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NOTICE
PUBLIC AUCTION OF REAL ESTATE

County of Sussex

DATE: Tuesday, March 22, 2016
TIME: 12:00 Noon
PLACE: Sussex County Courthouse
15088 Courthouse Road
Sussex, VA 23884

To be sold for the collection of delinquent real estate taxes:

PARCEL 1

County of Sussex vs. Benjamin Chapman (#14-42)
Off Route 613
Deed Book AB, at page 202
Approximately 17.50 acres, more or less
Tax Map No. 16-A-22
Unimproved
Assessed Value: \$30,400.00

PARCEL 2

County of Sussex vs. Hayward Junior Garris (#15-89)
Off State Highway No. 646; Lot 3, R. W. Branch Estate
Deed Book 56, page 586; Plat Book 9, page 38
Tax Map No. 147-1-3
Unimproved
Assessed Value: \$2,300.00

PARCEL 3

County of Sussex vs. Lizzie Hall (#15-97)
Deed Book 20, at page 429
Approximately 5.00 acres, more or less
Tax Map No. 90-A-39
Unimproved
Assessed Value: \$13,500.00

PARCEL 4

County of Sussex vs. Hattie Harris (#15-39)
Parcel I of this suit
On Route 655
Deed Book 40, page 296
Approximately 8.00 acres, more or less
Tax Map No. 42-A-45
Unimproved
Assessed Value: \$19,800.00

PARCEL 5

County of Sussex vs. Hattie Harris (#15-39)
Parcel II of this suit
On Route 655; part of Lot 71, Oakdale Tract
Deed Book 40, page 296
Approximately 5.00 acres, more or less
Tax Map No. 42-A-46
Unimproved
Assessed Value: \$13,000.00

PARCEL 6

County of Sussex vs. Addie Hill (#14-114)
On Flatfoot Road
Deed Book 28, page 565; Plat Book 1, page 41 (Lot 2, Block C)
Tax Map No. 67A1-2-C-2
Unimproved
Assessed Value: \$4,000.00

PARCEL 7

County of Sussex vs. Virginia Hill (#15-52)
Parcel I of this suit
On Moore Street
Deed Book 135, at page 423; Plat at Deed Book 135, page 424 (Lot B)
Approximately 0.393 acre, more or less
Tax Map No. 147A-A-9
Unimproved
Assessed Value: \$1,500.00
Adjoins Parcel 8

PARCEL 8

County of Sussex vs. Virginia Hill (#15-52)
Parcel II of this suit
On Moore Street
Deed Book 49, at page 494; Plat at Deed Book 135, page 424 (Lot A)
Approximately 0.27 acre, more or less
Tax Map No. 147A-A-8
Unimproved
Assessed Value: \$12,300.00
Adjoins Parcel 7

PARCEL 9

County of Sussex vs. Charlie Key (#15-40)
On Route 40
Deed Book 41, at page 487; Plat Book 5, page 62 (Lot 14)
Tax Map No. 28A101-14
Unimproved
Assessed Value: \$4,900.00

PARCEL 10

County of Sussex vs. Elizabeth Key (#15-86)
On State Highway No. 646; Lot 9, R. W. Branch Estate
Deed Book 55, page 549; Plat Book 9, page 38
Tax Map No. 147-1-9
Unimproved
Assessed Value: \$8,600.00

PARCEL 11

County of Sussex vs. Alvin C. Moore (#14-17)
Off Sykes Avenue; Lot 1, R. W. Branch Estate
Deed Book 92, page 371; Plat Book 9, page 38
Tax Map No. 147-1-1
Unimproved
Assessed Value: \$60,000.00

PARCEL 12

County of Sussex vs. Alizina Peffer (#15-41)
Deed Book 15, at page 8; Plat at Deed Book 15, page 9
Approximately 10.00 acres, more or less
Tax Map No. 157-A-48
Unimproved
Assessed Value: \$18,600.00

PARCEL 13

County of Sussex vs. Rufus L. Phillips (#15-90)
Parcel I of this suit
On Pine Street
Will Book 54, at page 808; Deed Book 25, page 223
Tax Map No. 61A5-A-147
Unimproved
Assessed Value: \$2,000.00

PARCEL 14

County of Sussex vs. Rufus L. Phillips (#15-90)
Parcel II of this suit
On Route 31
Will Book 54, at page 806; Deed Book 40, page 472
Tax Map No. 61-A-9
Unimproved
Assessed Value: \$3,000.00

PARCEL 15

County of Sussex vs. Susan Richardson (#15-42)
On Jerusalem Plank Road
Deed Book 10, at page 14
Approximately 14.50 acres, more or less
Tax Map No. 55-A-21
Unimproved
Assessed Value: \$17,900.00

PARCEL 16

County of Sussex vs. Robert H. Robinson (#15-91)
Off Route 658
Deed Book 4, page 587
Approximately 2.00 acres, more or less
Tax Map No. 66-A-22
Unimproved
Assessed Value: \$7,800.00

PARCEL 17

County of Sussex vs. Virginia E. Robinson (#15-87)
Parcel I of this suit
On Route 649
Deed Book 161, at page 680; Plat at Deed Book 74, page 263
Approximately 1.00 acre, more or less
Tax Map No. 102-A-32
Unimproved
Assessed Value: \$14,000.00

PARCEL 18

County of Sussex vs. Magdalene Tucker Washington (#15-92)
Town of Waverly
Deed Book 65, at page 146
Tax Map No. 28A7-A-170
Unimproved
Assessed Value: \$4,700.00

PARCEL 19

County of Sussex vs. Herman Wilkins (#15-88)
Deed Book 116, page 378
Approximately 1.00 acre, more or less
Tax Map No. 147-A-47
Unimproved
Assessed Value: \$1,600.00

Additional information is available from my office and by consulting the legal section of Sussex-Surry Dispatch on the following dates: 3/01/16; 3/08/16; 3/15/16.

All parcels are subject to redemption or prior sale and may be withdrawn from sale.

All bids are subject to approval by the County and by the Circuit Court.

The terms of sale are cash, or in the alternative, a down payment of not less than 25% of the bid price with the balance due in ten days. Each sale is subject to confirmation by the Court. Taxes will be paid through the date of sale. Possession is given upon confirmation of sale. Premises at risk of purchaser from the time bid off.

All parcels are sold in gross and not by the acre and are subject to any discrepancies on the County land maps and to possible rights of parties in possession, encroachments, overlaps, overhangs, deficiency in quantity, all questions of boundaries, location and acreage which a current and accurate survey would disclose, roadways, unrecorded easements, or any other matter not of record which could be disclosed by inspection of the premises. No warranty is made as to the insurability of title.

Prospective purchasers should complete any inspection of the property and investigations as to the title prior to the sale.

Successful purchasers will receive a Special Warranty Deed. Recordation costs are at the expense of the Purchaser.

Please contact me if I can be of further assistance.

Cordially yours,

James W. Elliott

JWE/blc