

VIRGINIA:

IN THE CIRCUIT COURT FOR NOTTOWAY COUNTY

Debra Lovelace)
)
Plaintiff,)
)Civil Action No. CL21-432
Kathaline Davis,)
Elizabeth Daniels.)
Defendants.)

ORDER FOR JUDGMENT AND TO APPOINT A SPECIAL COMMISSIONER

This _____ day of November, 2025 came the Plaintiff, Debra Lovelace, by Counsel, and Defendants Kathaline Davis and Elizabeth Daniels, having failed to appear in person or by attorney, the Plaintiff moved for Judgment through their Motion for Judgment and to Appoint a Special Commissioner to sell the properties known as Lot 1 Ellis Fork Farms.

WHEREUPON, the Court having considered all pleadings, examined the service of process and the duly executed returns, and having determined that the Defendants were given timely notice of the hearing on the Plaintiff’s Motion for Judgment and to Appoint a Special Commissioner, after considering arguments of Counsel and the Parties finds that the Plaintiff is entitled to judgment.

WHEREUPON, from the Plaintiff’s Complaint and evidence submitted the court finds that the property is owned in the following shares; Debra Lovelace – a one-third interest; Kathaline Davis – a one-third interest, and Elizabeth Daniels – a one-third interest, that the Plaintiff is entitled to seek a sale of the property; and that a Special Commissioner shall be appointed to sell the property.

It is therefore ORDERED, ADJUDGED and DECREED that:

1. The Motion is hereby granted.
2. That a Special Commissioner shall be appointed to conduct a sale of the property in a manner intended to yield the best price thereof and that all parties shall cooperate with said sale. The Court appoints Matthew M. Gravens, Esq. to serve as Special Commissioner.
3. No party shall interfere with the sale.
4. That upon the sale of the property the Special Commissioner shall deduct their fees, the costs of the sale, including any commissions owed, out of the proceeds of the house, and then pay the proceeds to the Parties according to their respective interests in the property, before any proceeds are paid; that the Plaintiff shall be reimbursed for attorney's fees and the costs of this proceeding out of the Defendants' shares; and that the Special Commissioner account to the Court with respect to such sale, allocation, and distribution of the proceeds.

The Clerk of Court is Ordered to mail a certified copy of this Order to all Parties.

So ORDERED this _____ day of November, 2025.

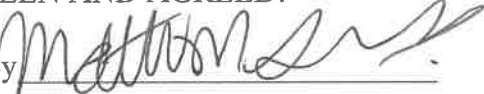
Judge

I ASK FOR THIS:

By _____

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Counsel for Plaintiff

SEEN AND AGREED:

By  _____

Matthew M. Gravens, Esq. No. 94339
Coates, Battle & Tyree, PLLC
5206 Markel Road Suite 200
Richmond, VA 23230
Tel. (804) 533-4256
Special Commissioner

Defendants' signatures waived by Rule 1.13.