

**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, October 1, 2021 at 11:00am EST** and **close Tuesday, October 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”).

<u>NONJUDICIAL PARCELS</u>			
<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
N1.	William A. and Ethel P. Barneger	GPIN No. 780-766-3562 Account No. 68068 TACS No. 323619	Fairfield District; Greenwood Heights; Block A, Lot 29, 30 & PT VAC ALLEY; unk acreage; 10520 Broad Ave.; unimproved
N2.	Mattie Bundick	GPIN No. 803-699-8992 Account No. 83328 TACS No. 327741	Varina District; Cedar Lawn; Block B, Lot 9; unk acreage, 1392 Cedar Lawn Avenue; unimproved
N3.	Habib H. Habboush	GPIN No. 771-749-2573 Account No. 57009 TACS No. 470834	Brookland District; Tatum Property, Block A, Lot 3; unk acreage; 4127 Tatum Blvd; unimproved
N4.	Housing and Urban Development (HUD)	GPIN No. 798-736-3138 Account No. 79373 TACS No. 498033	Fairfield District; East Highland Park; Block 6, PT Lot 20; unk acreage; 3710 Vawter Ave; unimproved
N5.	Ivystone Properties, Inc.	GPIN No. 743-752-9421 Account No. 16922 TACS No. 470522	Tuckahoe District; Acreage subdivision; 1.839 acres, more or less; 10121 Ridgefield Pkwy; unimproved
N6.	Ivystone Properties, Inc.	GPIN No. 750-752-0215 Account No. 26998 TACS No. 470522	Tuckahoe District; Quail Run; Sec A, Block B, Lot reserved; unk acreage; 9600 Woodstream Drive; unimproved
N7.	Reginald J. and Debbie B. Jackson	GPIN No. 817-727-0571 Account No. 97878 TACS No. 498032	Varina District; Bungalow City subdivision; Lot 347; unk acreage; 42 N Virginia Ave; unimproved
N8.	John T. and Emma S. Kea	GPIN No. 804-699-0508 Account No. 84700 TACS No. 470527	Varina District; Cedar Lawn Annex; Block 2, Lot 21; unk acreage; 1401 Loudon St; unimproved

N9.	John T. and Emma S. Kea	GPIN No. 804-699-0108 Account No. 84696 TACS No. 470527	Varina District; Cedar Lawn Annex; Block 2, Lot 22; unk acreage; 1395 Loudon St; unimproved
N10.	RBA Ventures, Inc.	GPIN No. 750-749-5838 Account No. 26936 TACS No. 322620	Tuckahoe District; Pinedale Farms; Sec 10, Block E, Comm Area; 0.334 acres, more or less; 9612 Lyndonway Dr; unimproved
N11.	Richmond Land Corporation	GPIN No. 774-751-2150 Account No. 60958 TACS No. 436607	Brookland District; Acreage subdivision; 0.16 acres, more or less, STRIP; Ranco Rd; unimproved
N12.	H. S. Sprouse	GPIN No. 814-714-0067 Account No. 94928 TACS No. 493828	Varina District; Larchmont; Block 7, Lots 1-2-3; unk acreage; 4940 Stonewall Ave; unimproved
N13.	Tetra Company, LLC.	GPIN No. 806-705-8588 Account No. 87731 TACS No. 387775	Varina District; Acreage subdivision; 0.358 acres, more or less, Par A; Midview Rd (fronts on Old Oakland Rd); unimproved
N14.	Tetra Residential – Club Court, LLC.	GPIN No. 786-749-6787 Account No. 72787 TACS No. 387772	Fairfield District; Club Court; Block 11, Lot 24; unk acreage; 5408 Moss Side Ave; unimproved
N15.	Tetra Residential – Club Court, LLC.	GPIN No. 786-750-2377 Account No. 72827 TACS No. 387772	Fairfield District; Club Court; Block 4; Lot 14; unk acreage; 5520 Noble Ave; unimproved
N16.	Tetra Residential – Club Court, LLC.	GPIN No. 786-749-5290 Account No. 72779 TACS No. 387772	Fairfield District; Club Court; Block 11, Lot 21; unk acreage; 5411 Noble Ave; unimproved
N17.	Margaret Aurela Wade	GPIN No. 781-765-5891 Account No. 69618 TACS No. 365457	Fairfield District; Virginia Manor; Block A, Lot 29, 30; 0.15 acres, more or less; 10011 Francis Rd; unimproved
N18.	B. F. White Estate	GPIN No. 773-776-5428 Account No. 60312 TACS No. 392198	Brookland District; Lakeview; Sec C, Block 53, Lot 22; 0.14 acres, more or less; 3061 Hackett St; unimproved
N19.	Herbert A.W. White	GPIN No. 803-700-6032 Account No. 83349 TACS No. 365456	Varina District; Cedar Lawn; Block F, Lot 3; unk acreage; 1356 Battery St; unimproved

JUDICIAL PARCELS

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Numbers</u>	<u>Description</u>
-------------------	---------------------------------	-------------------------------	---------------------------

1.	Rosa Fogg, et al.	GPIN No. 802-728-8185 Account No. 82454 TACS No. 573470	Fairfield District; Montezuma Village; Sec B, Block J, Lot 3; improved; 2146 Elkridge Lane; acreage unk
2.	Pearl Scott, et al.	GPIN No. 750-745-5250 Account No. 26763 TACS No. 318241	Tuckahoe District; Johnson Heights subdivision, Lot 5; unimproved; 1408 Inez Road; acreage unk
3.	Stanley E. Smithers Jr., Estate, et al.	GPIN No. 827-720-7327 Account No. 104807 TACS No. 452839	Varina District; Fairlawn Townhouses, Sec E, Block 25, Lot 2; improved; 1966 Repp Circle; acreage unk
4.	Tetra Group Five, LLC.	GPIN No. 807-706-8112 Account No. 89032 TACS No. 365452	Varina District; Oakland Road; Acreage subdivision; unimproved; 1799 Bickerstaff Road; 2.98 Acres +/-
5.	Tetra Residential – Fairlawn, LLC.	GPIN No. 827-721-4474 Account No. 104874 TACS No. 365448	Varina District; Nine Mile Road; Acreage subdivision; unimproved; Gregory’s Lane; 2.90 Acres +/-
6.	Tetra Residential – Fairlawn, LLC.	GPIN No. 826-721-8998 Account No. 104079 TACS No. 365448	Varina District; Nine Mile Road, Par A; Acreage subdivision; unimproved; 301 Gregory’s Lane; 7.576 Acres +/-
7.	Tetra Residential – Fairlawn, LLC.	GPIN No. 828-721-1721 Account No. 105499 TACS No. 365448	Varina District; NL Hanover Road; Acreage subdivision; unimproved; 203 Meadow Road; 3.48 Acres +/-
8.	Tetra Residential – Fairlawn, LLC.	GPIN No. 827-721-2483 Account No. 104866 TACS No. 365448	Varina District; Sanderling Ave, Par B; Acreage subdivision; unimproved; Gregory’s Lane; 0.67 Acres +/-

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 call the auction firm at (540) 899-1776 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, at their own costs, **prior to** bidding on any of the properties to determine the suitability of the properties for their purposes. 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. 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 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. The final contract price must be received in full no later than Tuesday, October 19, 2021.** 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.

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), per parcel. 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 highest bidder will receive their purchase contract and deposit and buyers premium balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full no later than Tuesday, October 19, 2021.** 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.

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.** 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. Subsequent taxes will be prorated from October 12, 2021, and the highest bidder will be responsible for taxes from that date forward.

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 or by phone to (540) 899-1776. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to 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