

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE

Westmoreland MAJOR SUIT

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. Christopher Allen, 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. **ALLEN, Christopher** - Currioman Bay Estates, Lot 55; Tax Map No. 23E-55; Assessed Value: 20,800/-/20,800 – D, J; Name Assessed In: **Allen, Christopher**, *NOTE: Existing Certification Letter on file at Health Dept for conventional system*
2. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 3, Section 3; Tax Map No. 26K1-3-3; Assessed Value: 4,200/-/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee**, *NOTE: Existing Certification Letter on file at Health Dept for alternative system*
3. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 7, Section 3; Tax Map No. 26K1-3-7; Assessed Value: 4,200/-/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee**
4. **ANDREWS, Wayland D., Trustee of the Wayland D. Andrews Revocable Living Trust Dated January 6, 2008** - Glebe Harbor, Lot 8, Section 3; Tax Map No. 26K1-3-8; Assessed Value: 4,200/-/4,200 – J; Name Assessed In: **Andrews, Wayland D., Trustee**
5. **ASHTON, Joseph, ASHTON, Henry, ASHTON, Thomas, ASHTON, Alex a/k/a ASHTON, William Alexander, Jr., ASHTON, Andrew, ASHTON, Annie, JACKSON, Laura, HUNTER, Mary, SMITH, Lettie, JONES, Sinda a/k/a JONES, Sindy, ASHTON, Lottie, ASHTON, Martha, SCOTT, Wayne, QUICK, Wanda, SCOTT, Adrienne, ASHTON, Crystal A., ASHTON, Ingrid R. and BLACKWELL, Karen V.** - Est. of Hammie Ashton; Tax Map No. 35A-1-5; Assessed Value: 2,100/-/2,100; Name Assessed In: **Ashton, John Joseph & Henry, et al**
6. **BABB, Robert L. & Joan M.** - Placid Bay Estates, Aqua Section, Lot 23, Block 2; Tax Map No. 10C-16-2-23; Assessed Value: 10,000/-/10,000; Name Assessed In: **Babb, Robert L. & Joan M.**, *NOTE: Public water and sewer*
7. **BEAHM, Milton F.** - Colonial Beach Est., Lot 14, Block H, Section 1; Tax Map No. 5B-1-H-14; Assessed Value: 500/-/500; Name Assessed In: **Beahm, Milton F.**
8. **BOBER, Alphonse A. & BOBER, Auna** - Travelers Rest, Woodland Lot 34, Section 3; Tax Map No. 39B-6-34; Assessed Value: 4,200/-/4,200; Name Assessed In: **Bober, Alphonso A. & Anna**, *NOTE: Public sewer available, private well required*
9. **BROWN, Owen & PERCELL, Yvette** - Haulover Shores, Lot 70; Tax Map No. 23C-70; Assessed Value: 20,800/-/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell**, *NOTE: Existing Certification Letter on file at Health Dept for conventional system*
10. **BROWN, Owen & PERCELL, Yvette** - Haulover Shores, Lot 71; Tax Map No. 23C-71; Assessed Value: 20,800/-/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell**
11. **BROWN, Owen & PERCELL, Yvette** - Machodoc Point, Lot 18; Tax Map No. 23D-18; Assessed Value: 20,800/-/20,800 – D, J; Name Assessed In: **Brown, Owen & Yvette Percell**, *NOTE: Percs for alternative system*
12. **CARTER, Annie M.G.** - Adj. Parhams, Lot 2, 1.873 acres; Tax Map No. 38-153C; Assessed Value: 18,800/-/18,800; Name Assessed In: **Carter, Annie M.G.**, *NOTE: Percs – type of system to be determined by Health Department*
13. **CHARLES, Clyde L. & CHARLES, Jocelyn M.** - Cabin Point, Lot 16, Section 3; Tax Map No. 25B2-3-16; Assessed Value: 19,900/-/19,900; Name Assessed In: **Charles, Clyde L. & Jocelyn M.**, *NOTE: Percs for alternative system*
14. **CLARY, Mabel V., Trustee** - Placid Bay Estates, Woodland Section, Lot 1, Block 1; Tax Map No. 10D-1-1-1; Assessed Value: 13,300/-/13,300; Name Assessed In: **Clary, Mabel V., Trustee**, *NOTE: Public water and sewer*
15. **DEWITT, Andrew R.** - Shannon Park Beach, Lot 143; Tax Map No. 49D-1-143; Assessed Value: 3,300/-/3,300; Name Assessed In: **Dewitt, Andrew R.**
16. **DEWITT, Andrew R.** - Shannon Park Beach, Lot 144; Tax Map No. 49D-1-144; Assessed Value: 3,300/-/3,300; Name Assessed In: **Dewitt, Andrew R.**
17. **DIXON, Earl R.** - Placid Bay Estates, Woodbine Section, Lot 33, Block 1; Tax Map No. 10C-6-1-33; Assessed Value: 10,000/-/10,000; Name Assessed In: **Dixon, Earl R.**, *NOTE: Public water and sewer*
18. **THE DIXON FAMILY, LLC** - Drum Bay Estates, Lot 40, Block 6; Tax Map No. 38A-1-6-40; Assessed Value: 400/-/400; Name Assessed In: **The Dixon Family, LLC**
19. **DOAK, Robert Delane & Grace V.** - Berkley Beach, Lot 2, Block B, Section A; Tax Map No. 10A-1-B-2; Assessed Value: 12,500/-/12,500; Name Assessed In: **Doak, Robert Delane & Grace V.**, *NOTE: Public water and sewer*
20. **DOLL, William R., Sr. & DOLL, Gloria J.** - Placid Bay Estates, Shorewood Section, Lot 13, Block 1; Tax Map No. 10C-5-1-13; Assessed Value: 10,000/-/10,000; Name Assessed In: **Doll, William R., Sr. & Gloria J. Doll**, *NOTE: Public water and sewer*
21. **EDELMAN, Leighton M.** - Shady Harbor Shores, Lot 7, Block 5, Section 1; Tax Map No. 49H-1-5-7; Assessed Value: 500/-/500; Name Assessed In: **Edelman, Leighton M.**
22. **EDELMAN, Leighton M.** - Shady Harbor Shores, Lot 8, Block 5, Section 1; Tax Map No. 49H-1-5-8; Assessed Value: 500/-/500; Name Assessed In: **Edelman, Leighton M.**
23. **GASKINS, Thomas & ASHTON, Emily** - Near Erica, 9.5 acres; Tax Map No. 37-162; Assessed Value: 34,900/-/34,900; Name Assessed In: **Gaskins, Thomas Est. & Emily Ashton**

24. **HAMMER, Paul & HUDSON, B. F.** - Lot 5, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-5; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson, NOTE: Public water and sewer**
25. **HAMMER, Paul & HUDSON, B. F.** - Lot 6, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-6; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson, NOTE: Public water and sewer**
26. **HAMMER, Paul & HUDSON, B. F.** - Lot 7, Block 24C, Classic Shores; Tax Map No. 3A3-1-24C-7; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Hammer, Paul & B. F. Hudson, NOTE: Public water and sewer**
27. **HUDNALL, Ernest L., Laura D., Ava, & Sarah** - Part Rust Tract, 4.08 acres; Tax Map No. 46-29E; Assessed Value: 28,400/-0-/28,400 - J; Name Assessed In: **Hudnall, Ernest L., Laura D., Ava, & Sarah, NOTE: Wooded parcel, Existing certification letter on file with Health Department, type of system to be determined at the time of application**
28. **JENKINS, John W. & JENKINS, Mabel L.** - Colonial Forest, Lot 27, Block 1, Section 1; Tax Map No. 6E-1-1-27; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Jenkins, John W. & Mabel L., NOTE: Wooded lot, public sewer, private well required**
29. **JENKINS, John W. & JENKINS, Mabel L.** - Colonial Forest, Lot 28, Block 1, Section 1; Tax Map No. 6E-1-1-28; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Jenkins, John W. & Mabel L., NOTE: Wooded lot, public sewer, private well required**
30. **JOHNSON, Arthur E. & JOHNSON, Bettie K.** - Placid Bay Estates, Woodbine Section, Lot 8, Block 2; Tax Map No. 10C-6-2-8; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Johnson, Arthur E. & Bettie K., NOTE: Public water and sewer**
31. **JOHNSON, Margaret T. & JOHNSON, Francis C., the unknown heirs of** - Erica School, Route 626, .5 acre; Tax Map No. 37-57; Assessed Value: 2,500/-0-/2,500 ; Name Assessed In: **Johnson, Francis C., Estate & Margaret T. Johnson**
32. **JONES, Christie B.** - Independence Shores, Lot 105; Tax Map No. 22B-105; Assessed Value: 20,800/-0-/20,800 – D, J; Name Assessed In: **Jones, Christie D., NOTE: Percs for conventional system**
33. **JONES, Christie B.** - Independence Shores, Lot 107; Tax Map No. 22B-107; Assessed Value: 5,200/-0-/5,200 – D, J; Name Assessed In: **Jones, Christie D., NOTE: Percs, type of system to be determined by health department**
34. **JONES, Ellwood E. & JONES, Mary K.** - Placid Bay Estates, Woodland Section, Lot 3, Block 2; Tax Map No. 10D-1-2-3; Assessed Value: 19,300/19,300/38,600 – I, D, J; Name Assessed In: **Jones, Mary K., NOTE: Public water and sewer**
35. **LANE, Wilson H. & Karen A.** - Placid Bay Estates, Circle Lane Section, Lot 17, Block 2; Tax Map No. 10C-13-2-17; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Lane, Wilson H. & Karen A., NOTE: Public water and sewer**
36. **ESPINOZA, Karen & LEIZEAR, Gregory** - Placid Bay Estates, Woodmount Section, Lot 8, Block 1; Tax Map No. 10C-12-1-8; Assessed Value: 10,000/-0-/10,000 - J; Name Assessed In: **Leizear, Lownes S., NOTE: Public water and sewer**
37. **ESPINOZA, Karen & LEIZEAR, Gregory** - Placid Bay Estates, Woodmount Section, Lot 9, Block 1; Tax Map No. 10C-12-1-9; Assessed Value: 16,000/-0-/16,000 - J; Name Assessed In: **Leizear, Lownes S., NOTE: Public water and sewer**
38. **LOHR, Orville Leroy & Jane Marlyn** - Ragged Point Beach, Lot 8, Block 1, Section N; Tax Map No. 27A-4-1N-8; Assessed Value: 4,200/-0-/4,200; Name Assessed In: **Lohr, Orville Leroy & Jane Marlyn, NOTE: Public sewer, private well required**
39. **LOHR, Orville Leroy & Jane Marlyn** - Ragged Point Beach, Lot 9, Block 1, Section N; Tax Map No. 27A-4-1N-9; Assessed Value: 4,200/-0-/4,200; Name Assessed In: **Lohr, Orville Leroy & Jane Marlyn, NOTE: Public sewer, private well required**
40. **MAY, Jessie M.** - Drum Bay Estates, Lot 19, Block 7; Tax Map No. 3BA-1-7-19; Assessed Value: 400/-0-/400; Name Assessed In: **May, Jessie M.**
41. **MONA, Joseph F. & Carol Ann** - Glebe Harbor, Lot 96, Section 4; Tax Map No. 26K2-1-96; Assessed Value: 16,600/-0-/16,600 - J; Name Assessed In: **Mona, Joseph F. & Carol Ann**
42. **MORGAN, Raymond & COOK, Glea** - Placid Bay Estates, Forest Grove Section, Lot 5, Block 6; Tax Map No. 10C-9-6-5; Assessed Value: 16,000/15,300/31,300 - I; Name Assessed In: **Morgan, Raymond & Cook, Glea, NOTE: Public water and sewer**
43. **PEREGOY, Doris V. & SIBOLE, Russell W.** - Ragged Point Beach, Lot 10, Block G; Tax Map No. 27A-1-G-10; Assessed Value: 12,500/-0-/12,500; Name Assessed In: **Peregoy, Doris V. & Sibole, Russell W., NOTE: Public sewer, private well required**
44. **PERRY, JR., Hoyt Hill, STREETS, Joe Louis, STREETS, JR., Walter, STREETS, Willis, STREETS, Alla a/k/a STREETS, Ella, STREETS, Lloyd & STREETS, Thelma B., Life Estate Holder** - Moses Street Estate, 6.66 acres; Tax Map No. 17-62; Assessed Value: 8,300/-0-/8,300; Name Assessed In: **Perry, Hoyt Hill, Jr., & Streets, Walter**
45. **PLUMMER, John William, MOSS, Florence P., MOSELEY, Melvine P., PLUMMER, JR., Solomon, PLUMMER, James, PLUMMER, Maggie, NELSON, Susan Plummer, PLUMMER, John, ALEXANDRIA, Lucy Plummer f/k/a WILLIAMS, Lucy Alexandria & PLUMMER, Eliza Unknown Heirs of, if any** - Adj. T.J. Brown, 9.93 acres; Tax Map No. 47-42; Assessed Value: 31,900/-0-/31,900 - J; Name Assessed In: **Plummer, John William, et al., NOTE: Percs for conventional system**
46. **POTOMAC SHORE HOMES, INC.** - Glebe Harbor, Lot 102, Section 3; Tax Map No. 26K1-3-102; Assessed Value: 16,600/-0-/16,600 – J; Name Assessed In: **Potomac Shore Homes, Inc.**
47. **POTOMAC SHORE HOMES, INC.** - Cabin Point, Lot 38, Section 12; Tax Map No. 25B3-1-38; Assessed Value: 19,900/-0-/19,900 – J; Name Assessed In: **Potomac Shore Homes, Inc. NOTE: Partially wooded lot, perc's for alternative sytem**
48. **POTOMAC SHORE HOMES, INC.** - Nomini Cliffs, Lot 13; Tax Map No. 23B-13; Assessed Value:

- 20,800/-0-/20,800 – J; Name Assessed In: **Potomac Shore Homes, Inc., NOTE: Percs for alternative system**
49. **RIDDLE, Jerry T. & RIDDLE, Coryne L.** - Glebe Harbor, Lot 133, Section 1; Tax Map No. 26K1-1-133; Assessed Value: 16,600/-0-/16,600 – J; Name Assessed In: **Riddle, Jerry T. & Coryne L.**
50. **RITTER, Nancy Linkous** - Calais, Drum Bay Estates, Lot 6, Block 6, Section 2; Tax Map No. 38B-2-6-6; Assessed Value: 200/-0-/200 - D; Name Assessed In: **Ritter, Nancy Linkous, NOTE: Wooded lot, percs for alternative system**
51. **ROBBINS, John D. & ROBBINS, Josephine E.** - Placid Bay Estates, Woodland Section, Lot 11, Block 4; Tax Map No. 10D-1-4-11; Assessed Value: 6,600/-0-/6,600; Name Assessed In: **Robbins, John D. & Josephine E., NOTE: Public water and sewer**
52. **ROBINSON, Cornelius & Marie** - Adj. Wilkersons, 5 acres; Tax Map No. 2-56; Assessed Value: 34,900/-0/34,900; Name Assessed In: **ROBINSON, Cornelius & Marie**
53. **ROCK, Bobby, Trustee** - Adj. J.A. Carlson, 1.087 acres; Tax Map No. 55-106C; Assessed Value: 16,600/-0-/16,600; Name Assessed In: **Rock, Bobby, Trustee, NOTE: Wooded parcel, percs for conventional system**
54. **ROSE, Mary Elizabeth** - David Brent Estate, Ashton, 4 acres; Tax Map No. 34-49; Assessed Value: 5,000/-0-/5,000; Name Assessed In: **Rose, Mary Elizabeth**
55. **ROY, Melvin F., James A., Jr., & Allen** - David Brent Estate, Parcel A, 2 acres; Tax Map No. 35-18; Assessed Value: 25,100/11,100/36,200 - I; Name Assessed In: **Roy, Melvin F., James A., Jr., & Allen, NOTE: 2001 permit on file for conventional system**
56. **SAUNDERS, Michael & Suzanne** - Driftwood Beach, Lot 94; Tax Map No. 12C-4-94; Assessed Value: 8,300/-0-/8,300 - D; Name Assessed In: **Saunders, Michael & Suzanne, NOTE: Percs for alternative system**
57. **SCHWARZ, Emmy** - Placid Bay Estates, Circle Lane Section, Lot 11, Block 2; Tax Map No. 10C-13-2-11; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Schwarz, Emmy,, NOTE: Public water and sewer**
58. **FORD, Viola, Remainderman, MARSHALL, Sally S., Remainderman, SMITH, JR., Cleveland, SMITH, Bonnie, SMITH, Fred, SMITH, Danny, JORDAN, Maggie, SMITH, Barbara Ann, WEST, Inez S., PEYTON, Mildred, SMITH, Percilla, SMITH, Preston, BYRD, Dorita S., SMITH, Lillian, JOHNSON, Helen S., LEAKE, Irene S., SMITH, Regina, JOHNSON, Phyllis S., JOLLY, Odessa, SMITH, Clara, SMITH, HENRY a/k/a SMITH, Henry Canyon, TATE, Shirley S., SMITH, Della L., SMITH, Lucille, BEVERLY, Sylvester, SMITH, Judy Ann, MCDOWNEY, Lisa Smith, SMITH, Gabert, SMITH, Sylvia, SMITH, Allen, SMITH, Ebony, SAUNDERS, Catherine, Attorney-in-Fact, & SMITH, Canyon, the Unknown Heirs of, if any** - Part of Smith & Watts, 4 acres; Tax Map No. 6-13; Assessed Value: 5,000/-0-/5,000 - J; Name Assessed In: **Smith Henderson Estate**
59. **SMITH, Pauline Shelton, 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, SMITH, Valerie J., SMITH, LaVita Joyce, DOWNING, David Otis, EVENS, Sireeta & VENEY, William Alexander** - Pt. Green Hill, 1 acre; Tax Map No. 46-1J; Assessed Value: 26,800/57,600/84,400 – I, J ; Name Assessed In: **Smith, Lavita Joyce, David Otis Downing, et al**
60. **SMITH, Mary F.** - Pt. Henrietta Thompson Prop., 1 acre; Tax Map No. 46-38G; Assessed Value: 22,600/58,100/80,700 – I; Name Assessed In: **Smith, Mary F., NOTE: Existing conventional system and artesian well installed around 2004**
61. **STOKES, Mabel Burrell, ACEA, Nellie B., SMITH, Milliam B., WILSON, Winnie, devisee of John Walter Burrell, deceased, BURRELL, Howard, the Unknown Heirs of, if any, BURRELL, James, the Unknown Heirs of, if any, JACKSON, Mary Lou, BURRELL, Wanda, KELLY, Colorice, BURRELL, JR., Oscar, NEWMAN, Gloria, HENRY, Linda, COURTNEY, James E., ROBINS, Norma, devisee of Barbara Robins, deceased, BURRELL, Zelda, BROWN, Janalle, BURRELL, JR., Lewis, BURRELL, Kevin, BURRELL, JR., Robert, CLORY, Margaret, HARMON, Gertrude, SMITH, Felizer, HARRLLEE, Chauncey, HALL, Earl, HALL, Brian, WILLIAMS, Herbert, NELSON, Sylvia, HALL, Margaret, BURRELL, Monica and BURRELL, David, devisees of Blanche Burrell Braxton a/k/a Blanche Howard Braxton, deceased, WILLIAMS, Christopher, WILLIAMS, Malik, WILLIAMS, China & BURRELL, Lillie a/k/a BURRELL, Lillie Freeman, the Unknown Heirs of, if any** - Part Caton Point, 3 acres; Tax Map No. 48-89; Assessed Value: 28,700/2,500/31,200 – I, J; Name Assessed In: **Stokes, Mabel Burrell, Acea, Nellie B., Smith, Milliam B., et als, NOTE: Percs for conventional system**
62. **STORCH, James P.** - Placid Bay Estates, Woodland Section, Lot 8, Block 4; Tax Map No. 10D-1-4-8; Assessed Value: 13,300/-0-/13,300; Name Assessed In: **Storch, James P., NOTE: Public water and sewer**
63. **TAYLOR, William H. & Dorothy H.** - Placid Bay Estates, Shorewood Section, Lot 23, Block 1; Tax Map No. 10C-5-1-23; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Taylor, William H. & Dorothy H., NOTE: Public water and sewer**
64. **TEYHEN, Daniel & Theresa** - Stratford Bay Estates, Lot 28; Tax Map No. 22E-28; Assessed Value: 3,300/-0-/3,300; Name Assessed In: **Teyhen, Daniel & Theresa, NOTE: Partially wooded lot, Percs – type of system to be determined by health department and building plans**
65. **VUXTON, George A. & VUXTON, Anne K., Trustee of the Vuxton Trust dated March 27th, 1995** - Lot 271, Section 4, Glebe Harbor; Tax Map No. 26K2-1-271; Assessed Value: 16,600/-0-/16,600 – J; Name Assessed In: **Vuxton, Anne K., Trustee**
66. **ZUPPAN, Lawrence L.** - Placid Bay Estates, Clearview Section, Lot 3, Block 1; Tax Map No. 10C-11-1-3; Assessed Value: 10,000/-0-/10,000; Name Assessed In: **Zuppan, Lawrence L., 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 John Hutt or email "john@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.

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE **Westmoreland County SEPARATE SUIT**

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

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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.

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COMMISSIONER'S SALE OF VALUABLE REAL ESTATE **Town of Colonial Beach MAJOR SUIT**

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 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.

COMMISSIONER'S SALE OF VALUABLE REAL ESTATE **Town of Colonial Beach – SEPARATE SUIT**

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. Barbara Ann Camp, 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. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 5, Block 1; Tax Map No. 3A2-5-1-5; Assessed Value: 18,500/-0/18,500 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
2. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 6, Block 1; Tax Map No. 3A2-5-1-6; Assessed Value: 18,500/-0/18,500 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
3. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 7, Block 1; Tax Map No. 3A2-5-1-7; Assessed Value: 18,500/-0/18,500 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
4. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 8, Block 1; Tax Map No. 3A2-5-1-8; Assessed Value: 18,500/-0/18,500 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
5. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 9, Block 1; Tax Map No. 3A2-5-1-9; Assessed Value: 18,500/-0/18,500 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
6. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 10, Block 1; Tax Map No. 3A2-5-1-10; Assessed Value: 18,500/-0/18,500 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**

7. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 11, Block 1; Tax Map No. 3A2-5-1-11; Assessed Value: 18,500/-0-/18,500 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
8. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 12, Block 1; Tax Map No. 3A2-5-1-12; Assessed Value: 18,500/1,000/19,500 -I, J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
9. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Lot 18, Block 2C; Tax Map No. 3A3-1-2C-18; Assessed Value: 4,200/-0-/4,200 - J; Name Assessed In: **Camp, Stuart E. & Barbara A.**
10. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Lots 12 & 13, Block 72; Tax Map No. 3A2-2-72-12; Assessed Value: 68,300/67,600/135,900 - I, J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
11. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens Lots 1 & 2, Block 1; Tax Map No. 3A2-5-1-1; Assessed Value: 49,800/-0-/49,800 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
12. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Potomac Gardens, Lot 4, Block 1; Tax Map No. 3A2-5-1-4; Assessed Value: 33,200/-0-/33,200 - J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
13. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Billingsley Sub., Lot 8, Block 3; Tax Map No. 3A2-7-3-8; Assessed Value: 76,600/66,000/142,600 -I, J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**
14. **CAMP, Barbara Ann a/k/a CAMP, Barbara D.** - Billingsley Sub., Lot 7, Block 3; Tax Map No. 3A2-7-3-7; Assessed Value: 154,500/58,700/213,200 - I, J; Name Assessed In: **Camp, Stuart E. & Barbara A., NOTE: Public water and sewer**

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John C. Hutt, Jr., Special Commissioner
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