

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 *Town of Colonial Beach vs. A. Emerson Babcock, Jr., 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. **BABCOCK, JR., A. Emerson, BABCOCK, Ralph B., ELLIOTT, Eleanor Babcock, an adjudged incompetent, JPMORGAN CHASE BANK, N.A., successor-in-interest to Lincoln Rochester Trust Company of Rochester, N.Y., committee of the property, ELLIOTT, Madelyn, committee of the person, & FITCH, William Babcock** - Lot 48, Block 42C; Tax Map No. 3A3-1-42C-48; Assessed Value: 4,200/-0-4,200; Name Assessed In: **Babcock, William J., A. Emerson, & Ralph B., NOTE: Public water and sewer**
2. **BABCOCK, JR., A. Emerson, BABCOCK, Ralph B., ELLIOTT, Eleanor Babcock, an adjudged incompetent, JPMORGAN CHASE BANK, N.A., successor-in-interest to Lincoln Rochester Trust Company of Rochester, N.Y., committee of the property, ELLIOTT, Madelyn, committee of the person, & FITCH, William Babcock** - Lot 49, Block 42C; Tax Map No. 3A3-1-42C-49; Assessed Value: 4,200/-0-4,200; Name Assessed In: **Babcock, William J., A. Emerson, & Ralph B., NOTE: Public water and sewer**
3. **TATE, William E., Jr., & Nellie I.** - Lot 16, Block 16C; Tax Map No. 3A3-116C-16; Assessed Value: 16,600/-0-16,600 - J; Name Assessed In: **Tate, William E., Jr., & Nellie I., NOTE: Public water and sewer**
4. **TATE, William E., Jr., & Nellie I.** - Lot 17, Block 16C; Tax Map No. 3A3-116C-17; Assessed Value: 22,600/42,300/64,900- I, J; Name Assessed In: **Tate, William E., Jr., & Nellie I., NOTE: Public water and sewer**
5. **TATE, William E., Jr., & Nellie I.** - Lot 18, Block 16C; Tax Map No. 3A3-116C-18; Assessed Value: 8,300/-0-8,300 - J; Name Assessed In: **Tate, William E., Jr., & Nellie I., NOTE: Public water and sewer**
6. **WILSON, Shawn Patrick & Theresa Jett** - Lot 26, Block 25C; Tax Map No. 3A3-125C-26; Assessed Value: 4,200/-0-4,200; Name Assessed In: **Wilson, Shawn Patrick & Theresa Jett, NOTE: Public water and sewer**
7. **ROGERS, John Whitson & TAYLOR-ROGERS, Sarah Jane** - Lot 34, Block 19C; Tax Map No. 3A3-119C-34; Assessed Value: 16,600/-0-16,600; Name Assessed In: **Rogers, John Whitson & Taylor-Rogers, Sarah Jane, NOTE: Public water and sewer, ONE BUILDING SITE COMBINED WITH LOT 35**
8. **ROGERS, John Whitson & TAYLOR-ROGERS, Sarah Jane** - Lot 35, Block 19C; Tax Map No. 3A3-119C-35; Assessed Value: 4,200/-0-4,200; Name Assessed In: **Rogers, John Whitson & Taylor-Rogers, Sarah Jane, NOTE: Public water and sewer**
9. **ROGERS, John Whitson & TAYLOR-ROGERS, Sarah Jane** - Lot 36, Block 19C; Tax Map No. 3A3-119C-36; Assessed Value: 16,600/-0-16,600; Name Assessed In: **Rogers, John Whitson & Taylor-Rogers, Sarah Jane, NOTE: Public water and sewer, ONE BUILDING SITE COMBINED WITH LOT 37**
10. **ROGERS, John Whitson & TAYLOR-ROGERS, Sarah Jane** - Lot 37, Block 19C; Tax Map No. 3A3-119C-37; Assessed Value: 16,600/-0-16,600; Name Assessed In: **Rogers, John Whitson & Taylor-Rogers, Sarah Jane, 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 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 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
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