Eva King, SYDNOR, Clara a/k/a SHORT, Clara Sydnor (daughter of Mamie King Sydnor a/k/a Malvina King, dec'd), SYDNOR, Otis a/k/a SYDNOR, Otis Dandridge, Sr. (son of Mamie King Sydnor a/k/a Malvina King, dec'd), SYDNOR, Eva a/k/a SYDNOR, Mariah Eva a/k/a DAVIS, Eva M., SYDNOR, Ivin a/k/a SYDNOR, Irvin, BURGESS, Sedonia Gertrude (later remarried as Clark(e) and Jewell), a/k/a KING, Gertrude a/k/a KING, Girtrude a/k/a KING, Gurtrude a/k/a KING, Gertie a/k/a KING CLARK(E), Gertrude a/k/a KING CLARK(E), Girtrude a/k/a KING CLARK(E), Gertie a/k/a CLARK(E), Gertrude a/k/a CLARK(E), S. Gertrude a/k/a BURGESS KING, Sedonia Gertrude a/k/a CLARK(E), C. Gertie a/k/a CLARK, Cadonia G. a/k/a CLARK(E), C. Gertrude a/k/a CLARK(E), S. Girtrude a/k/a CLARK(E), Gertrude S. a/k/a CLARK(E) JEWELL, Gertrude a/k/a JEWELL, Gertrude, KING, Oscar M., KING, (Carvellia, or Carvalia, or Corvellia, or Cornellia) Estelle, (later remarried as MCKENNEY, SMITH &**

SIMMONS), KING, Samuel, KING, Carlton, KING, Elbert (son of Randolph King dec'd), KING, Pearle (daughter of Randolph King dec'd), KING, Gladys (daughter of Randolph King dec'd), KING, Buck (son of Randolph King dec'd), KING, Ellen (daughter of Randolph King dec'd), KING, Mattie a/k/a KILMON, Mattie King (daughter of Arthur W. King dec'd, by Helen Clark), KING, Milford (son of Arthur W. King dec'd, by Helen Clark), KILMON, Froney a/k/a KILMON, Safronia King (daughter of Arthur W. King dec'd, by Helen Clark), KING, Lester a/k/a KING, Lester George (son of Arthur W. King dec'd, by Helen Clark), SYDNOR, W. T. a/k/a SYDNOR, Whitfield a/k/a SYDNOR, Whit (sole heir of Ivin a/k/a Irvin Sydnor, his dec'd son), MORSE, Louise Sydnor a/k/a MORSE, Louise Sydnor Dunaway (daughter of Otis Dandridge Sydnor, Sr., dec'd), SYDNOR, Lawrence J. a/k/a SYDNOR, Lawrence Judson (son of Otis Dandridge Sydnor, Sr., dec'd), FRANKLIN, Margaret Sydnor (daughter of Otis Dandridge Sydnor, Sr., dec'd), SYDNOR, Edward A. a/k/a SYDNOR, Edward Allen (son of Otis Dandridge Sydnor, Sr., dec'd), SYDNOR, Otis Dandridge, Jr. (son of Otis Dandridge Sydnor, Sr., dec'd), HAYNIE, Hazel a/k/a HAYNIE, Dorothy Hazel King, HAYNIE, Welford Lee (son of Hazel Haynie a/k/a Dorothy Hazel King Haynie, dec'd daughter of Arthur W. King, by Elizabeth Landman King), SIMMONS, Charlie Ben, Jr. (possible heir of Carvellia, or Carvalia, or Corvellia, or Cornellia Estelle King, later remarried McKenney, Smith and Simmons), HAYDON, Darlene S. (possible granddaughter of Gertrude Clark) & KING, George W., The Unknown Heirs of, if any - Adj. Greenlaw Clarke, 10 acres; Washington Mag. Dist.; Tax Map No. 26-86; Assessed Value: 37,200/-0-/37,200; Name Assessed In: **King, S. Gertrude**; APPRAISED VALUE: \$29,000.00; *Note: Percs for conventional system under 2000 regs*

10. THOMAS, Beverly, JOHNSON, Elsie T. a/k/a JOHNSON, Elsie Emily Thomas, THOMAS, Naomi, THOMAS, Lola C., THOMAS, Mattie C., BROWN, Leroy, COLE, Sharon, BARNES Debra, WILLIAMS, Iantha B., LEWIS, Effie B., BROWN, Jessie B., BALL, Earl P., EL, Regina, BALL, Harvey B., PIERCE, Hazel B., BALL, Elvin C., BUSHROD, Opal B. & LEWIS, Emma a/k/a LEWIS, Emily, The Unknown Heirs of, if any - Adj. Warner, 4.04 acres; Town of Warsaw; Tax Map No. 16-32; Assessed Value: 44,256/-0-/44,256; Name Assessed In: **Lewis, Emily**; APPRAISED VALUE: \$28,000.00; *Note: Percs for conventional system under 2000 regs, option for Public Water & Sewer*
11. MAIDEN, Daniel & MAIDEN, Daniel, The Unknown Heirs, Devisees Successors in Title of, if any - Richard Maiden Estate, 6.25 acres; Stonewall Mag. Dist.; Tax Map No. 10-56; Assessed Value: 30,350/-0-/30,350; Name Assessed In: **Maiden, Daniel**; APPRAISED VALUE: \$25,000.00 ; *Note: Percs for an alternative system. Some timber value*
12. NEWTON, Vernon L. - Adj. Grimes, 2.86 acres; Washington Mag. Dist.; Tax Map No. 36-85; Assessed Value: 25,604/-0-/25,604; Name Assessed In: **Newton, Vernon L.**; APPRAISED VALUE: \$12,500.00
13. PIPER, Jon B., PIPER, Jay D., PIPER, Richard Josef, PIPER, Steven B. & SIMPSON, Verna W. - St. Francis Cove, .75 acres; Farnham Mag. Dist.; Tax Map No. 44A(1)BK1-4; Assessed Value: 20,176/-0-/20,176; Name Assessed In: **Piper, Jon B., et als**; APPRAISED VALUE: \$29,000.00
14. RICH, Marie O. - Adj. Cox, .19 acres; Marshall Mag. Dist.; Tax Map No. 24-74; Assessed Value: 380/-0-/380; Name Assessed In: **Rich, Marie**; APPRAISED VALUE: \$1,000.00
15. ROBERTSON, Eddie a/k/a ROBINSON, Eddie & ROBERTSON, Eddie a/k/a ROBINSON, Eddie, The Unknown Heirs of, if any - 3 acres; Stonewall Mag. Dist., (5143 Newland Road); Tax Map No. 10A(2)9; Assessed Value: 20,900/18,000/38,900; Name Assessed In: **Robertson, Eddie** APPRAISED VALUE: \$20,000.00; *Note: Some timber value*
16. SAUNDERS, Jonah L., Remainderman, SAUNDERS, Jonah, Life Estate Holder & SAUNDERS, Emily P., Life Estate Holder - 3.69 acres; Stonewall Mag. Dist., (800 Havelock Road); Tax Map No. 10-45; Assessed Value: 31,070/50,217/81,287; Name Assessed In: **Saunders, Jonah, For Life**; APPRAISED VALUE: \$20,000.00 ; *Note: Existing well and septic for the 2 bedroom house or also perc for conventional system under 2000 regs (borderline), type of system to be determined at time of application to Health Department for this new 3 bedroom drainfield*
17. VENEY, Edward Richard - Adj. Davis, 2.38 acres; Washington Mag. Dist.; Tax Map No. 31-14A; Assessed Value: 2,856/-0-/2,856; Name Assessed In: **Veney, Edward Richard**; APPRAISED VALUE: \$9,000.00
18. WARSAW LIMITED PARTNERSHIP, a Virginia Limited Partnership, FOSTER, Patricia L., MICKEL, Minor H., McDOUGALL, Barbara G., DAVIS, Myra H., BALLENGER, David Michael, DAVIS, Jay Wesley, III, DAVIS, Daniel Andrew, DAVIS, William O., & such other parties, who may be heirs, legatees, successors and/or personal representatives of FOSTER, Jerry L., dec'd., MICKEL, Buck, dec'd., BALLENGER, Charles P., Jr., dec'd., & DAVIS, Jay Wesley, dec'd., as well as any other individuals or entities who may have an interest in the assets of Warsaw Limited Partnership, a Defunct Virginia Limited Partnership, who are made PARTIES DEFENDANT by the general description of PARTIES UNKNOWN - Adj. Warsaw, 3.2386 acres; Town of Warsaw; Tax Map No. 16A4(A)51; Assessed Value: 12,239/-0-/12,239; Name Assessed In: **Warsaw Limited Partnership**; APPRAISED VALUE: \$25,000.00; *Note: Public Water & 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 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
15885 Kings Highway, (Adj. Post Office), P. O. Box 39, Montross, Virginia 22520
(804) 493-9700 FAX (804) 493-8116 Email: katie@johnhuttlaw.com

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Richmond County, Virginia, February 8, 2016 in the civil action styled *County of Richmond vs. Edward S. Kulas, 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 12TH, 2016**, in the **Rappahannock High School Cafeteria**, 6914 Richmond Road, Warsaw, Virginia, at 10:00 a.m., the following described real estate in the Richmond County, Virginia:

1. **KULAS, Edward S. a/k/a KULAS, JR., Edward S.** - 1.57 acres; Washington Mag. Dist. (6274 Historyland Highway); Tax Map No. 32-102; Assessed Value: 23,798/109,012/132,810; Name Assessed In: **Kulas, Edward S.; APPRAISED VALUE: \$64,000.00; 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.

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