

**NOTICE OF PUBLIC AUCTION  
DELINQUENT TAX SALE OF REAL PROPERTY  
HENRICO COUNTY, VIRGINIA**

The following real property will be auctioned for sale to the highest bidder at an **online-only** public auction which will **commence on Friday, April 2, 2021 at 11:00am EST** and **close Monday, April 12, 2021 at 11:00am EST**. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be subsequently posted by For Sale at Auction, Inc. (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”).

<b><u>JUDICIAL PARCELS</u></b>			
<b><u>No.</u></b>	<b><u>Property Owner(s)</u></b>	<b><u>Account Numbers</u></b>	<b><u>Description</u></b>
1.	Brutus Bynum, et al.	GPIN No. 804-725-0217 Account No. 85314 TACS No. 48466	Varina District; Glenwood Heights; PT 4; 2413 Gordon Lane; Unimproved
2.	Ida Twine, et al.	GPIN No. 817-728-6127 Account No. 97986 TACS No. 318244	Varina District; Bungalow City; Lots 740-741-742; 110 Wilson Avenue; wooded land; Unimproved
<b><u>NONJUDICIAL PARCELS</u></b>			
N1.	Central Land Corp.	GPIN No. 803-727-4616 Account No. 83793 TACS No. 48459	Fairfield District; Central Gardens; Sec B, 0.87 acres, more or less, PLANTING STRIP, Carneal St.; unimproved
N2.	Clarence E. Ashburn & Linda M. Ashburn	GPIN No. 816-689-3765 Account No. 96316 TACS No. 573313	Varina District; Acreage; STRIP PAR B; 0.34 acres, more or less, 7851 Strath Rd; unimproved
N3.	H. Harris Bell	GPIN No. 743-742-4009 Account No. 16471 TACS No. 322615	Tuckahoe District; Acreage; 0.06 acres, more or less, Patterson Ave; unimproved
N4.	J.H. Caddell	GPIN No. 790-746-5755 Account No. 75507 TACS No. 573311	Fairfield District; Chamberlayne Ests; Block 6, Lot 16; 5332 Tamiani Ave; unimproved
N5.	J.H. Caddell	GPIN No. 790-746-1548 Account No. 75477 TACS No. 573311	Fairfield District; Chamberlayne Ests; Block 6, Lot 4; 5415 Edgefield St; unimproved

N6.	Blair Eiselstein	GPIN No. 803-699-8025 Account No. 83320 TACS No. 392190	Varina District; Cedar Lawn Annex; Block 1, Lot 21, 1374 Loudon Street; unimproved
N7.	Lloyd B. Green and Robert A. Green	GPIN No. 785-752-2726 Account No. 72234 TACS No. 470525	Fairfield District; Lakeside Terrace; Block 5, Lots 12-13 & 32-33; 1012 La Von Dr; unimproved
N8.	George A. Hase, III.	GPIN No. 762-771-9383 Account No. 45393 TACS No. 493832	Brookland District; Acreage; 0.50 acres, more or less; 4100 Old Springfield Rd; unimproved
N9.	Mary Virginia Higgins	GPIN No. 818-724-8840 Account No. 98564 TACS No. 470830	Varina District; Hawkes Plan; PT 49; 0.519 acres, more or less, Hawkes Ln; unimproved
N10.	H.H. Lawrence	GPIN No. 785-751-7488 Account No. 72195 TACS No. 470828	Fairfield District; Lakeside Terrace; Block 10, Lots 11 and 12; 807 Lakeside Blvd; unimproved
N11.	Arthur L. Patterson and E.W. Patterson	GPIN No. 817-728-2644 Account No. 97953 TACS No. 327749	Varina District; Bungalow City; Lot 573; Evergreen Ave; unimproved
N12.	Irene W. Pond	GPIN No. 781-766-3975 Account No. 69657 TACS No. 363668	Fairfield District; Greenwood Heights; Block K, Lot 8,9; 1619 Roosevelt Blvd; unimproved
N13.	Eva J. Scillia	GPIN No. 829-686-6717 Account No. 105753 TACS No. 507129	Varina District; Acreage; 0.75 acres, more or less; 8166 Turner Rd; unimproved
N14.	Allen Stanley	GPIN No. 780-767-2210 Account No. 68127 TACS No. 493829	Fairfield District; Greenwood Heights; Block C, Lots 39,40; 10608 Broad Ave; unimproved
N15.	Jermain M. Williams	GPIN No. 816-728-7694 Account No. 96915 TACS No. 408321	Varina District; Bungalow City; Lots 287, 288, 289, 290; 313 Liberty Ave; unimproved

**GENERAL TERMS OF SALE:** All interested parties must register and be approved by the Auctioneer. Registration and bidding is free of charge and done through the Auctioneer's website at <https://bid.forsaleatauction.biz/>. If any interested bidders wish to bid on property, but are unable to do so online, please contact Andy Austin, Auction Coordinator, at (434) 294-6093 for assistance. Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Henrico County and you may not be a Defendant in any delinquent tax suit.

Properties are offered for sale as-is, where 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 **prior to** bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence **prior to** the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable. 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. The information shown on the GIS system, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. **Henrico County 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.

**Terms applicable to Judicial Parcels ONLY:** Judicial parcels will be offered for sale to the highest bidder pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Henrico County by the undersigned Special Commissioner. Sale of the Judicial Parcels is subject to confirmation by the Circuit Court of Henrico County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full. Bid deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. **There will be a buyer's premium of 10% of the highest bid added to the winning bid. The buyer's premium is due at the time of the auction and will be included within the emailed invoice.**

The highest bidder will receive their purchase contract and deposit and buyer's premium balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The bid deposit and buyer's premium must be received in full within five (5) business days following the auction closing (no later than Monday, April 19, 2021 at 11:00am EST).** 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 Henrico County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. **Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.** 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. Property will be conveyed free and clear of all liens, including the tax lien. Subsequent taxes will be prorated from the auction closing date of April 12, 2021, and the highest bidder will be responsible for taxes from that date forward.

**Terms applicable to Nonjudicial Parcels ONLY:** Nonjudicial parcels will be auctioned pursuant to Virginia Code §58.1-3975. 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. **There will be a buyer's premium of 10% of the highest bid or \$150.00, whichever is greater, added to the winning bid, and deed recordation costs, as determined by the Henrico County Circuit Court, added to the winning bid to determine the final contract price.** Please consider the buyer's premium and recordation costs when placing bids. **The final contract price must be received in full within five (5) business days following the auction closing (no later than April 19, 2021 at 11:00am EST).** Time is of the essence. 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 Henrico County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

**GENERAL TERMS OF SALE:** 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.

Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://bid.forsaleatauction.biz/>, by email to [inquiry@forsaleatauction.biz](mailto:inquiry@forsaleatauction.biz) or by phone to Andy Austin, Auction Coordinator, at (434) 294-6093. 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) 548-4424, or by writing to the address below.

John A. Rife, Esq.  
Re: Henrico County Tax Sale  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294