

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Henrico, the undersigned Special Commissioner will offer for sale at an online only public auction the following described real estate. Pre-bidding is available now, and bidding will begin to close on **May 30, 2024 at 11:00AM EST.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be subsequently posted or announced by Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Parcel No.	TACS No.	Property Description
J1	Pleasant H. Adkins, Sr. Est	821-675-2298	451493	Varina District; Acreage; 10.0 acres, more or less; Kingsland Rd; unimproved
J2	George J. Hembrick	816-728-8058	657060	Varina District; Bungalow City; Lots 274, 275, 276, 277; 225 Liberty Ave; unimproved
J3	Kelvin A. Hockaday & DDJ	788-753-4826	597733	Fairfield District; Chamberlayne Farms; Sec 5, Blk E, Lot 22; 408 Brookside Blvd; unimproved
J4	Raymond N. Jones, Et Al.	833-711-4254	739255	Varina District; Acreage; 20.3 acres, more or less; 400 Whiteside Rd; unimproved
J5	Olive A. Owen & Walter A. Jr.	822-696-4531	327729	Varina District; Acreage; 2.90 acres, more or less; PAR A & C; 3270 Darbytown Rd; unimproved
J6	Carlotta Reid, Et Al.	803-699-6291	363673	Varina District; Cedar Lawn; Blk B, Lots 14 & 15; 1368 Cedar Lawn Ave; unimproved
J7	WDC III, LLC	817-730-2065	524892	Varina District; Acreage; 8.253 acres, more or less; Westover Ave; unimproved

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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.

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. Properties are offered for sale as-is, where-is, and if-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 expense, prior to bidding on any of the properties to determine the suitability of the property 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 any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

All interested bidders must register and be approved to bid. Registration and bidding are free of charge and are done at tacssale.com. If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or auctions@taxva.com for assistance with creation of an account and placement of bids.

Registered bidders may bid online at any time during which the auction is open. Bidders may enter a maximum bid amount and allow the system to bid in pre-set increments for them, or may manually enter each bid individually, at their preference.

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.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

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. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing.** Cashier's checks and money orders shall be made payable to County of Henrico and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Henrico and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at tacssale.com, by email to auctions@taxva.com, by phone to 804-548-4408, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales

P.O. Box 31800
Henrico, Virginia 23294-1800

****TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.****

At that certain real estate tax sale which closed on Thursday, May 30, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Henrico v. _____ (Case No. _____)

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

SAMPLE

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Henrico, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (May 30, 2024). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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.

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

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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.

<hr/>	
Signature	Street Address
<hr/>	
Name (please print)	City, State, Zip
SAMPLE	
Telephone	Email address

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 30th day of May 2024, 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

J1: Pleasant H. Adkins, Sr., et al.
GPIN No. 821-675-2298
TACS No. 451493

Base Information

Parcel ID 821-675-2298
Vision PID # 100165
State Code R Resid (Sub)
Use Code 025 Vacant 10 - 20 Acres
Tax Type Taxable
Zoning A-1
Tax Dist Regular
Magisterial Varina
Subdivision Acreage
Section
Block
Lot 10 acres
Floodplain None Designated

Parcel Address KINGSLAND RD
Appraiser I
Neighborhood 9-005
Acreage 10
Owner (Jan 1) ADKINS PLEASANT H SR ESTATE ET AL
Owner (Cur) ADKINS PLEASANT H SR ESTATE ET AL
Mailing Address
 204 DRYDEN LN
 HENRICO VA
Zip 23229-8205
Old Map # 02680A0000 0036
Pre 1992 Map # 33 B2 10
Map Page # 415

Last Transfer

Additional Transfer & Assessments

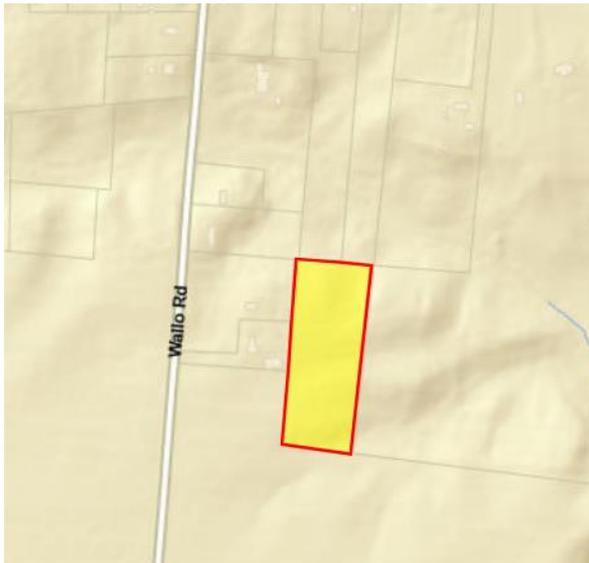
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
02/04/2009	\$0	4600	2024	ADKINS PLEASANT H SR	Non-Qualified

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$48,000		\$0	\$48,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AE	10	ACREAGE	435,600	A-1



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the Real Estate Division has worked to ensure that the assessment data contained herein is accurate, Henrico County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records in the Real Estate Division for official information.

J2: George J. Hembrick, et al.
GPIN No. 816-728-8058
TACS No. 657060

Base Information

Parcel ID 816-728-8058
Vision PID # 97206
State Code R Resid (Urban)
Use Code 011 Vacant Residential
Tax Type Taxable
Zoning R-3
Tax Dist Regular
Magisterial Varina
Subdivision Bungalow City
Section
Block
Lot 274-275-276-277
Floodplain None Designated

Parcel Address 225 LIBERTY AVE
Appraiser F
Neighborhood 6-090
Acreage
Owner (Jan 1) HEMBRICK GEORGE J
Owner (Cur) HEMBRICK GEORGE J
Mailing Address
Zip
Old Map # 0141040000F 0274
Pre 1992 Map # 12 A1 1
Map Page # 223

Last Transfer

Additional Transfer & Assessments

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
08/14/1926	\$0	237B	0101		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$35,000		\$0	\$35,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G5	1	UT	0	R-3



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J3: Kelvin A. Hockaday, et al.
GPIN No. 788-753-4826
TACS No. 597733

Base Information

Parcel ID 788-753-4826
Vision PID # 74266
State Code R Resid (Urban)
Use Code 011 Vacant Residential
Tax Type Taxable
Zoning R-2A
Tax Dist Regular
Magisterial Fairfield
Subdivision Chamberlayne Farms
Section 5
Block E
Lot 22
Floodplain None Designated

Parcel Address 408 BROOKSIDE BLVD
Appraiser G
Neighborhood 5E110
Acreage
Owner (Jan 1) HOCKADAY KELVIN A & D D J
Owner (Cur) HOCKADAY KELVIN A & D D J
Mailing Address
 406 BROOKSIDE BLVD
 HENRICO VA
Zip 23227-1906
Old Map # 0073070000E 0022
Pre 1992 Map # 105 A2 6
Map Page # 103

Last Transfer

Additional Transfer & Assessments

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
06/26/2008	\$0	4532	0290	SCOTT DIANE Y	Non-Qualified

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$28,500		\$0	\$28,500

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G3	1	UT	0	R-2A



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**J4: Raymond N. Jones, et al.
 GPIN No. 833-711-4254
 TACS No. 739255**

Base Information

Parcel ID 833-711-4254
 Vision PID # 107792
 State Code R Agr 20-99.99AC
 Use Code 026 Vacant 20 - 100 Acres
 Tax Type Taxable
 Zoning A-1
 Tax Dist Regular
 Magisterial Varina
 Subdivision Acreage
 Section
 Block
 Lot 20.3 acres
 Floodplain Henrico

Parcel Address 400 WHITESIDE RD
 Appraiser I
 Neighborhood 7-020
 Acreage
 Owner (Jan 1) JONES RAYMOND N ET AL
 Owner (Cur) JONES RAYMOND N ET AL
 Mailing Address
 4128 FARM CREEK TER
 HENRICO VA
 Zip 23223-1170
 Old Map # 01750A0000 0006
 Pre 1992 Map # 43 A2 23
 Map Page # 273

Last Transfer

Additional Transfer & Assessments

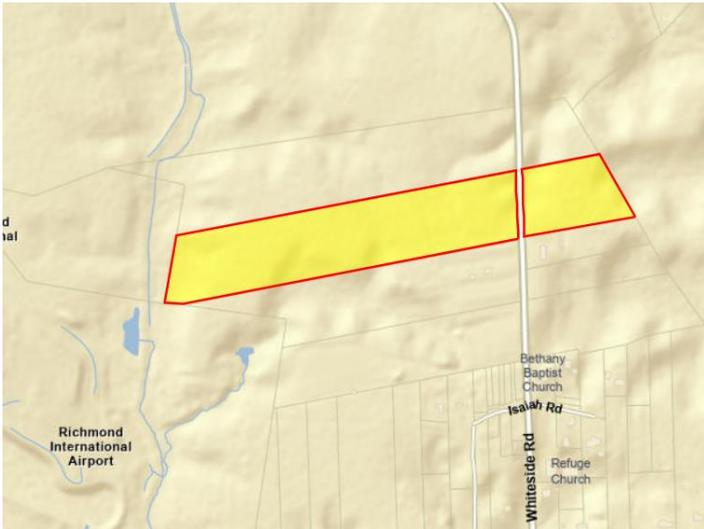
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
04/26/2019	\$0	W185	1452	JONES ALTHEA NASH	Non-Qualified

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$159,800		\$0	\$159,800

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AH	1	ACREAGE	43,560	A-1
AE	19.3	ACREAGE	840,708	A-1



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J5: Olive A. Owen, et al.
GPIN No. 822-696-4531
TACS No. 327729

Base Information

Parcel ID 822-696-4531
Vision PID # 101274
State Code R Resid (Sub)
Use Code 023 Vacant < 5 Acres
Tax Type Taxable
Zoning A-1
Tax Dist Regular
Magisterial Varina
Subdivision Acreage
Section
Block
Lot 2.90 acres PAR A & C
Floodplain None Designated

Parcel Address 3270 DARBYTOWN RD
Appraiser J
Neighborhood 8-005
Acreage 2.9
Owner (Jan 1) OWEN OLIVE A & WALTER A JR
Owner (Cur) OWEN OLIVE A & WALTER A JR
Mailing Address
Zip
Old Map # 02160A0000 0061
Pre 1992 Map # 31 A2 21
Map Page # 334

Last Transfer

[Additional Transfer & Assessments](#)

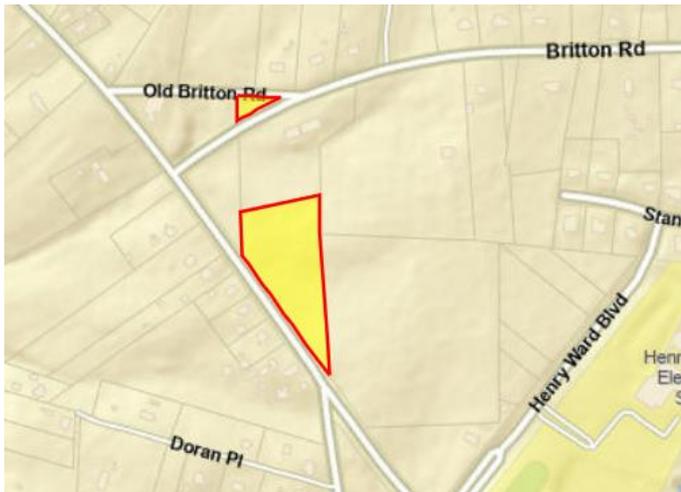
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
05/17/1960	\$600	0981	0372		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$57,000		\$0	\$57,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AH	1	ACREAGE	43,560	A-1
AE	1.9	ACREAGE	82,764	A-1



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**J6: Carlotta Reid, et al.
 GPIN No. 803-699-6291
 TACS No. 363673**

Base Information

Parcel ID 803-699-6291
Vision PID # 83551
State Code R Resid (Urban)
Use Code 011 Vacant Residential
Tax Type Taxable
Zoning R-4
Tax Dist Regular
Magisterial Varina
Subdivision Cedar Lawn
Section
Block B
Lot 14 & 15
Floodplain None Designated

Parcel Address 1368 CEDAR LAWN AVE
Appraiser J
Neighborhood 7-051
Acreage
Owner (Jan 1) REID CARLOTTA ESTATE ET AL
Owner (Cur) REID CARLOTTA ESTATE ET AL
Mailing Address
Zip
Old Map # 0202030000B 0014
Pre 1992 Map # 18 B2 15
Map Page # 318

Last Transfer

Additional Transfer & Assessments

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
01/01/1965	\$0	W032	0200		

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$17,600		\$0	\$17,600

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G3	2	UT	0	R-4



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**J7: WDC III, LLC.
 GPIN No. 817-730-2065
 TACS No. 524892**

Base Information

Parcel ID 817-730-2065
Vision PID # 98307
State Code R Resid (Urban)
Use Code 024 Vacant 5 - 10 Acres
Tax Type Taxable
Zoning MIXED
Tax Dist Regular
Magisterial Varina
Subdivision Acreage
Section
Block
Lot 8.253 acres
Floodplain Henrico

Parcel Address WESTOVER AVE
Appraiser F
Neighborhood 6-ACR
Acreage 8.253
Owner (Jan 1) WDC III LLC
Owner (Cur) WDC III LLC
Mailing Address C/O KENNETH L ALLEN
 710 DENBIGH BLVD STE 4A
 NEWPORT NEWS VA
Zip 23608
Old Map #
Pre 1992 Map #
Map Page # 210

Last Transfer

Additional Transfer & Assessments

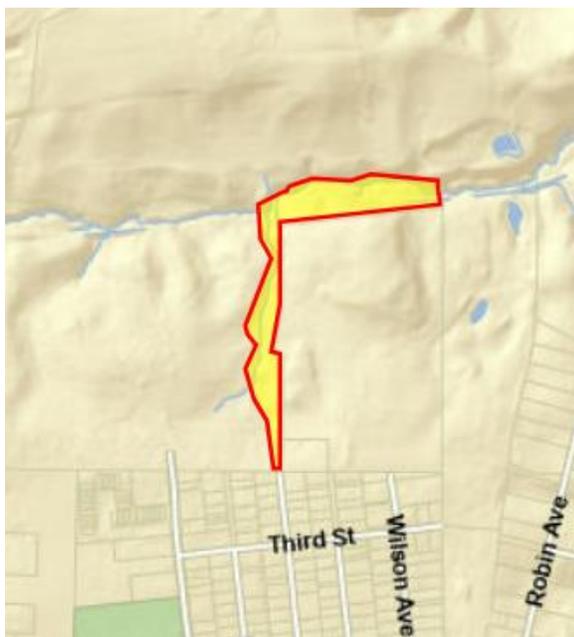
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
07/21/2005	\$0	3926	2253		Gift/Partial Int. Etc.

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$23,800		\$0	\$23,800

Land Information

Type	# Units	Unit Type	Sqft	Zoning
AE	7.77	ACREAGE	338,461	MIXED
AF	.49	ACREAGE	21,344	MIXED



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