

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE  
COUNTY OF LOUISA, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Louisa, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Public Meeting Room of the Louisa County Administration Building**, located at **1 Woolfolk Avenue, 1st Floor, Louisa, Virginia 23093**, on **October 20, 2023 at 2:30pm**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by For Sale At Auction, Inc. (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
J1	Costello Jackson & Rebecca Jones	42-76	17603	13065	on or near Laura Creek Rd, 16.00 AC +/-, Green Springs Magisterial District
J2	Thomas O. & Annie B. Robinson	57-69A	13706	13856	4316 & 4358 Mt Airy Rd, 5.00 AC +/-, Mineral Magisterial District
J3	Tessie T. Sutton Estate	78-6	16006	24437	near Three Notch Rd and I64, 10.00 AC +/-, Courthouse Magisterial District
J4	Tessie T. Sutton Estate	78-34	15991	24437	257 Nannie Burton Road, 0.93 AC +/-, Louisa Magisterial District
J5	Tessie Lumkin Jackson	78-38	8364	24437	near Nannie Burton Rd, 25.00 AC +/-, Courthouse Magisterial District
J6	Tessie Lumkin Jackson <i>*The sale of this parcel is contingent upon the sale results of Properties J3, J4 &amp; J5</i>	68-28	8363	24437	21 Patrick Henry Pl, 49.95 AC +/-, Louisa Magisterial District

J7	Steven Salmon	96A-1-F-9	3098	459511	18 Turtle St, Lot 9 BLK F Orchid Lake Est, Cuckoo Magisterial District
J8	Steven Salmon	96A-1-F-10	3099	459511	on Turtle St, Lot 10 BLK F Orchid Lake Est, Cuckoo Magisterial District
J9	David T. & Esther O. Griffith	10C-1-152	19850	156495	on Pinehurst Dr, 0.381 AC +/-, Lot 152 Phase I Shenandoah Crossing Country Club
J10	I & J Home Builders, LLC	10C1-1-197	19896	38490	on Pinehurst Dr & Old CC Rd, 0.552 AC +/-, Lot 197 Phase II Shenandoah Crossing Country Club
J11	I & J Home Builders, LLC	10C1-1-198	19897	38490	on Pinehurst Dr & Old CC Rd, 0.517 AC +/-, Lot 198 Phase II Shenandoah Crossing Country Club
J12	Richard B. & Monique Paule Tubb	10C2-1-124	19823	38725	on W Pebble Beach Dr, 0.372 AC +/-, Lot 124 Phase I Shenandoah Crossing Country Club
J13	Isaac Minor	96-44	11098	13469	near I64 & Cross Country Rd, 75.00 AC +/-, Jackson Magisterial District
J14	Rose T. Mitchell & Geneva T. Findley	14-39	11162	62191	near Goldmine Rd & Bibb Store Rd, 10.00 AC +/-, Louisa Courthouse Magisterial District
J15	Ellis & Sarah Quarles	68-18	13129	13750	near I64 & Three Notch Rd, 10.24 AC +/-, Louisa Magisterial District

J16	Ellis Quarles	78-1-7	13127	156857	near I64 & Three Notch Rd, 6.1 AC +/-, Lot No. 7, Louisa Magisterial District
J17	Ellis Quarles & Cleolive Cavanaugh <i>*The sale of this parcel is contingent upon the sale results of Properties J15 &amp; J16</i>	67-60	13128	156857	on Courthouse Rd, 36.5 AC +/-; Courthouse Magisterial District
J18	Sugarland Properties, LLC	61-83	13686	107739	near Fredericks Hall Rd, 19.54 AC +/-; Cuckoo Magisterial District
J19	Katherine Anderson Trustee, et al.	82-23A	211	38075	45 New Anna Rd, 2.5 AC +/-, Cuckoo Magisterial District
J20	Crystal Anne Edmondson	91-13A	10255	24624	2206 Gardners Rd, 2.928 AC +/-, Cuckoo Magisterial District

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. Properties are offered for sale as-is, where-is, and if-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide, and do not assist, with obtaining title insurance or title to personal property.

**The sale of property to the highest bidder is not contingent upon obtaining financing.** Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

**PAYMENT TERMS:** The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of 150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

**Terms applicable to In-Person Bidders ONLY:** The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

**Terms applicable to Online Bidders ONLY:** All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website **www.forsaleatauction.biz**. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact For Sale At Auction, Inc., at (540) 899-1776 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than October 27, 2023).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to County of Louisa and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

**GENERAL TERMS:** To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Louisa and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at [www.forsaleatauction.biz](http://www.forsaleatauction.biz), by email to [ken@forsaleatauction.biz](mailto:ken@forsaleatauction.biz) or by phone to Ken Sebastian, at (540) 841-2085. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Attn: Tax Sales  
P.O. Box 31800  
Henrico, Virginia 23294-1800

***\*SAMPLE\****

**PURCHASER'S ACKNOWLEDGEMENT AND  
CONTRACT OF SALE**

At that certain real estate tax sale which closed on Friday, October 20, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Case Name:** County of Louisa v. \_\_\_\_\_ (**Case No.** \_\_\_\_\_)

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**TACS Number:** \_\_\_\_\_

**Buyer's Premium:** \$ \_\_\_\_\_

**Bid Deposit:** \$ \_\_\_\_\_

**Credit Card Hold:** \$(\_\_\_\_\_)

**Total Due Now:** \$ \_\_\_\_\_

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Louisa, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Special Commissioner intends to ask the Court to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (October 20, 2023). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract

shall be voidable and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

I understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

_____ <b>Signature</b>	_____ <b>Street Address</b>
_____ <b>Name (please print)</b>	_____ <b>City, State, Zip</b>
_____ <b>Telephone</b>	_____ <b>Email Address</b>

Title will be taken in the name of:

\_\_\_\_\_  
Type of Interest:   ☐ Tenants in Common   ☐ Tenants by Entirety with ROS   ☐ Joint Tenants   ☐ None

### **CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 20th day of October, 2023, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

\_\_\_\_\_  
Taxing Authority Consulting Services, PC

## Property J1\* - Costello Jackson & Rebecca Jones

Tax Map Number: 42-76

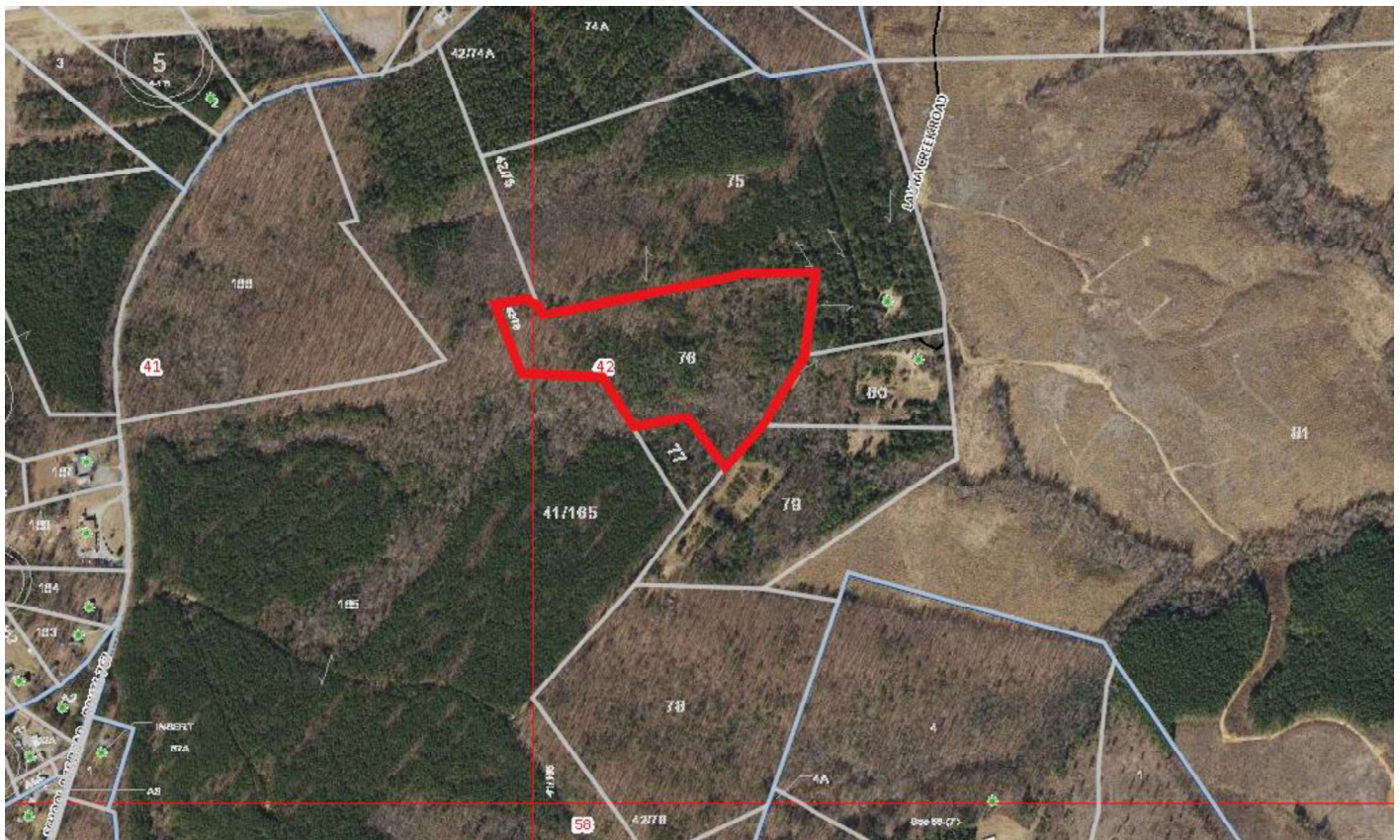
Account Number: 17603

Description: 16.00 AC +/-

Property Description: on or near Laura Creek Road

Land Value: \$38,800 Improvement Value: \$0.00 Total Value: \$38,800

Land and Value Information			
Parcel No:	42 76	Magisterial:	MINERAL
Record Number:	17603-1	Legal Description:	LAUREL BRANCH & TALLEY
Acres:	16.0		16.00 AC
Zoning:		Deed Book/Page:	654/781
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	JACKSON, COSTELLO & REBECCA JONES 3964 GREER AVE SAINT LOUIS , MO 63107



**Property J2\* - Thomas O. & Annie B. Robinson**

Tax Map Number: 57-69A

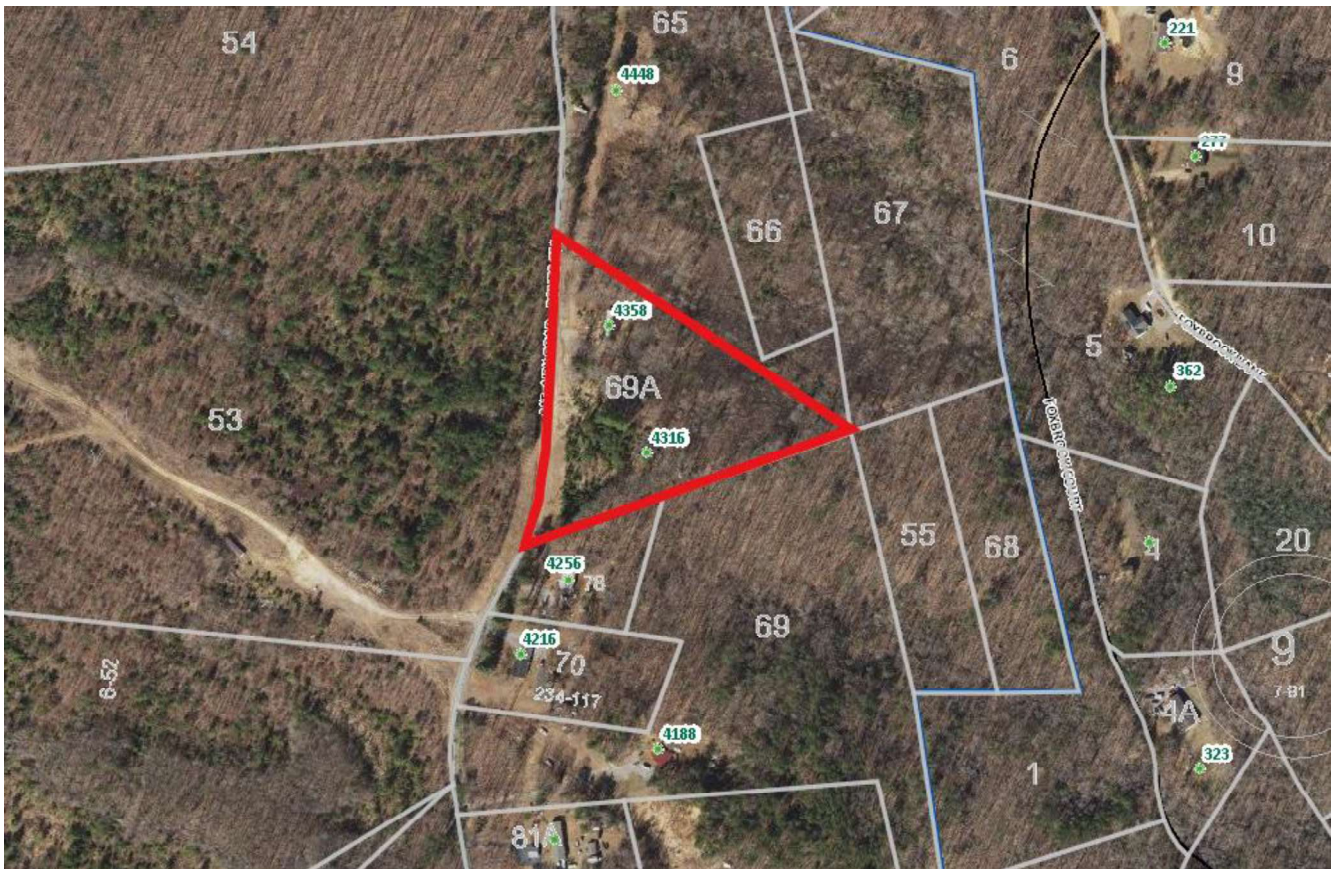
Account Number: 13706

Description: 5.00 AC +/-

Property Description: 4316 & 4358 Mt. Airy Road

Land Value: \$58,200 Improvement Value: \$71,500 Total Value: \$129,700

Land and Value Information			
Parcel No:	57 69A	Magisterial:	MINERAL
Record Number:	13706-1	Legal Description:	POLLARD ROAD & COSBY
Acres:	5.00		DB 087/169 5AC
Zoning:		Deed Book/Page:	/0
Occupancy:	DWELLING	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	4358 MT AIRY RD LOUISA , VA 23093	Owner(s):	ROBINSON, THOMAS O & ANNIE B C/O AUSTIN T ROBINSON 309 ROCK WALL DR LOUISA , VA 23093



### Property J3\* - Tessie T. Sutton Estate

Tax Map Number: 78-6

Account Number: 16006

Description: 10.00 AC +/-

Property Description: near Three Notch Road & I64

Land Value: \$15,000 Improvement Value: \$0.00 Total Value: \$15,000

Land and Value Information			
Parcel No:	78 6	Magisterial:	LOUISA
Record Number:	16006-1	Legal Description:	ROUNDAABOUT & TIMBERLAKE WB51/59 DB 352/537 10.00 AC
Acres:	10.00	Deed Book/Page:	352/537
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	0 , 0	Owner(s):	SUTTON, TESSIE T ESTATE C/O C CAVANAUGH & E QUARLES 21 PATRICK HENRY PL LOUISA , VA 23093



### Property J4\* - Tessie T. Sutton Estate

Tax Map Number: 78-34

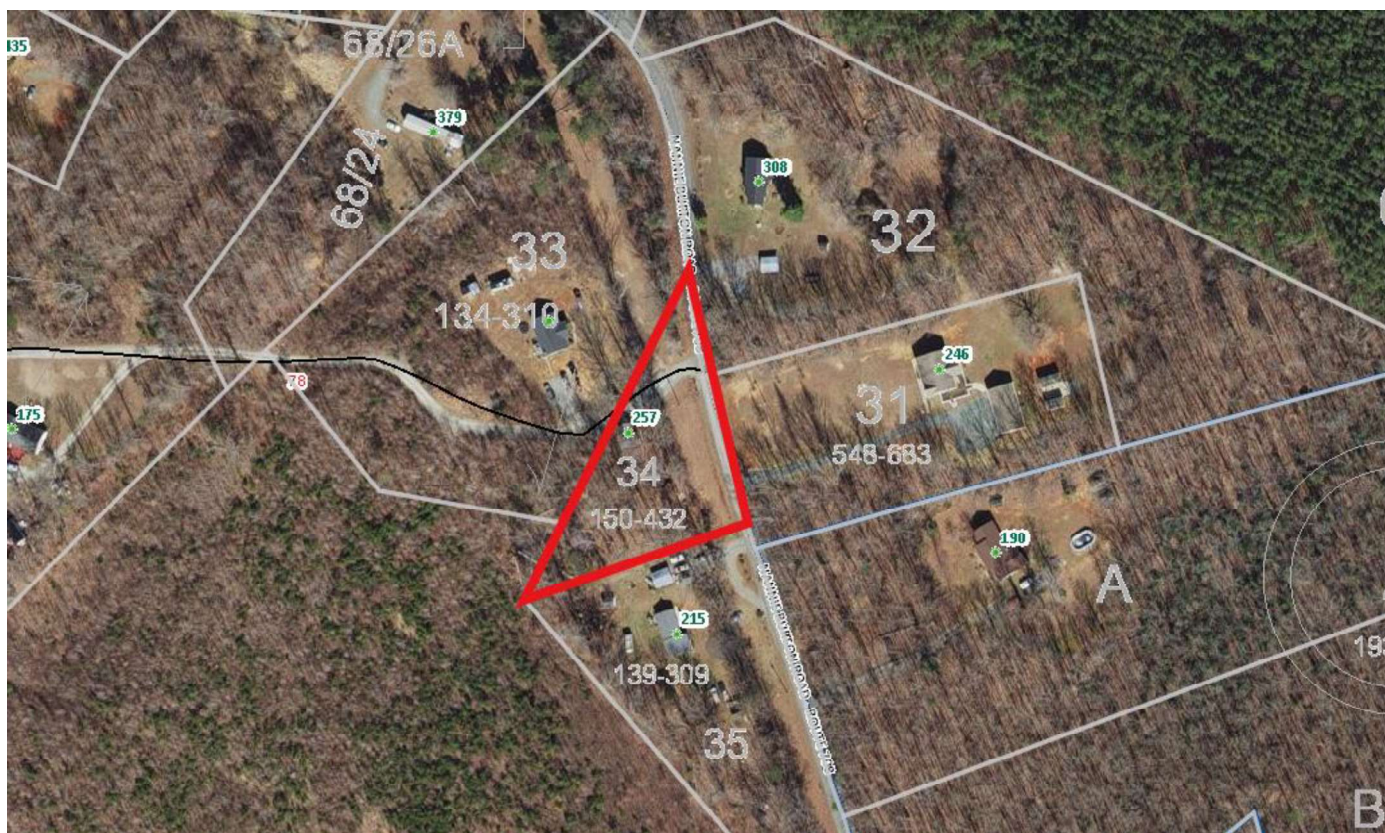
Account Number: 15991

Description: 0.93 AC +/-

Property Description: 257 Nannie Burton Road

Land Value: \$28,800 Improvement Value: \$0.00 Total Value: \$28,800

Land and Value Information			
Parcel No:	78 34	Magisterial:	LOUISA
Record Number:	15991-1	Legal Description:	HUGHES LAND WB 51/59 DB 387/001 .93 AC
Acres:	.93	Deed Book/Page:	387/1
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	257 NANNIE BURTON RD LOUISA , VA 23093	Owner(s):	SUTTON, TESSIE T ESTATE C/O C CAVANAUGH & E QUARLES 21 PATRICK HENRY PL LOUISA , VA 23093



## Property J5\* - Tessie Lumkin Jackson

Tax Map Number: 78-38

Account Number: 8364

Description: 25.00 AC +/-

Property Description: near Nannie Burton Road

Land Value: \$74,400 Improvement Value: \$0.00 Total Value: \$74,400

Land and Value Information			
Parcel No:	78 38	Magisterial:	LOUISA
Record Number:	8364-1	Legal Description:	3 CHOP RD & HUGHES
Acres:	25.0		DB 134/306 25.00 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	AGR/UNDDEV 20-99 ACR
Addresses			
Property:	0 , 0	Owner(s):	JACKSON, TESSIE LUMKIN C/O C CAVANAUGH & E QUARLES 1247 ROUNDABOUT RD LOUISA, VA 23093



### Property J6\* - Tessie Lumkin Jackson

*\*The sale of this parcel is contingent upon the sale results of Properties J3, J4 & J5*

Tax Map Number: 68-28

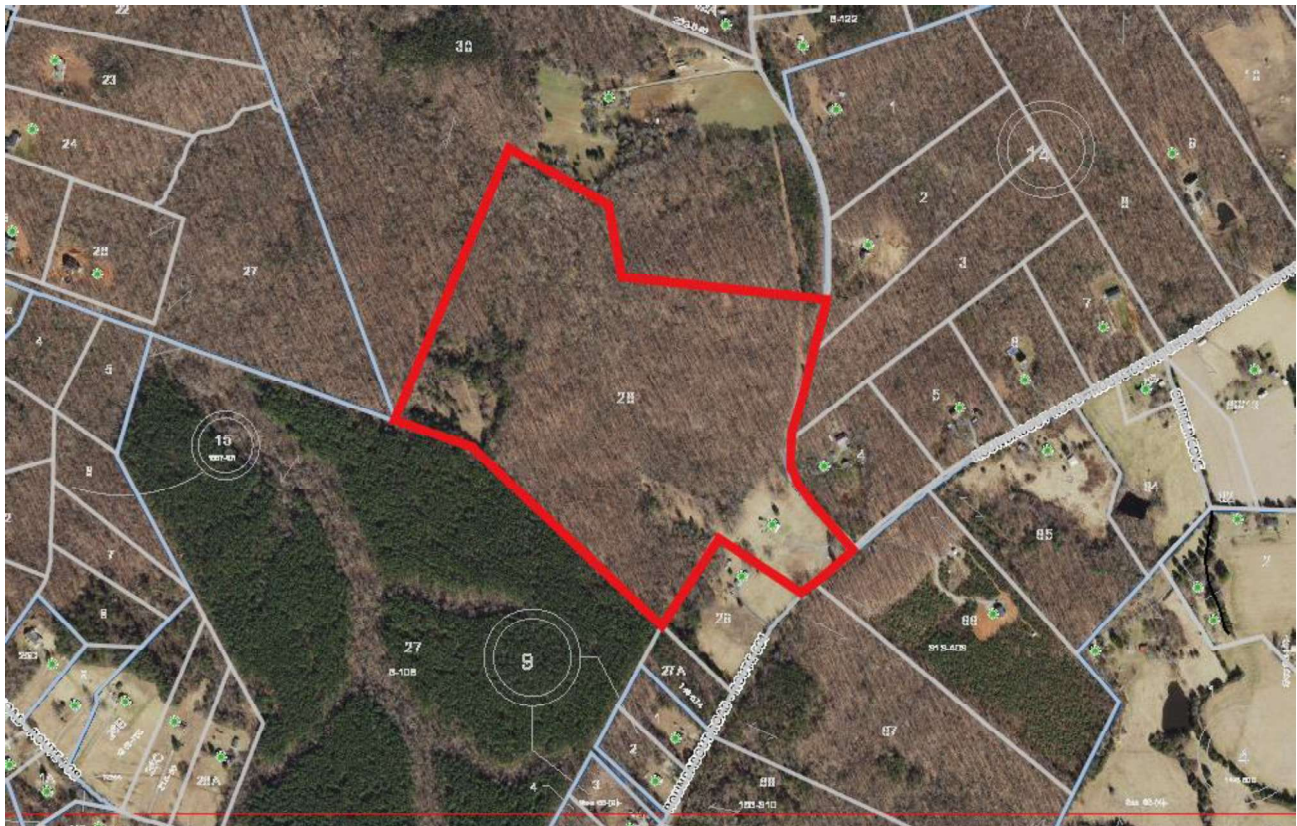
Account Number: 6363

Description: 49.95 AC +/-

Property Description: 21 Patrick Henry Place

Land Value: \$185,900 Improvement Value: \$72,500 Total Value: \$258,400

Land and Value Information			
Parcel No:	68 28	Magisterial:	LOUISA
Record Number:	8363-1	Legal Description:	ROUNDAABOUT & YENNON
Acres:	49.95		49.95 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	DWELLING	Property Type:	AGR/UNDDEV 20-99 ACR
Addresses			
Property:	21 PATRICK HENRY PL LOUISA , VA 23093	Owner(s):	JACKSON, TESSIE LUMKIN C/O C CAVANAUGH & E QUARLES 1247 ROUNDAABOUT RD LOUISA , VA 23093



### Property J7\* - Steven Salmon

Tax Map Number: 96A-1-F-9

Account Number: 3098

Description: Lot 9, Block F, Orchid Lake Estate

Property Description: 18 Turtle Street

Land Value: \$12,000 Improvement Value: \$73,300 Total Value: \$85,300

Land and Value Information			
Parcel No:	96A 1 F 9	Magisterial:	CUCKOO
Record Number:	3098-1	Legal Description:	ORCHID LAKE ESTATES LOT 9 BLOCK F DB 349/426
Acres:	.00	Deed Book/Page:	349/426
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	DWELLING		
Addresses			
Property:	18 TURTLE ST GUM SPRING , VA 23065	Owner(s):	SALMON, STEVEN 3643 BELLE MEADE RD BUMPASS , VA 23024



## Property J8\* - Steven Salmon

Tax Map Number: 96A-1-F-10

Account Number: 3099

Description: Lot 10, Block F, Orchid Lake Estate

Property Description: on Turtle Street

Land Value: \$3,000 Improvement Value: \$0.00 Total Value: \$3,000

Land and Value Information			
Parcel No:	96A 1 F 10	Magisterial:	CUCKOO
Record Number:	3099-1	Legal Description:	ORCHID LAKE ESTATES LOT 10 BLOCK F DB 349/426
Acres:	.00	Deed Book/Page:	349/426
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	0 TURTLE ST , 0	Owner(s):	SALMON, STEVEN 3643 BELLE MEADE RD BUMPASS , VA 23024



**Property J9\* - David T. & Esther O. Griffith**

Tax Map Number: 10C-1-152

Account Number: 19850

Description: 0.381 AC +/-, Lot 152, Phase I, Shenandoah Crossing County Club

### Property Description: on Pinehurst Drive

Land Value: \$13,500   Improvement Value: \$0.00   Total Value: \$13,500

Land and Value Information			
Parcel No:	10C2 1 152	Magisterial:	GREENSPRINGS
Record Number:	19850-1	Legal Description:	SHENANDOAH CROSSING COUNTRY CLUB SEC 1 LOT 152 DB 377/125 .381AC
Acres:	.381	Deed Book/Page:	377/125
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	0 , 0	Owner(s):	GRIFFITH, DAVID T & ESTHER O 910 ADKINS RD RICHMOND , VA 23236



## Property J10\* - I & J Home Builders, LLC

Tax Map Number: 10C1-1-197

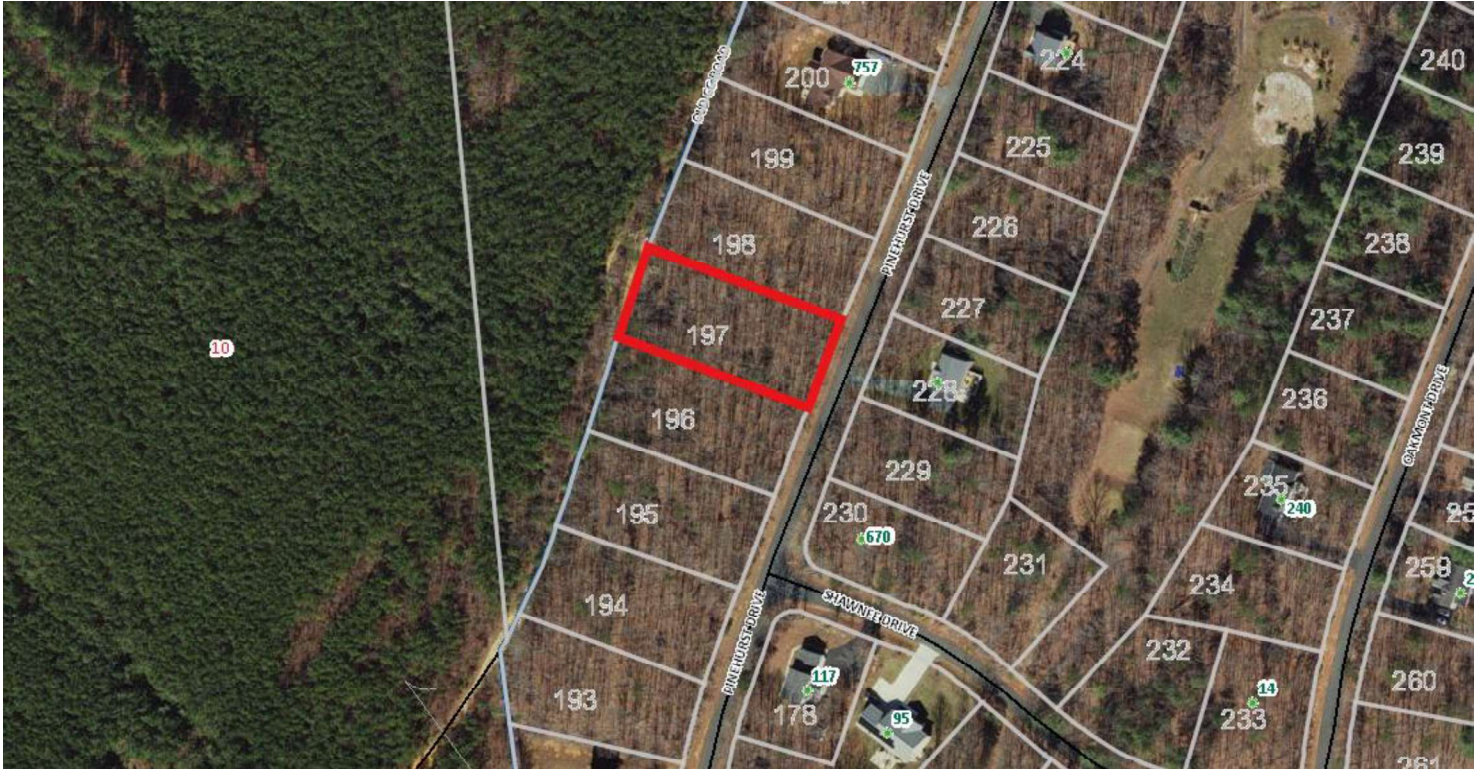
Account Number: 19896

Description: 0.552 AC +/-, Lot 197, Phase II, Shenandoah Crossing County Club

Property Description: on Pinehurst Drive & Old CC Road

Land Value: \$13,500 Improvement Value: \$0.00 Total Value: \$13,500

Land and Value Information			
Parcel No:	10C1 1 197	Magisterial:	GREENSPRINGS
Record Number:	19896-1	Legal Description:	SHENANDOAH CROSSING COUNTRY CLUB PHASE 2 LOT 197 DB 891/120 .552 AC
Acres:	.552	Deed Book/Page:	891/120
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	0 , 0	Owner(s):	I & J HOME BUILDERS LLC 1920 W GRANADA BLVD ORMOND BEACH , FL 32174



## Property J11\* - I & J Home Builders, LLC

Tax Map Number: 10C1-1-198

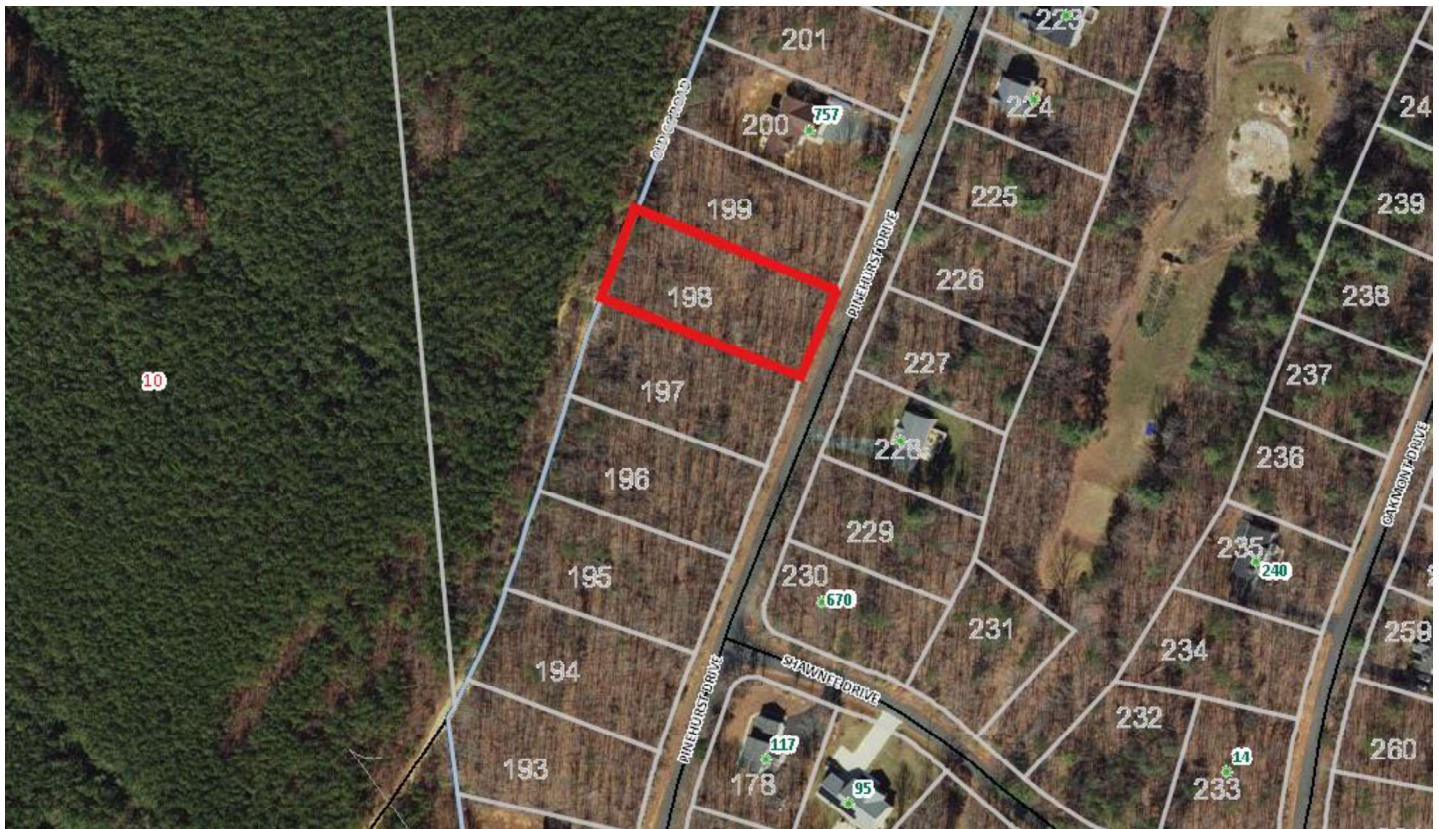
Account Number: 19897

Description: 0.517 AC +/-, Lot 198, Phase II, Shenandoah Crossing County Club

Property Description: on Pinehurst Drive & Old CC Road

Land Value: \$13,500 Improvement Value: \$0.00 Total Value: \$13,500

Land and Value Information			
Parcel No:	10C1 1 198	Magisterial:	GREENSPRINGS
Record Number:	19897-1	Legal Description:	SHENANDOAH CROSSING COUNTRY CLUB DB 893/156 PHASE 2 LOT 198 DB 394/065 .517 AC
Acres:	.517	Deed Book/Page:	893/156
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	0 , 0	Owner(s):	I & J HOME BUILDERS LLC 1920 W GRANADA BLVD ORMOND BEACH , FL 32174



**Property J12\* - Richard B. & Monique Paule Tubb**

Tax Map Number: 10C2-1-124

Account Number: 19823

Description: 0.372 AC +/-, Lot 124, Phase I Shenandoah Crossing Country Club

Property Description: on W Pebble Beach Drive

Land Value: \$13,500 Improvement Value: \$0.00 Total Value: \$13,500

Land and Value Information			
Parcel No:	10C2 1 124	Magisterial:	GREENSPRINGS
Record Number:	19823-1	Legal Description:	SHENANDOAH CROSSING COUNTRY CLUB LOT 124 SEC 1 .372 AC
Acres:	.372	Deed Book/Page:	369/791
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	0 , 0	Owner(s):	TUBB, RICHARD B & MONIQUE PAULE 402 PAGE PL MOUNT JULIET , TN 37122



### Property J13\* - Isaac Minor

Tax Map Number: 96-44

Account Number: 11098

Description: 75.00 AC +/-

Property Description: near I64 & Cross Country Road

Land Value: \$148,100 Improvement Value: \$0.00 Total Value: \$148,100

Land and Value Information			
Parcel No:	96 44	Magisterial:	JACKSON
Record Number:	11098-1	Legal Description:	OWEN CREEK & PURCELL
Acres:	75.0		75.00 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	AGR/UNDDEV 20-99 ACR
Addresses			
Property:	0 , 0	Owner(s):	MINOR, ISAAC C/O LENA MINOR LOGAN 2925 BROAD ST RD GUM SPRING , VA 23065



**Property J14\* - Rose T. Mitchell & Geneva T. Findley**

Tax Map Number: 14-39

Account Number: 11162

Description: 10.00 AC +/-

Property Description: near Goldmine Road & Bibb Store Road

Land Value: \$49,200 Improvement Value: \$0.00 Total Value: \$49,200

Land and Value Information			
Parcel No:	14 39	Magisterial:	LOUISA
Record Number:	11162-1	Legal Description:	GOLDMINE CREEK & WRIGHT
Acres:	10		DB 217/433 10.00 AC
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	MITCHELL, ROSE T & FINDLEY, GENEVA T C/O JOHN GORDON 26210 HILL RD RUTHER GLEN , VA 22546



**Property J15\* - Ellis & Sarah Quarles**

Tax Map Number: 68-18

Account Number: 13129

Description: 10.24 AC +/-

### Property Description: near I64 & Three Notch Road

Land Value: \$51,700   Improvement Value: \$0.00   Total Value: \$51,700

Land and Value Information			
Parcel No:	68 18	Magisterial:	LOUISA
Record Number:	13129-1	Legal Description:	ROUNDAABOUT & TIMBERLAKE
Acres:	10.24		10.24 AC .00
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	QUARLES, ELLIS & SARAH C/O SARAH B JOHNSON 13919 BARNES SPRING RD MIDLOTHIAN , VA 23112



## Property J16\* - Ellis Quarles

Tax Map Number: 78-1-7

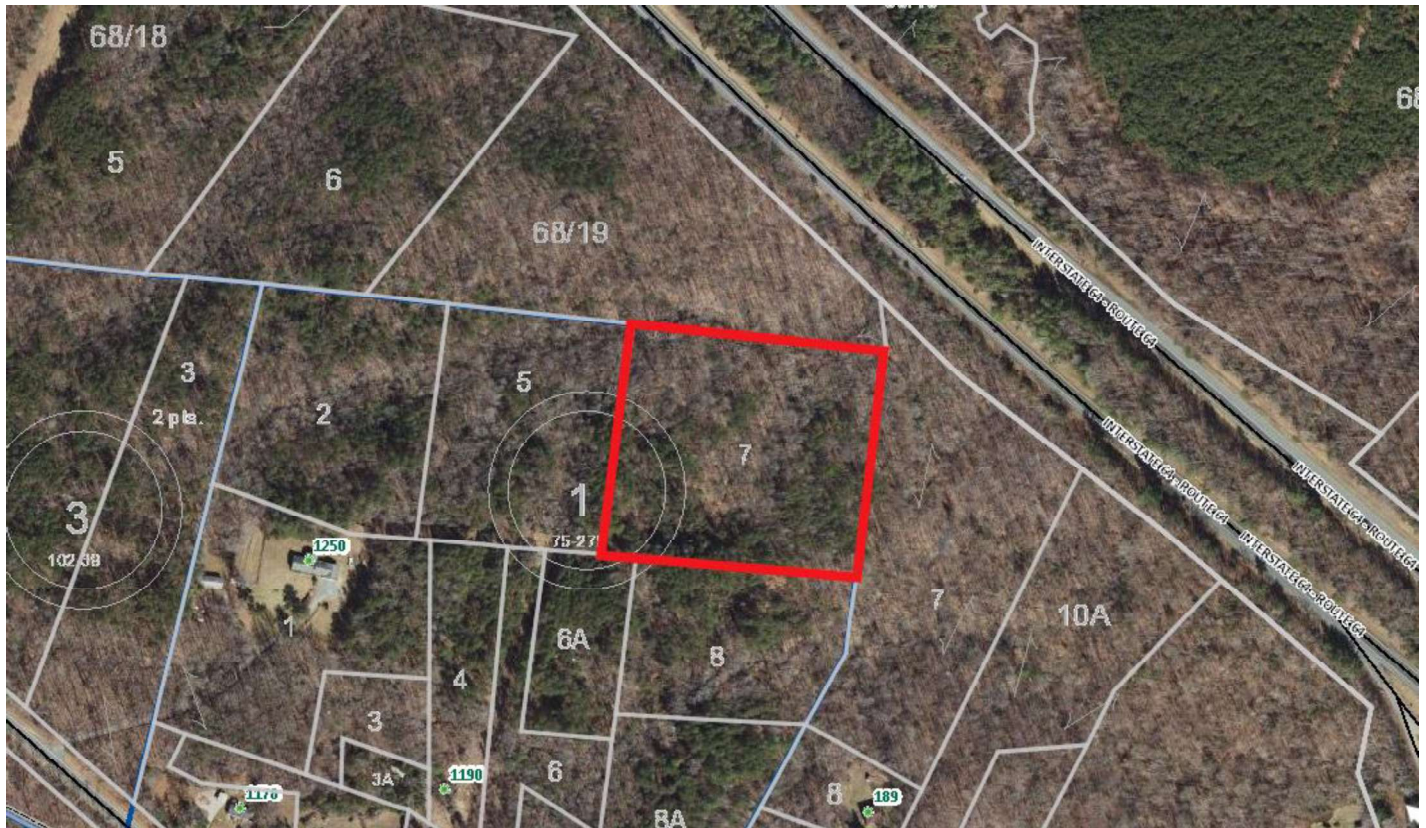
Account Number: 13127

Description: 6.1 AC +/-, Lot No. 7

Property Description: near I64 & Three Notch Road

Land Value: \$35,900 Improvement Value: \$0.00 Total Value: \$35,900

Land and Value Information			
Parcel No:	78 1 7	Magisterial:	LOUISA
Record Number:	13127-1	Legal Description:	3 CHOP ROAD LOT 7 DB-133/190 6.10 AC .00
Acres:	6.10	Deed Book/Page:	/0
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	VACANT LAND		
Addresses			
Property:	0 , 0	Owner(s):	QUARLES, ELLIS C/O ELLIS QUARLES III 21 PATRICK HENRY PL LOUISA , VA 23093



**Property J17\* - Ellis Quarles & Cleolive Cavanaugh**

*\*The sale of this parcel is contingent upon the sale results of Properties J15 & J16*

Tax Map Number: 67-60

Account Number: 13128

Description: 36.5 AC +/-

Property Description: on Courthouse Road

Land Value: \$364,000 Improvement Value: \$0.00 Total Value: \$364,000

Land and Value Information			
Parcel No:	67 60	Magisterial:	LOUISA
Record Number:	13128-1	Legal Description:	3 CHOP ROAD & SCOTT
Acres:	36.50		36.50 AC .00
Zoning:		Deed Book/Page:	/0
Occupancy:	VACANT LAND	Property Type:	AGR/UNDDEV 20-99 ACR
Addresses			
Property:	0 , 0	Owner(s):	QUARLES, ELLIS & CLEOLIVE CAVANAUGH 21 PATRICK HENRY PL LOUISA , VA 23093



## Property J18\* - Sugarland Properties, LLC

Tax Map Number: 61-83

Account Number: 13686

Description: 19.54 AC +/-

Property Description: near Fredericks Hall Road

Land Value: \$62,600 Improvement Value: \$0.00 Total Value: \$62,600

Land and Value Information			
Parcel No:	61 83	Magisterial:	CUCKOO
Record Number:	13686-1	Legal Description:	C & O RR & DABNEY
Acres:	19.54		DB 1185/050 19.54 AC
Zoning:		Deed Book/Page:	1185/50
Occupancy:	VACANT LAND	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	0 , 0	Owner(s):	SUGARLAND PROPERTIES LLC 4343 PLANK RD STE 220 FREDERICKSBURG , VA 22407



**Property J19\* - Katherine Anderson Trustee, et al.**

Tax Map Number: 82-23A

Account Number: 211

Description: 2.5 AC +/-

Property Description: 45 New Anna Road

Land Value: \$38,700 Improvement Value: \$123,300 Total Value: \$162,000

Land and Value Information			
Parcel No:	82 23A	Magisterial:	CUCKOO
Record Number:	211-1	Legal Description:	APPLE GROVE & HARRIS
Acres:	2.50		DB 584/306 2.50 AC
Zoning:		Deed Book/Page:	584/306
Occupancy:	DOUBLE WIDE MH	Property Type:	SINGLE FAMILY SUBURBAN
Addresses			
Property:	45 NEW ANNA RD MINERAL , VA 23117	Owner(s):	ANDERSON, KATHERINE & HUNTER, WILLIE MAE TRUSTEES 45 NEW ANNA RD MINERAL , VA 23117



## Property J20\* - Crystal Anne Edmondson

Tax Map Number: 91-13A

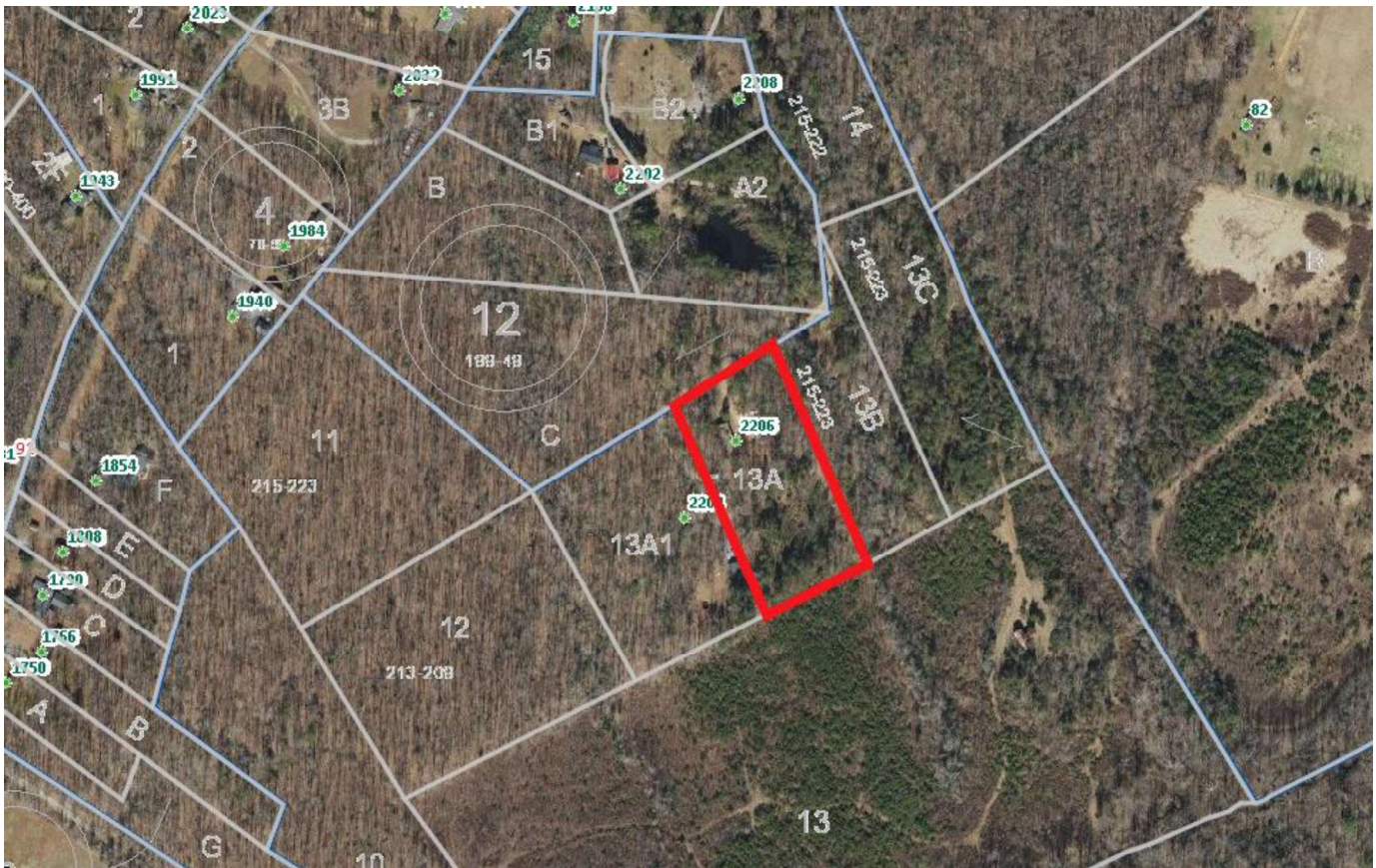
Account Number: 10255

Description: 2.928 AC +/-

Property Description: 2206 Gardners Road

Land Value: \$33,600 Improvement Value: \$235,300 Total Value: \$268,900

Land and Value Information			
Parcel No:	91 13A	Magisterial:	CUCKOO
Record Number:	10255-1	Legal Description:	SLAB BRANCH & SWIFT SCOTT LAND PLAT 1039/600 PARCEL A DB 1134/258 2.928AC
Acres:	2.928	Deed Book/Page:	1134/258
Zoning:		Property Type:	SINGLE FAMILY SUBURBAN
Occupancy:	DOUBLE WIDE MH		
Addresses			
Property:	2206 GARDNERS RD MINERAL , VA 23117	Owner(s):	EDMONDSON, CRYSTAL ANNE 2206 GARDNERS RD MINERAL , VA 23117



## NOTES

[illegible]