

VIRGINIA: IN THE CIRCUIT COURT FOR THE COUNTY OF FLUVANNA

WALLACE WELLS,

Plaintiff,

v.

Case No. CL19000829-00

ESTATE OF RANDAL WELLS, Deceased,
Address unknown Serve by publication

ESTATE OF HARRY WELLS, Deceased,
Address unknown Serve by publication

ESTATE OF JANET ESTELLE VAUGHN a/k/a JEANETTE GORDON, Deceased,
Address unknown Serve by publication

ALJOURNEY WELLS, JR., if living or if he be dead, his heirs, devisees, and successors in title,
Address unknown Serve by publication

WAYNE WELLS, if living or if he be dead, his heirs, devisees, and successors in title,
Address unknown Serve by publication

DONNA WELLS-TUCKER, if living or if she be dead, her heirs, devisees, and successors in title,
Address unknown Serve by publication

JACQUELINE WELLS, if living or if she be dead, her heirs, devisees, and successors in title,
Address unknown Serve by publication

MARVIN WELLS, if living or if he be dead, his heirs, devisees, and successors in title
Address unknown Serve by publication

MARIE WELLS STEVENSON, if living or if she be dead, her heirs, devisees, and successors in title
Address unknown Serve by publication

WALTER EVANS, if living or if he be dead, his heirs, devisees, and successors in title
Address unknown Serve by publication

and

PARTIES UNKNOWN, including without limitation, the HEIRS OF RANDAL WELLS, HARRY WELLS, JANET ESTELLE VAUGHN a/k/a JEANETTE GORDON, and any other named Defendant who may be deceased, or, if said heirs be dead, their heirs, devisees, and successors in title,
Serve by publication

Defendants.

ORDER OF PUBLICATION

The object of the above-styled suit is to quiet title to that certain real property located in the County of Fluvanna, Virginia, as more particularly described as follows:

All that certain tract or parcel of land, with improvements, thereon and appurtenances thereto, situated in the County of Fluvanna, Virginia, containing 36 acres, more or less, as shown on a plat by Luther R. Payne, S.F.C., dated July 7, 1873, and recorded in the Clerk's Office of the Circuit Court of the County of Fluvanna, in Deed Book 21 (OS), page 447. LESS AND EXCEPT the off-conveyance of 5 acres, more or less, by deed recorded in Deed Book 32, page 329. FURTHER LESS AND EXCEPT that certain strip on parcel of land conveyed to the Commonwealth of Virginia by instrument recorded in Deed Book 58, page 56. The subject is further depicted on Fluvanna County Tax Map 48, as Parcel A-43 (the "Property").

This is proceeding *in rem* and the entire *res* is located fully within the jurisdiction of the Court. Further, upon exercise of due diligence, the location and addresses the named Defendants have been unable to be identified. Although Plaintiff has no actual knowledge of any additional parties claiming title to the Property, there may be other parties whose names and addresses are unknown who claim an interest in the Property, who are made parties defendant by the general description of "PARTIES UNKNOWN, including, without limitation, the HEIRS OF RANDAL WELLS, HARRY WELLS, JANET ESTELLE VAUGHN A/K/A JEANETTE GORDON, and any other named Defendant who may be deceased, or, if said heirs be dead, their heirs, devisees and successors in title."

UPON CONSIDERATION of the Plaintiff, by Counsel, moving this Court for a judicial order of publication, and

IT APPEARING by affidavits filed in accordance with Va, Code Ann. § 8.01-316 (1950) that (i) diligence has been used without effect to ascertain the location of the named Defendants and their addresses remain unknown, and (ii) there may be other parties claiming an interest in the Property identified as "PARTIES UNKNOWN, including, without limitation, the HEIRS OF RANDAL WELLS, HARRY WELLS, JANET ESTELLE VAUGHN A/K/A JEANETTE GORDON, and any other named Defendant who may be deceased, or, if said heirs be dead, their heirs, devisees and successors in title" who, after due diligence, cannot be identified and their addresses remain unknown, it is therefore

ORDERED that the defendants appear on February 13, 2020 at 1:00 p.m. in this Court to protect their interests.

And, it is further ORDERED that this Order be published once a week for four (4) successive weeks in the Fluvanna Review, a newspaper of general circulation in the County of Fluvanna, Virginia, and a copy of this Order be posted at the front door of the courthouse of this Court.

The Clerk of this Court shall cause copies of this Order to be posted, mailed, and transmitted to the Fluvanna Review within twenty (20) days after the entry of this Order. Upon completion of such publication, the Clerk shall file a certificate in the papers that the requirements of Va. Code Ann. § 8.01-317 (1950) have been satisfied.

ENTER: 12/20/19

Richard E. Moore
Judge

WE ASK FOR THIS:

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Counsel for Plaintiff