

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF RICHMOND, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of the City of Richmond, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at **Motley's Asset Disposition Group**, located at **3600 Deepwater Terminal Road, Richmond, Virginia 23234** on **Wednesday, August 19, 2020 at 2:00pm**, 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.

	Property Owner	Address	TACS #	Parcel ID
1	Napolean Ruffin	2713 Midlothian Turnpike	492519	S0000911041
2	Linwood L. Daye	3511 Lawson Street	492529	S0002604014
3	Robert Sposato	1428 Minefee Street	492567	S0071284004
4	Doris Jackson	1424 Drewry Street	492555	S0071234034
5	India Pearl Hammond	2910 Woodcliff Avenue	492550	N0000915016
6	Gloria I. Singleton	2114 North Avenue	492546	N0000448005
7	James A. Edwards	2711 North Avenue	492557	N0000704013
8	Alvin Trent	1705 4th Avenue	492538	N0000420012
9	Henry Pearson	3122 Woodrow Avenue	492533	N0001042005
10	Hattie M. Cook	508 Hunt Avenue	492561	N0001559020
11	Van D. Mayfield	311 1/2 E Ladies Mile Road	492572	N0001553011
12	Lavalette R. Allen	2720 Griffin Avenue	492594	N0000637003
13	Patrick A. Connor	3003 Dill Avenue	492518	N0000924015
14	Reuben Miles	2029 Ford Avenue	492597	E0000597015
15	Clifton and Sarah Steed	1806 N 24th Street	492523	E0001082014
16	Daniel Bates	2320 N 21st Street	492517	E0120257016
17	Victoria Terry Estate	1104 N 20th Street	492605	E0000513009
18	George Neblett	918 N 29th Street	492580	E0000524044
19	Albert Daniels	1703 Claiborne Street	492511	W0000646012
20	Walter and Dorothy Taylor	1308 S Meadow Street	492591	W0000882020

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the City of Richmond. At the time of the auction, the highest bidder shall deposit Five Thousand Dollars (\$5,000.00) or Twenty Percent (20%) of the Total Purchase Price, whichever is greater, for each property purchased. **There will be a Ten Percent (10%) Buyer's Premium added to the final bid to determine the Total Purchase Price.** (Total Purchase Price is calculated as the high bid plus the 10% Buyer's Premium). Bids which are less than Five Thousand Dollars (\$5,000.00) shall be paid in full at the time of the auction. Such sum shall be credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of cashier's check, certified check, cash, or credit card.

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.

All properties are sold in gross and not by the acre. 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 the City of Richmond and you may not be a Defendant in any pending delinquent tax matter.. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS at taxsales@taxva.com or (804) 893-5176.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

UPDATED TERMS & CONDITIONS DUE TO COVID-19

- ALL PERSONS MUST WEAR A MASK – NO EXCEPTIONS!
- MAXIMUM OF ONE GUEST PER BIDDER
- PRE-REGISTRATION ONLY! 24 hours prior to sale.
- LIMITED SPACE AVAILABLE – FIRST COME, FIRST SERVED
- ACCEPTABLE FORMS OF DEPOSIT: CERTIFIED CHECK/BANK CHECK ON DAY OF SALE
- NO CASH ALLOWED!!
- CHECK-IN OUTSIDE, UNDER A TENT AT THE MAIN ENTRANCE
- ONLINE BIDDING ENCOURAGED!

Property 1

2713 Midlothian Turnpike

Alternate Street Addresses: 2715 Midlothian Turnpike
Owner: RUFFIN, NAPOLEON AND LEAH R HILL
Assessment Area: 248 - Newtown South
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)

Land Value: \$30,000

Total Value: \$30,000

Parcel Square Feet: 28784

Acreage: 0.661

Property Description 1: 0082.42X0371.53 IRG0000.000



Property 2

3511 Lawson Street

Owner: DAYE, LINWOOD L
Subdivision Name : BURFOOTS ADDITION
Assessment Area: 184 - George Wythe South
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)

Land Value: \$15,000
Improvement Value: \$29,000
Total Value: \$44,000

Parcel Square Feet: 5280
Acreage: 0.121
Property Description 1: BURFOOTS ADD L6 BL
Property Description 2: 0033.00X0160.00 0000.000



Property 3

1428 Minefee St

Owner: SPOSATO, ROBERT

Subdivision Name : CENTER HILL

Assessment Area: 358 - Bellemeade North

Property Class: 110 - R One Story

Zoning District: R-5 - Residential (Single Family)

Land Value: \$10,000

Improvement Value: \$28,000

Total Value: \$38,000

Parcel Square Feet: 7000

Acreage: 0.161

Property Description 1: CENTER HILL L4 BL

Property Description 2: 0050.00X0140.00 0000.161 AC



Property 4

1424 Drewry Street

Owner: JACKSON, DORIS (ESTATE)

Subdivision Name : CENTER HILL

Assessment Area: 358 - Bellemeade North

Property Class: 110 - R One Story

Zoning District: R-5 - Residential (Single Family)

Land Value: \$10,000

Improvement Value: \$44,000

Total Value: \$54,000

Parcel Square Feet: 6500

Acreage: 0.149

Property Description 1: CENTER HILL L16 BJ

Property Description 2: 0050.00X0130.00 0000.149 AC



Property 5

2910 Woodcliff Avenue

Owner: HAMMOND, INDIA PEARL AND WALLACE EUGENE

Assessment Area: 312 - Chestnut Hills

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-5 - Residential (Single Family)

Land Value: \$28,000

Total Value: \$28,000

Parcel Square Feet: 3750

Acreage: 0.086

Property Description 1: 0030.00X0125.00 0000.000



Property 6

2114 North Avenue

Owner: SINGLETON, GLORIA I

Subdivision Name : BARTON HEIGHTS

Assessment Area: 320 - Hammond Place/South Battery Court

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-6 - Residential (Single Family Attached)

Land Value: \$30,000

Total Value: \$30,000

Parcel Square Feet: 6000

Acreage: 0.138

Property Description 1: BARTON HGTS L6 B22

Property Description 2: 0050.00X0120.00 0000.000



Property 7

2711 North Avenue

Owner: EDWARDS, JAMES A.
Assessment Area: 316 - Battery Court
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)

Land Value: \$50,000
Total Value: \$50,000

Parcel Square Feet: 7425
Acreage: 0.17
Property Description 1: 0055.00X0135.00 0000.000



Property 8

1705 4th Avenue

Owner: TRENT, ALVIN C; L M; F W III; FELIX A; AND CYNTHIA T COSBY

Subdivision Name : CHESTNUT HILL

Assessment Area: 312 - Chestnut Hills

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-6 - Residential (Single Family Attached)

Land Value: \$34,000

Total Value: \$34,000

Parcel Square Feet: 5763.8

Acreage: 0.132

Property Description 1: CHESTNUT HILL

Property Description 2: 0041.17X0140.00 0000.000



Property 9

3122 Woodrow Avenue

Owner: PEARSON, HENRY

Subdivision Name : ALVISTA HEIGHTS

Assessment Area: 304 - Providence Park

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-5 - Residential (Single Family)

Land Value: \$35,000

Total Value: \$35,000

Parcel Square Feet: 6750

Acreage: 0.155

Property Description 1: ALVISTA HEIGHTS L17 BA

Property Description 2: 0050.00X0135.00 0000.155 AC



Property 10

508 Hunt Avenue

Owner: COOK, HATTIE M.; A. P. LEWIS; AND ERNEST NEAL

Subdivision Name : NORTH HIGHLAND PARK

Assessment Area: 306 - Highland Park-North

Property Class: 109 - R Single Family Shell

Zoning District: R-5 - Residential (Single Family)

Land Value: \$20,000

Improvement Value: \$18,000

Total Value: \$38,000

Parcel Square Feet: 5200

Acreage: 0.119

Property Description 1: N HIGHLAND PARK L20 B8

Property Description 2: 0040.00X0130.00 0000.000



Property 11

311 1/2 E Ladies Mile Road

Owner: MAYFIELD, VAN (ESTATE)
Subdivision Name : PROVIDENCE PARK
Assessment Area: 306 - Highland Park-North
Property Class: 109 - R Single Family Shell
Zoning District: R-5 - Residential (Single Family)

Land Value: \$17,000
Improvement Value: \$28,000
Total Value: \$45,000

Parcel Square Feet: 4050
Acreage: 0.093
Property Description 1: PROVIDENCE PARK L8 B10
Property Description 2: 0030.00X0135.00 0000.000



Property 12

2720 Griffin Avenue

Owner: ALLEN, LAVELETTE R (ESTATE)

Subdivision Name : PARKLAND

Assessment Area: 316 - Battery Court

Property Class: 120 - R Two Story

Zoning District: R-5 - Residential (Single Family)

Land Value: \$37,000

Improvement Value: \$73,000

Total Value: \$110,000

Parcel Square Feet: 3757.05

Acreage: 0.086

Property Description 1: PARKLAND L1 BG

Property Description 2: 0027.83X0135.00 0000.000



Property 13

3003 Dill Avenue

Alternate Street Addresses: 3005 Dill Ave

Owner: CONNOR, PATRICK A

Subdivision Name : HIGHLAND PARK ADD

Assessment Area: 430 - North Side

Property Class: 432 - B Vehicle Service/Car Wash

Zoning District: UB-PE8 –

Land Value: \$57,000

Improvement Value: \$56,000

Total Value: \$113,000

Parcel Square Feet: 9510.05

Acreage: 0.218

Property Description 1: HIGHLAND PARK ADD L1-4 BA

Property Description 2: 0111.60X0081.33 IRG0000.000



Property 14

2029 Ford Avenue

Owner: MILES, REUBEN

Assessment Area:326 - Whitcomb Court/ Mecklenburg

Property Class:120 - R Two Story

Zoning District:R-5 - Residential (Single Family)

Land Value:\$10,000

Improvement Value:\$0

Total Value:\$10,000

Parcel Square Feet:2549

Acreage:0.059



Property 15

1806 N 24th Street

Owner: STEED, CLIFTON E & SARAH

Subdivision Name : PETER PAUL TRACT

Assessment Area: 328 - Fairfield

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-5 - Residential (Single Family)

Land Value: \$25,000

Total Value: \$25,000

Parcel Square Feet: 5828

Acreage: 0.134

Property Description 1: PETER PAUL TRACT L4 BE

Property Description 2: 0047.00X0124.00 0000.000



Property 16

2320 N 21st Street

Owner: BATES, DANIEL

Subdivision Name : WOODVILLE B25

Assessment Area: 328 - Fairfield

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-5 - Residential (Single Family)

Land Value: \$30,000

Total Value: \$30,000

Parcel Square Feet: 16440

Acreage: 0.377

Property Description 1: WOODVILLE L16-19 B25

Property Description 2: 0137.00X0120.00 0000.000



Property 17

1104 N 20th Street

Owner: TERRY, VICTORIA (ESTATE)

Subdivision Name : FAIRMOUNT

Assessment Area: 332 - East End - Fairmont/Creighton

Property Class: 101 - R Single Family Vacant (R1-R7)

Zoning District: R-6 - Residential (Single Family Attached)

Land Value: \$45,000

Total Value: \$45,000

Parcel Square Feet: 5280

Acreage: 0.121

Property Description 1: 0040.00X0132.00 0000.000



Property 18

918 N 29th Street

Owner: NEBLETT, GEORGE W & KATHERINE E J

Subdivision Name : EAST PAYNE SQUARE

Assessment Area: 338 - East End

Property Class: 110 - R One Story

Zoning District: R-6 - Residential (Single Family Attached)

Land Value: \$30,000

Improvement Value: \$51,000

Total Value: \$81,000

Parcel Square Feet: 9009.84

Acreage: 0.207

Property Description 1: 0069.20X0130.20 0000.000



Property 19

1703 Claiborne Street

Owner: DANIELS, SALLIE P (ESTATE)

Assessment Area: 232 - Old Randolph

Property Class: 110 - R One Story

Zoning District: R-5 - Residential (Single Family)

Land Value: \$50,000

Improvement Value: \$59,000

Total Value: \$109,000

Parcel Square Feet: 5000

Acreage: 0.115

Property Description 1: 0040.00X0125.00 0000.000



Property 20

1308 S Meadow Street

Owner: TAYLOR, WALTER L & DOROTHY

Subdivision Name : MAYMONT GARDENS

Assessment Area: 232 - Old Randolph

Property Class: 110 - R One Story

Zoning District: R-5 - Residential (Single Family)

Land Value: \$50,000

Improvement Value: \$78,000

Total Value: \$128,000

Parcel Square Feet: 5913.6

Acreage: 0.136

Property Description 1: MAYMONT GARDENS L10

Property Description 2: 0055.00X0107.52 0000.000

