

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
HENRICO COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Henrico County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Henrico County Courthouse**, located at **4301 East Parham Road, Henrico, Virginia, 23228**, on **Thursday, April 25, 2019 at 10:00am**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
1.	Bessie I. Bagby, et al.	GPIN No. 837-684-6773 Account No. 108328 TACS No. 48503	Varina District; Acreage; Near Bradbury Road; 1 Acre, more or less
2.	Mollie Brunson, et al.	GPIN No. 801-726-8537 Account No. 81133 TACS No. 48460	Fairfield District; 1910 Holly Street; Roosevelt Park; Block D; Pt Lots 12, 13 and 14
3.	Frank W. Camper	GPIN No. 810-714-5357 Account No. 92048 TACS No. 452832	Varina District; 3203 Chesham Street; Eastover Gardens; Section A; Lot 9
4.	Mary B. Gaines, et al.	GPIN No. 809-728-3102 Account No. 91519 TACS No. 48476	Varina District; 990 Wilkes Lane; Acreage; 2.895 Acres, more or less
5.	Timothy Harrison	GPIN No. 816-728-5240 Account No. 96896 TACS No. 48484	Varina District; 221 Westover Avenue; Bungalow City; Lots 100 and 101
6.	Eldridge M. Hobbie, Jr., et al.	GPIN No. 814-697-3059 Account No. 94868 TACS No. 48478	Varina District; 2376 Lorenas Place; Acreage; 0.51 Acre, more or less
7.	Linwood L. Johnson, et al.	GPIN No. 816-701-4539 Account No. 96457 TACS No. 322617	Varina District; 6647 Millers Road; Acreage; 0.50 Acre, more or less
8.	Deborah P. Jones, et al.	GPIN No. 808-728-9557 Account No. 90737 TACS No. 48474	Varina District; 960 Wilkes Lane; Acreage; 1.01 Acres, more or less
9.	Herbert Lee Tate, Jr.	GPIN No. 779-744-9973 Account No. 66157 TACS No. 365446	Brookland District; 2404 New Berne Road; Bryan Parkway; Section B; Block 15; Lot 24 and Pt Lot 23

TERMS OF SALE: All sales are 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 more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. 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. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. Cash will not be accepted. 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. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may effect the property. **There will be a 10% buyer's premium added to final bid to determine final contract price and shall be paid with the deposit at the time of auction. Deed recordation costs will be the responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.**

Properties are offered for sale as-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.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Henrico County, Virginia, and you may not be a Defendant in any delinquent tax suit. Questions concerning the property subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 545-2500 or (804) 545-2377, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
Re: Henrico County Auction
P.O. Box 31800
Henrico, Virginia 23294-1800
(804) 545-2500

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Thursday, April 25, 2019 in the cause styled County of Henrico v. _____ (Case No. CL _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

GPIN No. _____
Account No. _____
TACS No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Henrico, Virginia. Further, I understand that a 10% buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Henrico or if I am named as a Defendant in any delinquent tax suit, that this contract may be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature

Print Name

Address

Phone

Email

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this the 25th day of April, 2019, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

**Property 1: Bessie I. Bagby, et al.
GPIN No. 837-684-6773**

Base Information

Parcel ID	837-684-6773	Parcel Address	BRADBURY RD
Vision PID #	108686	Appraiser	I
State Code	Resid (Sub)	Neighborhood	9-005
Use Code	023 Vacant < 5 Acres	Acreage	1
Tax Type	Taxable	Owner (Jan 1)	BAGBY BESSIE I & RICHARD
Zoning	A-1	Owner (Cur)	BAGBY BESSIE I & RICHARD
Tax Dist	Regular	Mailing Address	
Magisterial	Varina	Zip	
Subdivision	Acreage	Old Map #	02510A0000 0029
Section		Pre 1992 Map #	48 B1 37
Block		Map Page #	385
Lot	1 acres		

Last Transfer

[Additional Transfer & Assessments](#)

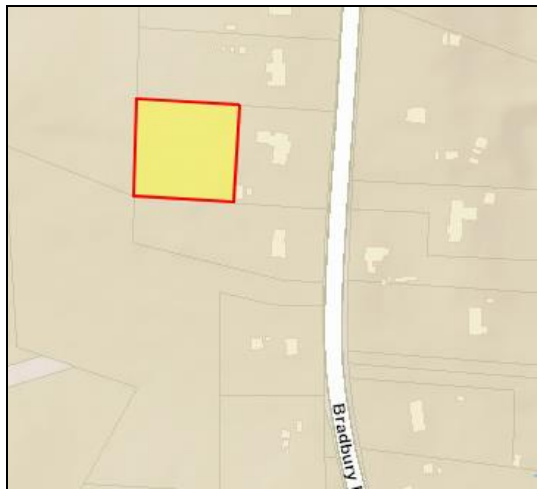
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
	\$600	1633	1		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$6,000		\$0	\$6,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AE	1	ACREAGE	43,560	A-1



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**Property 2: Mollie Brunson, et al.
GPIN No. 801-726-8537**

Base Information

Parcel ID	801-726-8537	Parcel Address	1910 HOLLY ST
Vision PID #	81365	Appraiser	N
State Code	Resid (Urban)	Neighborhood	5-060
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	BRUNSON MOLLIE
Zoning	R-4	Owner (Cur)	BRUNSON MOLLIE
Tax Dist	Regular	Mailing Address	
Magisterial	Fairfield	Zip	
Subdivision	Roosevelt Park	Old Map #	0139130000D 0013
Section		Pre 1992 Map #	1 A2 14
Block	D	Map Page #	221
Lot	PT 12 13 14		

Last Transfer

Additional Transfer & Assessments

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
	\$0	1231	384		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$18,000		\$0	\$18,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-4



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**Property 3: Frank W. Camper
GPIN No. 810-714-5357**

Base Information

Parcel ID	810-714-5357	Parcel Address	3203 CHESHAM ST
Vision PID #	92332	Appraiser	I
State Code	Resid (Urban)	Neighborhood	7-005
Use Code	210 Res - Subd (1 Fam)	Acreage	
Tax Type	Taxable	Owner (Jan 1)	CAMPER FRANK W
Zoning	R-4	Owner (Cur)	CAMPER FRANK W
Tax Dist	Regular	Mailing Address	
Magisterial	Varina		3203 CHESHAM ST
Subdivision	Eastover Gardens		HENRICO VA
Section	A	Zip	23231-2334
Block		Old Map #	0161110000A 0009
Lot	9	Pre 1992 Map #	9 B2 6
		Map Page #	258

Residential Information

Style	09 Ranch	No. of Stories	1	Sq Ft Finished Living	688
Year Built	1948	Total Rooms	5	Finished Attic	0
Grade	C-1	Bedrooms	2	Unfinished Living	0
Ext. Walls	05 Alum or Vinyl	Full Bathrooms	1	Basement	0
Roof	1 Composition	Half Bathrooms	0	Finished Basement	0
Heating	01 Gravity	Fireplace(s)	0	Foundation Type	1 Crawl
Air Cond.	02 No	No. of Chimneys	0	Basement Garage	0

Last Transfer

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Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
10/01/2000	\$0	W0122	2183	CAMPER FRANK B & MARY K	Non-Qualified

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$24,000		\$55,000	\$79,000

Additions, Outbuildings and Features

Type	Improvement	Units/Area
Addition	Porch Encl Finished	243

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G3	1	LOTS	0	R-4

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**Property 3: Frank W. Camper
GPIN No. 810-714-5357**



Image



Last Photo Update 01/14/1997



Google Image Capture July 2012

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**Property 4: Mary B. Gaines, et al.
GPIN No. 809-728-3102**

Base Information

Parcel ID	809-728-3102	Parcel Address	990 WILKES LN
Vision PID #	91803	Appraiser	N
State Code	Resid (Sub)	Neighborhood	5-080
Use Code	023 Vacant < 5 Acres	Acreage	2.895
Tax Type	Taxable	Owner (Jan 1)	GAINES MARY B
Zoning	A-1	Owner (Cur)	GAINES MARY B
Tax Dist	Regular	Mailing Address	
Magisterial	Varina	Zip	
Subdivision	Acreage	Old Map #	01400A0000 0060
Section		Pre 1992 Map #	8 A2 2
Block		Map Page #	222
Lot	2.895 acres		

Last Transfer

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Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
03/27/1920	\$800	216B	461		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$23,200		\$0	\$23,200

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AE	2.9	ACREAGE	126,324	A-1



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**Property 5: Timothy Harrison
GPIN No. 816-728-5240**

Base Information

Parcel ID	816-728-5240	Parcel Address	221 WESTOVER AVE
Vision PID #	97183	Appraiser	F
State Code	Resid (Urban)	Neighborhood	6-090
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	HARRISON TIMOTHY
Zoning	R-3	Owner (Cur)	HARRISON TIMOTHY
Tax Dist	Regular	Mailing Address	
Magisterial	Varina		8407 E 114TH TER
Subdivision	Bungalow City		KANSAS CITY MO
Section		Zip	64134-3621
Block		Old Map #	0141040000C 0100
Lot	100-101	Pre 1992 Map #	12 A1 1
		Map Page #	223

Last Transfer

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Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
08/09/2002	\$9,500	3289	1371	GIBBS JOHN W JR	Land Only Sale

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$24,000		\$0	\$24,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G1	1	LOTS	0	R-3



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**Property 6: Eldridge M. Hobbie, Jr., et al.
GPIN No. 814-697-3059**

Base Information

Parcel ID	814-697-3059	Parcel Address	2376 LORENAS PL
Vision PID #	95153	Appraiser	J
State Code	Resid (Sub)	Neighborhood	8-005
Use Code	023 Vacant < 5 Acres	Acreage	
Tax Type	Taxable	Owner (Jan 1)	HOBBIE ELDRIDGE M JR
Zoning	A-1	Owner (Cur)	HOBBIE ELDRIDGE M JR
Tax Dist	Regular	Mailing Address	
Magisterial	Varina	Zip	
Subdivision	Acreage	Old Map #	02150A0000 0039
Section		Pre 1992 Map #	27 A2 31
Block		Map Page #	333
Lot	.51 acres		

Last Transfer

[Additional Transfer & Assessments](#)

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
12/01/1987	\$16,000	2111	1327		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$34,800		\$0	\$34,800

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G6	1	LOTS	0	A-1



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**Property 7: Linwood L. Johnson, et al.
GPIN No. 816-701-4539**

Base Information

Parcel ID 816-701-4539	Parcel Address 6647 MILLER RD
Vision PID # 96744	Appraiser J
State Code Resid (Sub)	Neighborhood 8-005
Use Code 223 Res - Imprv < 5 Acres	Acreage
Tax Type Taxable	Owner (Jan 1) JOHNSON LINWOOD L & GENEVA C ESTATE
Zoning A-1	Owner (Cur) JOHNSON LINWOOD L & GENEVA C ESTATE
Tax Dist Regular	Mailing Address
Magisterial Varina	6647 MILLER RD
Subdivision Acreage	HENRICO VA
Section	Zip 23231
Block	Old Map # 02040A0000 0071
Lot .50 acres	Pre 1992 Map # 30 B1 57
	Map Page # 320

Residential Information

Style 02 Cape Cod	No. of Stories 1.5	Sq Ft Finished Living 1,195
Year Built 1951	Total Rooms 5	Finished Attic 0
Grade C-1	Bedrooms 2	Unfinished Living 240
Ext. Walls 05 Alum or Vinyl	Full Bathrooms 1	Basement 0
Roof 1 Composition	Half Bathrooms 0	Finished Basement 0
Heating 02 Forced Air	Fireplace(s) 0	Foundation Type 1 Crawl
Air Cond. 02 No	No. of Chimneys 0	Basement Garage 0

Last Transfer

[Additional Transfer & Assessments](#)

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
	\$8,000	853	252		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$38,700		\$81,000	\$119,700

Additions, Outbuildings and Features

Type	Improvement	Units/Area
Outbuilding	Garage - 1C Det	280

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G6	1	LOTS	0	A-1

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**Property 7: Linwood L. Johnson, et al.
GPIN No. 816-701-4539**



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Last Photo Update 02/07/1997



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**Property 8: Deborah P. Jones, et al.
GPIN No. 808-728-9557**

Base Information

Parcel ID 808-728-9557
 Vision PID # 91021
 State Code Resid (Sub)
 Use Code 023 Vacant < 5 Acres
 Tax Type Taxable
 Zoning A-1
 Tax Dist Regular
 Magisterial Varina
 Subdivision Acreage
 Section
 Block
 Lot 1.01 acres

Parcel Address 960 WILKES LN
 Appraiser N
 Neighborhood 5-080
 Acreage 1.01
 Owner (Jan 1) JONES DEBORAH P ET AL
 Owner (Cur) JONES DEBORAH P ET AL
 Mailing Address C/O BEVERLY GAYLE AVENT
 2322 FAIRFIELD AVE
 RICHMOND VA
 Zip 23223-4124
 Old Map # 01400A0000 0056
 Pre 1992 Map # 8 A1 65
 Map Page # 222

Last Transfer

[Additional Transfer & Assessments](#)

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
01/01/1988	\$0	WB086	7		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$28,900		\$0	\$28,900

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AH	1	ACREAGE	43,560	A-1
AE	.01	ACREAGE	436	A-1



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**Property 9: Herbert Lee Tate, Jr.
GPIN No. 779-744-9973**

Base Information

Parcel ID	779-744-9973	Parcel Address	2404 NEW BERNE RD
Vision PID #	66370	Appraiser	V
State Code	Resid (Urban)	Neighborhood	4E170
Use Code	210 Res - Subd (1 Fam)	Acreage	
Tax Type	Taxable	Owner (Jan 1)	TATE JR HERBERT LEE
Zoning	R-4	Owner (Cur)	TATE JR HERBERT LEE
Tax Dist	Regular	Mailing Address	
Magisterial	Brookland		2404 NEW BERNE RD
Subdivision	Bryan Parkway		HENRICO VA
Section	B	Zip	23228-5918
Block	15	Old Map #	0094140015 0024
Lot	24 & PT 23	Pre 1992 Map #	96 A2 14
		Map Page #	140

Residential Information

Style	02 Cape Cod	No. of Stories	1.5	Sq Ft Finished Living	1,806
Year Built	1942	Total Rooms	7	Finished Attic	0
Grade	C+2	Bedrooms	3	Unfinished Living	0
Ext. Walls	06 Brick (3 or 4)	Full Bathrooms	1	Basement	1,204
Roof	3 Slate	Half Bathrooms	1	Finished Basement	0
Heating	04 Radiant	Fireplace(s)	1	Basement Type	4 Basement
Air Cond.	02 No	No. of Chimneys	1	Basement Garage	0

Last Transfer

[Additional Transfer & Assessments](#)

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
	\$0	W0085	1442		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$70,000		\$179,500	\$249,500

Additions, Outbuildings and Features

Type	Improvement	Units/Area
Addition	Porch Encl Finished	99
Outbuilding	Garage - 1C Det	342

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G5	1	LOTS	0	R-4

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**Property 9: Herbert Lee Tate, Jr.
GPIN No. 779-744-9973**



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Last Photo Update 08/06/2018



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