

MULTI PROPERTY AUCTION

April 21 @ 10 AM

Sale Site: 845 E. 2nd St, Chase City VA (Benchmark Community Bank)

7 Properties ... 7 Great Opportunities



423 W. Sycamore St, Chase City
Mecklenburg County



823 N. Main St, Chase City
Mecklenburg County



245 Evergreen Rd, Clarksville VA
Mecklenburg County



3729 Henrico Rd, Buffalo Junction VA
Mecklenburg County



1620 Lee Ave, Victoria VA
Lunenburg County



6897 Double Bridges Rd, Victoria VA
Lunenburg County



Lot 33 Beaver Lane, Amelia VA
Amelia County

Additional information & preview dates available online!
Live On-Site Auction - Online Bidding Offered
www.countsauction.com

Sale Manager : Pete Ramsey 434-258 -6611

Full Terms Available Online. 10% Buyers Premium added to high bid(s) to determine contract sales price(s). 10% deposit due on the day of the auction with balance due at closing within 30 days.

When the bottom line counts

Talk to *Counts*

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COUNTS**
Realty & Auction Group
800-780-2991

APRIL 21 @ 10 AM

Sale Site: 845 E. 2nd St, Chase City VA (Benchmark Community Bank)
On-Site Auction with Online Bidding Offered

423 W. Sycamore St, Chase City
 Mecklenburg County



Previews: 4/5 & 4/14 3 PM to 4 PM

1,348', 3 BR, 1 BA

Home is currently being leased
 Great Investment Opportunity!

Directions: From E.2nd St & N.Main St., go
 S on N. Main to E. Sycamore St. - R onto E.
 Sycamore go .04 miles. Property is on the L

823 N. Main St, Chase City
 Mecklenburg County



Previews: 4/5 & 4/14 1 PM to 2 PM

1,037', 3 BR, 1 BA

HW floors throughout, partially
 renovated, detached shed

Directions: From E.2nd St & N.Main St., go
 N on N. Main for about 0.5 miles - house is
 on the R

245 Evergreen Rd, Clarksville VA
 Mecklenburg County



Previews: 4/5 & 4/14 11 AM to 12 PM

1,686', 3 BR, 1 BA, fenced yard
 great view of lake, HW floor
 throughout

Directions: From Rt 49 / 15 & Rt 58 go N
 on Rt 49 / 15 for 1.5 miles to Evergreen Rd.
 R - onto Evergreen, go 0.2 miles, house on L

3729 Henrico Rd, Buffalo Junction VA
 Mecklenburg County

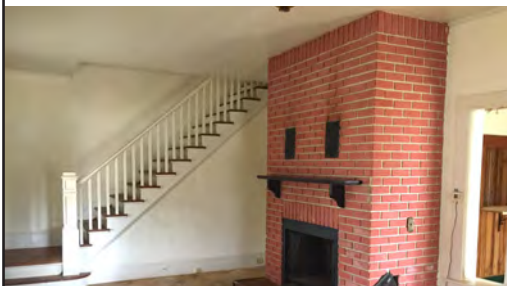


Previews: 4/5 & 4/14 9AM to 10 AM

1,782', 3 BR, 2 BA, 1.54 acres.

Home has been remodeled, move in ready!
 Directions: From Rt 58 about 1 mile W of
 Clarksville, turn S onto Rt 871, go 0.7 miles
 to Rt. 727. Bear L onto Henrico Rd, go 1.5
 miles, property is on the R

1620 Lee Ave, Victoria VA
 Lunenburg County



Previews: 4/7 & 4/12 9AM to 10 AM

2,912', 3 BR, 1BA, HW Floors

Home needs extensive renovations
 Directions: From Main St, take 5th St for
 2 blocks to Lee Ave. The property is on the
 corner of Lee Ave and 5th St.

6897 Double Bridges Rd, Victoria VA
 Lunenburg County



Previews: 4/7 & 4/12 11AM to 12PM

1,716', 2 BR, 2.5 BA, 2.5 acres

Home HAS BEEN RENOVATED in 2018!
 Directions: From Victoria, take Rt 662, to
 NW. Go 3.8 miles on Rt. 662, L onto Rt 666
 (Mays Rd), go 1.5 miles on Rt. 626. Turn
 R onto Double Bridges Rd, go 0.2 miles.
 Property is on the L

Lot 33 Beaver Lane, Amelia VA
 Amelia County



Previews: 4/7 & 4/12 1PM to 2PM

2.010 building lot, Bridgeforth Mill

Wooded corner lot - great home site!
 Lot is part of the Bridgeforth Mill
 homeowners association. The annual HOA
 fees are \$176. www.bridgeforthmill.com
 for complete HOA documents

Directions: From Rt 360 & Rt 153, go
 S on Rt 153 for 5.0 miles to Rt 608. R
 onto Rt 608, go 0.6 miles to Beaver Ln.
 Turn R onto Beaver Ln, go 0.3 miles.
 Property is on the L



When the bottom line counts
 Talk to *Counts*

Sale Manager :
 Pete Ramsey 434-258-6611

MULTI PROPERTY AUCTION: 7 PROPERTIES... 7 OPPORTUNITIES



Great opportunity for Investors, Builders & Home Owners!

Motivated Seller

6897 Double Bridges Rd, Victoria VA Lunenburg County property, 6 of 7 is a house, 2 BR, 2.5 BAs on 2.5 acres.

Schedule

Live Off-site Auction with Online bidding:	04/21/2018 at 10:00 AM EDT 04/21/2018 at 10:15 AM EDT
Location:	845 E 2nd St Parking Lot of Benchmark Community Bank Chase City, VA 23924
Inspection:	04/07/2018 at 11:00 AM EDT 04/07/2018 at 12:00 PM EDT
Location:	6897 Double Bridges Rd Victoria, VA
Inspection:	04/12/2018 at 11:00 AM EDT 04/12/2018 at 12:00 PM EDT
Location:	6897 Double Bridges Rd Victoria, VA

Details

1.716' house with 2 BR, 2.5 BAs on 2.5 acres. This house has been extensively renovated in 2018.

Directions

From Victoria; take Rt. 662 (Washington Ave) to the northwest. Go 3.8 miles on Rt. 662 (Washington Ave / Nutbush Rd) and turn left onto Rt. 666 (Mays Rd) and then go 1.5 miles to Rt. 626 (Double Bridges Rd). Turn Right onto Double Bridges Rd and go 0.2 miles. The property will be on the Left.

Terms

Online Bidding Offered

10% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller.

Online bidding terms: Prior to bidding all online bidders will need to provide a pre-bidding deposit in the amount of \$2,000 (payable by certified funds, cash or credit card). Counts must be in receipt of ALL deposits by 10:00 AM (EDT) THURSDAY 4/19/18. Once the pre-bid deposit is received the bidding platform will be available to all eligible bidders. End of sale 10%

deposit for online bidders: High bidders will have until Thursday 4/26 at 5:00 pm to send the remaining balance to equal the 10% deposit of their contract price.

ADDITIONAL ONLINE BIDDING TERMS APPLY, AND YOU SHOULD BE FAMILIAR WITH THE TERMS PRIOR TO REGISTERING FOR BIDDING ONLINE. ONLINE BIDDING TERMS CAN BE DOWNLOADED, PLEASE VISIT THE DOCUMENTS TABS TO DOWNLOAD.

Powered by: AuctionServices.com



6897 DOUBLE BRIDGES ROAD

Parcel Information

Parcel ID: 019-0A-0-43	PRN/Link: 1646
Tax Map: 019	Double Circle: 0A
Block: 0	Lot: 43
Parcel Address 1: 6897 DOUBLE BRIDGES ROAD	Parcel Address 2: N/A
Legal Description 1: NUTBUSH 1.5 AC	Deed: DB-311-464
Legal Description 2: N/A	Will: NONE
District: PLEASANT GROVE	Plat: NONE
Topology: LEVEL	Utilities: ELECTRICITY, SEPTIC SYSTEM, WELL
Class: SINGLE FAMILY RESIDENCE (SUBURBAN)	

Owner Information

Owner: AMARAL JAMES HAMILTON OR, LISA ANNE BARBER
Owner Address: PO BOX 1646
Owner City, ST Zip: VICTORIA VA 23974

Current Valuation

Assessment Year:
Exempt:
Current Land: \$12,300
Current Building: \$65,800
Current Improvements: \$400
Current Total: \$78,500

Sales History

Sale Date	Grantor	Sale Price	Instrument
12/22/2003	TRIKOULIS SOTIRIOS ET UX	\$91,000	DEED BOOK-290-687
03/24/2017	AMARAL JAMES HAMILTON OR, LISA ANNE BARBER	\$72,000	DEED BOOK-393-503
12/02/2005	THOMAS E CALLAHAN JR ET AL	\$127,000	DEED BOOK-311-464



Land Segments

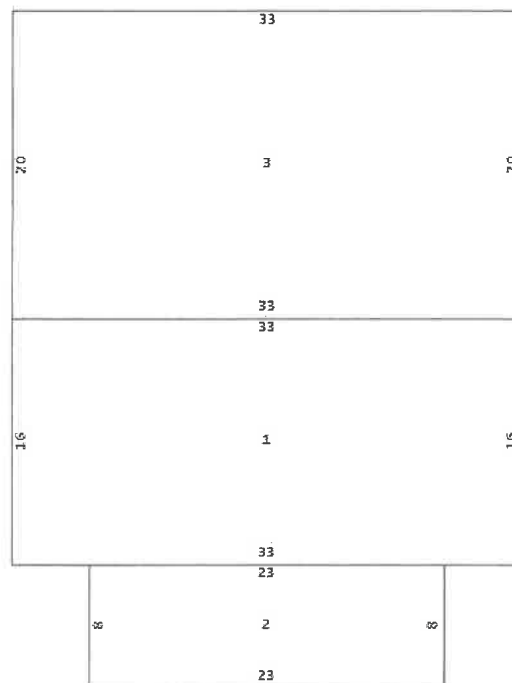
Segment	Description	Size	Value
1	BUILDING SITE (500 - 13000)	1.000	10000
2	BLDG SITE RESIDUAL (3500 - 16000)	0.500	2250

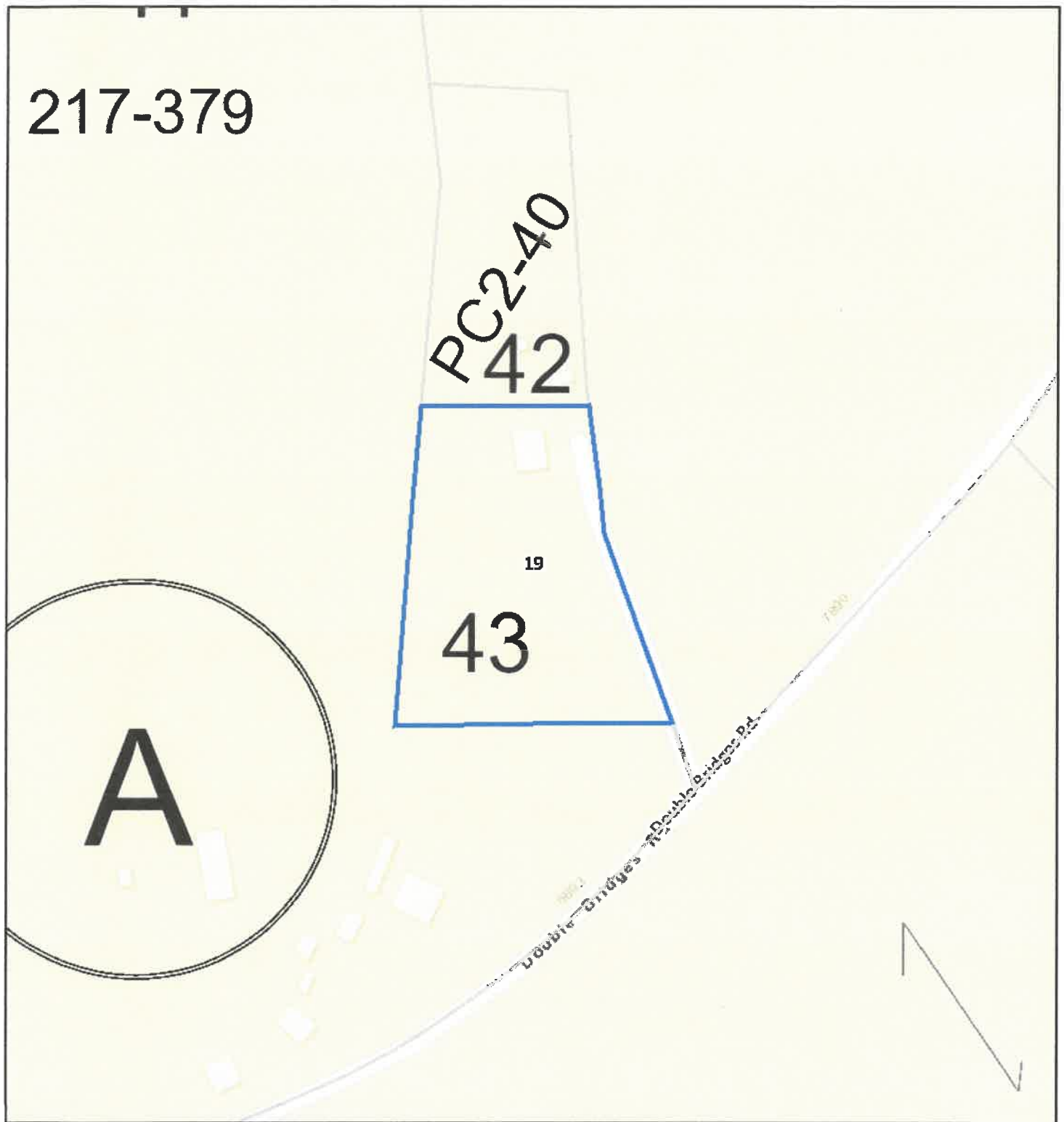
Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule	
1920	FARM	5	3	34.81		SOUND VALUE	
Building Sections							
Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1920	1982	SINGLE FAMILY	2.00	1	S	65783
Building Attributes							
Attribute Type			Type				Number Of
ROOF MATERIAL			COMPOSITION SHINGLE				1716.00
PLUMBING			3 FIXTURE BATH				1.00
FLOOR			SOFTWOOD				1716.00
PLUMBING			2 FIXTURE BATH				1.00
FLOOR			CERAMIC TILE				1716.00
EXTERIOR FINISH			ALUMINUM VINYL				528.00
FLOOR			CARPET				1716.00
WALL			DRY WALL				1716.00
ROOF TYPE			GABLE				1716.00
FUEL			ELECTRIC				1716.00
FOUNDATION			CONCRETE BLOCK				1716.00
HVAC			ELECTRIC BB				528.00
2	1920	1982	OPEN MASONRY PORCH	1.00	106	S	0
3	1920	1982	SINGLE FAMILY	1.00	1	S	0
Building Attributes							
Attribute Type			Type				Number Of
HVAC			ELECTRIC BB				560.00
EXTERIOR FINISH			ALUMINUM VINYL				560.00

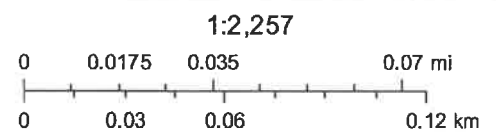
Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	N/A
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	400





March 1, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



N/A

Parcel Information

Parcel ID: 019-0A-0-42
Tax Map: 019
Block: 0
Parcel Address 1: N/A
Legal Description 1: NUTBUSH 1 AC
Legal Description 2: N/A
District: PLEASANT GROVE
Topology: LEVEL
Class: SINGLE FAMILY RESIDENCE (SUBURBAN)
PRN/Link: 10875
Double Circle: 0A
Lot: 42
Parcel Address 2: N/A
Deed: DB-311-464
Will: NONE
Plat: PC-0-PC 2-40
Utilities: NO UTILITIES

Owner Information

Owner: AMARAL JAMES HAMILTON OR, LISA ANNE BARBER
Owner Address: PO BOX 97
Owner City, ST Zip: VICTORIA VA 23974

Current Valuation

Assessment Year:
Exempt:
Current Land: \$3,900
Current Building: N/A
Current Improvements: N/A
Current Total: \$3,900

Sales History

Sale Date	Grantor	Sale Price	Instrument
12/22/2003	TRIKOULIS SOTIRIOS ET UX	\$91,000	DEED BOOK-290-687
12/02/2005	THOMAS E CALLAHAN JR ET AL	\$127,000	DEED BOOK-311-464
03/24/2017	AMARAL JAMES HAMILTON OR, LISA ANNE BARBER	\$72,000	DEED BOOK-393-503



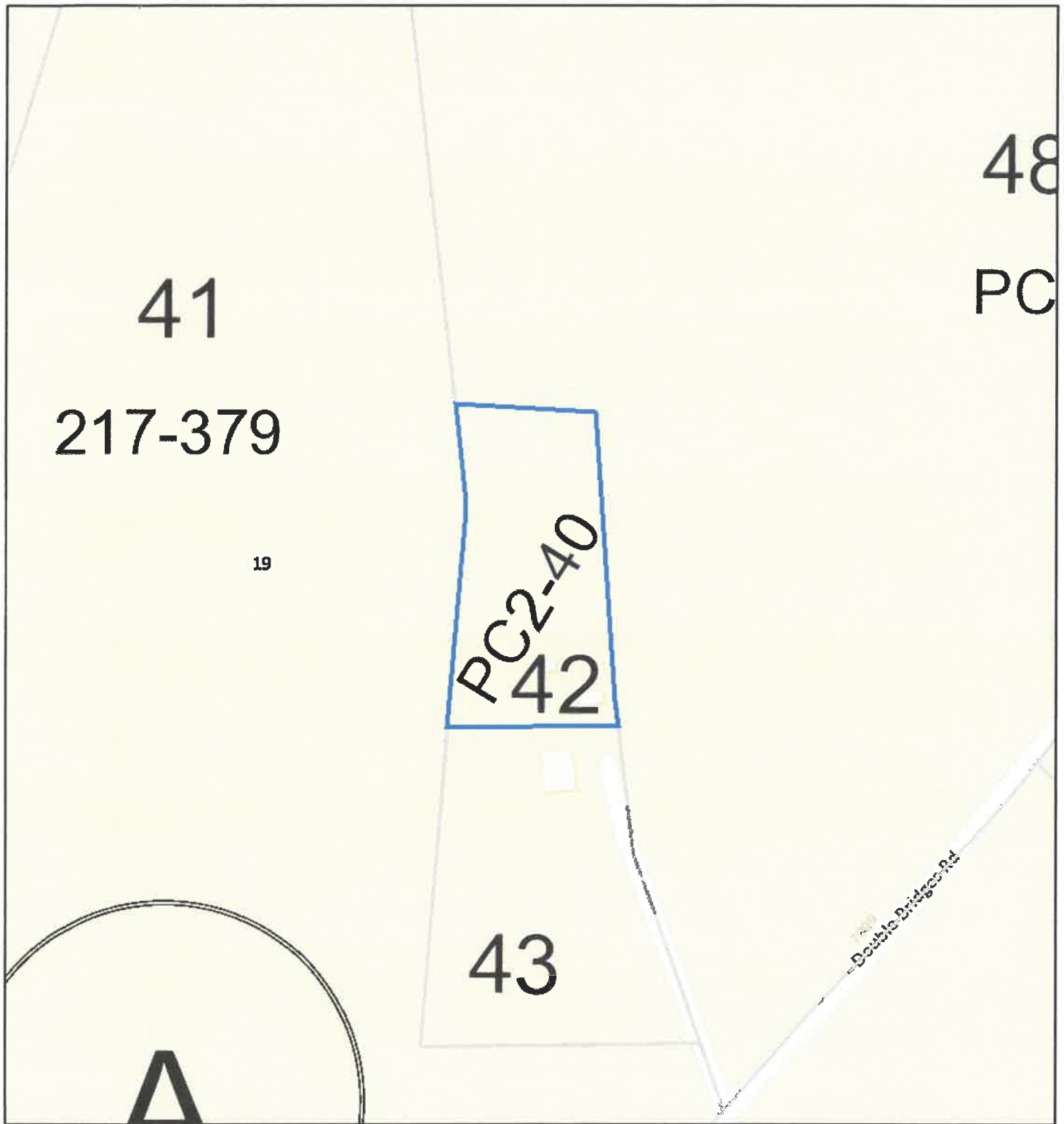
Land Segments

Segment	Description	Size	Value
1	DIRT PRIVATE	1.000	3943

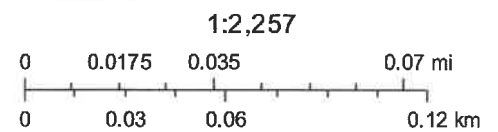
Main Structures:0

Other Structures

Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
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March 7, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2 fields, 3 acres in Lunenburg County, VA

Lunenburg County, VA

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)
1 	1.80	APN: 1646	AMARAL, JAMES HAMILTON; BARBER, LISA ANNE (05/15/2017)
2 	1.22	APN: 10875	AMARAL, JAMES HAMILTON; BARBER, LISA ANNE (05/15/2017)
3.02			



Deed Prepared By:

Robert E. Hawthorne, VSB #12154
 Hawthorne & Hawthorne, P. C.
 P. O. Box 931
 1805 Main Street
 Victoria, Virginia 23974
 434-696-2139

Real Property ID Map Number:
 19-A-42 & 19-A-43

Title Insurance Underwriter:
 N/A

Consideration: \$72,000.00
 Assessment: \$78,500.00

THIS DEED, made this 16th day of March 2017, by and between ROBERT E. HAWTHORNE, Sole Acting Trustee, Grantor; and JAMES HAMILTON AMARAL and LISA ANNE BARBER, also known as LISA ANNE BARBER AMARAL, (Grantors for indexing purposes); and BENCHMARK COMMUNITY BANK, a Virginia bank corporation, Grantee;

W I T N E S S E T H :

WHEREAS, by deed of trust dated December 2, 2005, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 311, Page 468, James Hamilton Amaral and Lisa Anne Barber, and Jerry W. Barber and Janet W. Barber, husband and wife, conveyed the hereinafter described property to Robert E. Hawthorne and Michael O. Walker, either or both of whom may act, Trustees, in trust to secure Benchmark Community Bank the payment of debt therein described; and

WHEREAS, default was made in the payment of a part of the debt, and the beneficiary having elected to declare the entire balance of said debt due and payable as provided in said deed of trust; and

WHEREAS, the beneficiary requested the undersigned Sole Acting Trustee to sell the hereinafter described property and

after having advertised the time, place and terms of sale once a week for four (4) consecutive weeks, to-wit: February 8, 15, 22, 2017, and March 1, 2017, in The Kenbridge-Victoria Dispatch, a newspaper in Lunenburg County, Virginia, the Sole Acting Trustee sold said property at public auction on March 3, 2017, at the front door of Lunenburg County Courthouse located in Lunenburg, Virginia, at which sale said property was purchased by Benchmark Community Bank at the highest bid of SEVENTY-TWO THOUSAND DOLLARS (\$72,000.00); and

WHEREAS, the Sole Acting Trustee gave due notice to the person owning an interest in said property by Certified Mail--Return Receipt Requested at least fourteen (14) days prior to date of said sale in compliance with the provisions of §55-59-1 of the Code of Virginia (1950) as amended to date.

NOW, THEREFORE, in consideration of the premises and the total sum of SEVENTY-TWO THOUSAND DOLLARS (\$72,000.00) cash in had paid by the party of the second part, Grantee, unto the party of the first part, Grantor, receipt of which is hereby acknow-ledged, the said part of the first part, Grantor does hereby bargain, sell, grant and convey with covenants of SPECIAL WARRANTY OF TITLE unto Benchmark Community Bank, a Virginia Bank corporation, Grantee, the following described property, to-wit:

Tract One: All that certain tract or parcel of land situate, lying and being in Pleasant Grove Magisterial District, Lunenburg County, Virginia, containing one and one-half (1-1/2) acres, more or less,

but conveyed in the gross and not by the acre, together with all improvements thereon, and being more particularly described as follows: Commencing at an iron stake located on the eastern edge of a farm road leading to said real estate adjacent to a fence on the property line of other lands of the said George Stuart Gaulding; thence in a northerly direction 304 feet along a fence on the property line of said George Stuart Gaulding to an iron stake, corner with lands of George Stuart Gaulding; thence in a westerly direction a distance of 172 feet along a fence on the property line of said George Stuart Gaulding to an iron stake, corner with the lands of George Stuart Gaulding, thence in a southerly direction a distance of 272 feet along fence on the property line of the said George Stuart Gaulding to an iron stake, corner with the lands of said George Stuart Gaulding; thence in an easterly direction a distance of 275 feet along a fence on the property line of the said George Stuart Gaulding to an iron stake, the point of beginning; together with a perpetual easement and right of way 25 feet in width, leading from Virginia State Route No. 626 along an existing farm road to the property therein conveyed for ingress and egress from the said property.

Tract Two: All that certain tract or parcel of land located in Pleasant Grove Magisterial District, Lunenburg County, Virginia, containing one (1) acre as represented by a certain plat of survey by J. Richard Dunn, C.L.S., dated May 11, 1992, entitled "Plat Showing 1.00 acre and 33.00 acres owned by Cary Stuart Gaulding (W.B. 28, P 11)". Said plat of survey is recorded in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Plat Cabinet 2, Folder 40, and is incorporated by reference and referred to for a more particular description.

Being the same property described in the deed of trust hereinabove set out.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record to the extent that they may lawfully apply to the property hereby conveyed.

WITNESS the following signature and seal:

Robert E. Hawthorne (SEAL)
Robert E. Hawthorne,
Sole Acting Trustee

STATE OF VIRGINIA

COUNTY OF CHARLOTTE, to-wit:

The foregoing deed dated March 16, 2017 was acknowledged before me on the 23rd day of March, 2017, by Robert E. Hawthorne, Sole Acting Trustee.

My commission expires February 28, 2019.



Kathryn S. Flippen
Notary Public

Grantee's Address:

P. O. Box 569
Kenbridge, VA 23944

INSTRUMENT 170000329
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF LUNENBURG ON
March 24, 2017 AT 02:04 PM
\$78.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$39.25 LOCAL: \$39.25
GORDON F. ERBY, CLERK
RECORDED BY: GFE