

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Pursuant to the terms of a certain Decree of the Circuit Court of Richmond County, Virginia, entered in the civil action styled *County of Richmond vs. Nathan Carter, 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, MAY 18TH, 2013**, in the Rappahannock High School Cafeteria, 6914 Richmond Road a/k/a State Route #360, Warsaw, Virginia, **at 10:00 a.m.**, the following described real estate all located in Richmond County, Virginia:

1. **CARTER, Nathan** - .50 acres, adj. Ball; Tax Map No. 43-22B; Assessed Value: 17,250/-0-/17,250 – D; Name Assessed In: **Carter, Nathan; APPRAISED VALUE \$13,000**
2. **DARBY, Ferdinand, DARBY, David, WOOD, Lizzy Darby, DARBY, Melvin, DARBY, Carrol, DARBY, James, Jr., the unknown heirs of, WILLIAMS, Ora Ann Darby, the unknown heirs of & DARBY, James [Sr.], the unknown heirs of** - 6 acres, Adj Pottery; Tax Map No. 35-19; Assessed Value: 38,000/-0-/38,000; Name Assessed In: **Darby, James, Sr.; APPRAISED VALUE \$15,000, Note:** Percs for Conventional System
3. **GILREATH, Joseph T. and GILREATH, Tami G.** - 1.01 acres; Part of Albert Jackson; Tax Map No. 12-2-B; Assessed Value: 23,200/-0-/23,200-D; Name Assessed In: **Gilreath, Joseph T. and Tami G.; APPRAISED VALUE \$15,000, Note:** Percs for Conventional System, wooded lot
4. **GILREATH, Joseph T. and GILREATH, Tami G.** - 2.77 acres; adj. Jackson; Tax Map No. 12-17B; Assessed Value: 11,770/-0-/11,770 – D; Name Assessed In: **Gilreath, Joseph T. and Tami G.; APPRAISED VALUE \$17,000**
5. **JOHNSON, Willard E.** - 5 acres, Pt. Johnson Estate; Tax Map No. 43-27; Assessed Value: 14,000/-0-/14,000; Name Assessed In: **Johnson, Willard E.; APPRAISED VALUE \$10,000, Note:** Percs for Conventional System, wooded parcel
6. **ROSS-BEST, Audrey** - Pt. Johnson Est. – 4.75 Acres; Tax Map No. 43-30; Assessed Value: 28,250/-0-/28,250; Name Assessed In: **Ross-Best, Audrey; APPRAISED VALUE \$11,000, Note:** perc for alternative system
7. **FEW, Lisa, BURTON, Willie a/k/a BURTON, William, SYDNOR, Mary, the unknown heirs of** - .82 acre, Beth-Ethel School; Tax Map No. 18-6; Assessed Value: 16,856/2,090/,18,946 – I; Name Assessed In: **Sydnor, Mary, heirs; APPRAISED VALUE \$17,000, Note:** Percs for Conventional System
8. **VENEY, Julia, VENEY, Hattie, VENEY, Loucinda, VENEY, Leonie, VENEY, Henry Lawson, the unknown heirs of, VENEY, Lawson, the unknown heirs of, & VENEY, Lawson, a/k/a VENEY, Henry Lawson, the unknown heirs of** - 5.5 acres, Near Sharps; Tax Map No. 36-64; Assessed Value: 14,500/-0-/14,500; Name Assessed In: **Veney, Henry Lawson; 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 (**JOHN C. HUTT, JR. TRUST 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 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, P. O. Box 39, Montross, Virginia 22520-0039
(804) 493-9700 FAX (804) 493-8116
Email: jglading@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, entered in the civil action styled *County of Richmond vs. Nellie Lindsay, 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, MAY 18TH, 2013**, in the Rappahannock High School Cafeteria, 6914 Richmond Road a/k/a State Route #360, Warsaw, Virginia, **at 10:00 a.m.**, the following described real estate all located in Richmond County, Virginia:

1. **LINDSY, Nellie, GORDON, Adam, GORDON, Cornelius, JOHNSON, George, GILLIS, Elizabeth, GORDON, Cornelia, JOHNSON, Sarah, the unknown heirs, devisees and successors in title to, deceased, GILLETTE, Douglas, GILLIS, McKenzie, DUDLEY, Daniel & UNDERDOO, Cathryn Dudley** - 10 acres, Adj Cobham Park; Tax Map No. 23-109; Assessed Value: 35,600/-0-/35,600; Name Assessed In: **Lindsey, Nellie & Cornelia Gordon; APPRAISED VALUE \$20,000 Note:** Percs for Conventional System, wooded parcel
2. **LINDSY, Nellie** - 25 acres, Adj Cobham Park; Tax Map No. 23-110; Assessed Value: 55,000/47,388/102,388; Name Assessed In: **Lindsey, Nellie; APPRAISED VALUE \$110,000 Note:** Percs for Conventional System, wooded parcel

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 (**JOHN C. HUTT, JR. TRUST 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 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: jglading@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, entered in the civil action styled *County of Richmond vs. Ann Bell Wafle, 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, MAY 18TH, 2013**, in the Rappahannock High School Cafeteria, 6914 Richmond Road a/k/a State Route #360, Warsaw, Virginia, at 10:00 a.m., the following described real estate all located in Richmond County, Virginia:

1. **WAFLE, Ann Bell, WAFLE, John Floyd, WAFLE, Howard, WAFLE, Filmore, WAFLE, Lewis L., WAFLE, Stanley Everett, WAFLE, Robert Ole, WAFLE, Caleb, WAFLE, James F., WAFLE [HOVERSON], Clara Mae, KUHN, Dorothy Wafle, FOSTER, Mabel Wafle, WAFLE, Mary E., TRUSTEE(S) OF "THE MARY B. WAFLE TRUST AGREEMENT" DATED JANUARY 22, 1999, WAFLE, Thelma S., the Unknown heirs of, WAFLE, James Robert, WAFLE, Charles Thomas, WAFLE, Steven B., HOVERSON, Walter, HOVERSON, Skippy, CRAVEN, Nancy H., HOVERSON, John, KUHN-AUXIER, Deborah, KUHN, Lori, KUHN, Dennis, FOSTER, Mabel Wafle, WAFLE, Joe, HILL, Jon, WAFLE, Olivia Ann, unknown children of, by her husband, John Tasker Wafle, WAFLE, Ann Bell, WAFLE, John Floyd, WAFLE, Mary E., WAFLE, Nathen, WAFLE, Howard, WAFLE, Filmore, WAFLE, Joe, WAFLE, John Floyd, unknown children of, WAFLE, Thelma S., unknown heirs of, widow of Caleb Wafle, and the unknown widows, widowers, heirs, devisees, successors in title and assigns, if any, of WAFLE, James Robert, WAFLE, Charles Thomas, and WAFLE, Steven B., known heirs and children of James Floyd Wafle, HOVERSON, Walter, HOVERSON, Skippy, CRAVEN, Nancy H., and HOVERSON, John, known heirs and children of Clara Mae Wafle Hoverson, KUHN-AUXIER, Deborah, KUHN, Lori, and KUHN, Dennis, known heirs and children of Dorothy Wafle Kuhn - 64 acres, Adj France; Tax Map No. 5-44; Assessed Value: 121,600/-0-/121,600; Name Assessed In: Hill, Jon B.; APPRAISED VALUE \$147,000 *Note:* Percs for Conventional System, wooded parcel**

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 (JOHN C. HUTT, JR. TRUST 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 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: jglading@johnhuttlaw.com

John C. Hutt, Jr., PC
P. O. Box 39
Montross, VA 22520