

**NOTICE OF PUBLIC AUCTION  
COUNTY OF HENRICO, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at an online only public auction. Pre-bidding is available now, and bidding will begin to close **on May 30, 2024 at 11:00 AM 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.**

	<b>Property Owner(s)</b>	<b>Tax Map No.</b>	<b>TACS No.</b>	<b>Property Description</b>
N1	W.A. Beadles	835-690-9608	657750	Varina District; Acreage; 0.1172 acres, more or less (Private Rd); Yester Oaks Ln; unimproved
N2	Helen Barlow Carver	804-739-2216	657745	Fairfield District; Acreage; 0.026 acres, more or less; Arbor Dr; unimproved
N3	Manley L. Hubbard, Jr.	782-748-3447	649119	Fairfield District; Hermitage Court; Blk I, PT 18; 6208 Club Rd; unimproved
N4	Lucy Johnson	799-713-0352	585805	Varina District; Acreage; 0.02 acres, more or less; 512 Ohio St; unimproved
N5	Richard E. McCormick, Sr. Estate	785-751-7888	773059	Fairfield District; Lakeside Terrace; Blk 10, Lots 13,14; 805 Lakeside Blvd; unimproved
N6	E S Parker	814-715-4618	340772	Varina District; Larchmont; Blk 13, Lots 6-9 & PT VAC ALLEY; 4909 Trinkle Ave; unimproved
N7	Dorothy T. Smith	752-747-0668	575489	Tuckahoe District; Pinedale Farms; Sec 8, Blk N, Lot PT 28 N10'; Lydonway Dr; unimproved
N8	Simon Taylor	816-728-6086	748296	Varina District; Bungalow City; Lots 134-135; 312 Liberty Ave; unimproved
N9	Rebecca Anne Taylor	816-728-6180	748297	Varina District; Bungalow City; Lot 137; 306 Liberty Ave; unimproved
N10	Robert C. Toler & V.	810-718-0173	748301	Varina District; Acreage; 4.98 acres, more or less; Masonic Home Ln; unimproved

**GENERAL TERMS OF SALE:** 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.

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 [tacs.sale.com](https://tacs.sale.com). If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or [auctions@taxva.com](mailto: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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium, subject to a minimum of \$150, added to the winning bid.** Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

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 full balance due must be received no later than June 6, 2024.** 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 [tacs.sale.com](https://tacs.sale.com), by email to [auctions@taxva.com](mailto:auctions@taxva.com), by phone to 804-548-4408, by fax to 804-545-2378, 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 \$\_\_\_\_\_.

**Tax Ticket Name:** \_\_\_\_\_

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**TACS Number:** \_\_\_\_\_

**Bid Amount:** \$ \_\_\_\_\_

**Buyers Premium:** \$ \_\_\_\_\_

**Deed Recordation Cost:** \$ \_\_\_\_\_

**Credit Card Hold:** \$(\_\_\_\_\_)

**Total Due Now:** \$ \_\_\_\_\_

I understand that the above-referenced "Total Due" is to be **received** by TACS **no later than** \_\_\_\_\_. I agree that the Total Due shall be paid via certified funds or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Certified funds shall be made payable to \_\_\_\_\_ and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the parcel. I understand that cash and personal checks will **not** be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided, 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, unknown liens, 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 these limitations. 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 a Special Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the \_\_\_\_\_ Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the auction closing date. I further understand that in the event I owe delinquent taxes to the above-named locality, that this contract shall become 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 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 also

understand that my electronic signature shall be considered true and accurate for the purposes of this transaction. I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, I agree to forfeit all amounts paid and pay any charges incurred in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

_____ <b>Signature</b>	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ 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

## NOTES

**N1: W. A. Beadles  
 GPIN No. 835-690-9608  
 TACS No. 657750**

**Base Information**

**Parcel ID** 835-690-9608  
**Vision PID #** 131096  
**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** .1172 acres (PRIVATE RD)  
**Floodplain** None Designated

**Parcel Address** YESTER OAKS LN  
**Appraiser** I  
**Neighborhood** 9-005  
**Acreage** 0.1172  
**Owner (Jan 1)** BEADLES WA  
**Owner (Cur)** BEADLES WA  
**Mailing Address**  
**Zip**  
**Old Map #**  
**Pre 1992 Map #**  
**Map Page #**

**Last Transfer**

Additional Transfer & Assessments

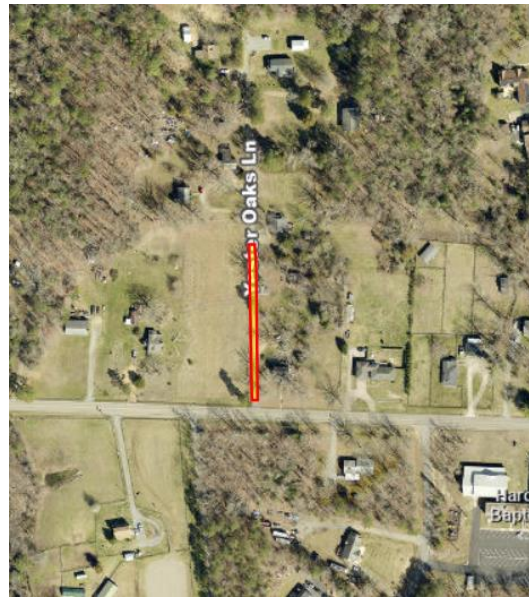
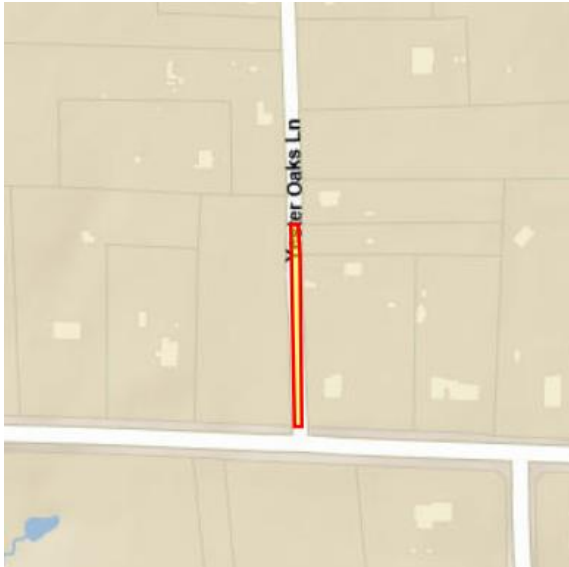
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
08/09/1965	\$0	1221	0083		Non-Qualified

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$700		\$0	\$700

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
AE	.12	ACREAGE	5,227	A-1



**Legal disclaimer:** Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling statute. While Henrico County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Henrico County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Henrico County does not assume any liability associated with the use or misuse of this data.

**N2: Helen Barlow Carver  
 GPIN No. 804-739-2216  
 TACS No. 657745**

**Base Information**

Parcel ID 804-739-2216  
 Vision PID # 85996  
 State Code R Resid (Urban)  
 Use Code 023 Vacant < 5 Acres  
 Tax Type Taxable  
 Zoning R-3  
 Tax Dist Regular  
 Magisterial Fairfield  
 Subdivision Acreage  
 Section  
 Block  
 Lot .026 acres  
 Floodplain None Designated

Parcel Address ARBOR DR  
 Appraiser N  
 Neighborhood 5-010  
 Acreage  
 Owner (Jan 1) CARVER HELEN BARLOW  
 Owner (Cur) CARVER HELEN BARLOW  
 Mailing Address  
 Zip  
 Old Map # 01080A0000 0003  
 Pre 1992 Map # 6 B1 7  
 Map Page # 168

**Last Transfer**

Additional Transfer & Assessments

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
01/01/1989	\$0	WB088	0042		

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$1,100		\$0	\$1,100

**Land Information**

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



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**N3: Manley L. Hubbard, Jr.  
 GPIN No. 782-748-3447  
 TACS No. 649119**

**Base Information**

**Parcel ID** 782-748-3447  
**Vision PID #** 70449  
**State Code** R Resid (Urban)  
**Use Code** 011 Vacant Residential  
**Tax Type** Taxable  
**Zoning** R-4  
**Tax Dist** Regular  
**Magisterial** Fairfield  
**Subdivision** Hermitage Court  
**Section**  
**Block** I  
**Lot** PT 18  
**Floodplain** None Designated

**Parcel Address** 6208 CLUB RD  
**Appraiser** V  
**Neighborhood** 4E110  
**Acreage**  
**Owner (Jan 1)** HUBBARD MANLEY L JR  
**Owner (Cur)** HUBBARD MANLEY L JR  
**Mailing Address** C/O MANLEY L HUBBARD III  
 850 HIGHLANDER CT  
 CONCORD NC  
**Zip** 28025-8524  
**Old Map #** 00830800001 0018A  
**Pre 1992 Map #** 97 B2 112  
**Map Page #** 128

**Last Transfer**

Additional Transfer & Assessments

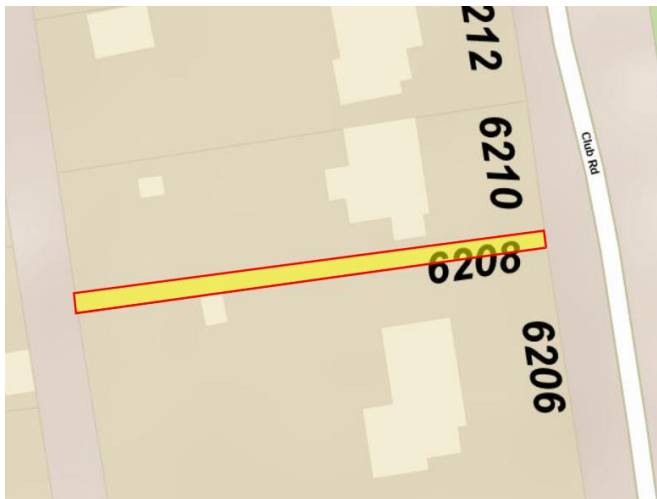
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
05/14/1947	\$0	0389	0478		

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$1,400		\$0	\$1,400

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
G11	1	UT	0	R-4



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**N4: Lucy Johnson  
 GPIN No. 799-713-0352  
 TACS No. 585805**

**Base Information**

**Parcel ID** 799-713-0352  
**Vision PID #** 79795  
**State Code** C Comm & Ind  
**Use Code** 703 Vacant Industrial M1-M3,PMD  
**Tax Type** Taxable  
**Zoning** M-2  
**Tax Dist** Regular  
**Magisterial** Varina  
**Subdivision** Acreage  
**Section**  
**Block**  
**Lot** .02 acres  
**Floodplain** None Designated

**Parcel Address** 512 OHIO ST  
**Appraiser** W  
**Neighborhood** 09433 - Osborne Area  
**Acreage** 0.02  
**Owner (Jan 1)** JOHNSON LUCY  
**Owner (Cur)** JOHNSON LUCY  
**Mailing Address**  
**Zip**  
**Old Map #** 01700A0000 0014  
**Pre 1992 Map #** 17 A2 8  
**Map Page #** 268

**Last Transfer**

Additional Transfer & Assessments

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
11/29/1938	\$0	274A	0016		

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$700		\$0	\$700

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
A4	.03	ACREAGE	1,307	M-2



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**N5: Richard E. McCormick, Sr. Estate**  
**GPIN No. 785-751-7888**  
**TACS No. 773059**

**Base Information**

**Parcel ID** 785-751-7888  
**Vision PID #** 72419  
**State Code** R Resid (Urban)  
**Use Code** 011 Vacant Residential  
**Tax Type** Taxable  
**Zoning** R-3  
**Tax Dist** Regular  
**Magisterial** Fairfield  
**Subdivision** Lakeside Terrace  
**Section**  
**Block** 10  
**Lot** 13 14  
**Floodplain** None Designated

**Parcel Address** 805 LAKESIDE BLVD  
**Appraiser** V  
**Neighborhood** 4E100  
**Acreage**  
**Owner (Jan 1)** MCCORMICK RICHARD E SR ESTATE  
**Owner (Cur)** MCCORMICK RICHARD E SR ESTATE  
**Mailing Address** C/O RICHARD E MCCORMICK JR  
 2412 PERRIN CREEK RD  
 HAYES VA  
**Zip** 23072-4004  
**Old Map #** 0073050010 0013  
**Pre 1992 Map #** 105 A1 21  
**Map Page #** 115

**Last Transfer**

[Additional Transfer & Assessments](#)

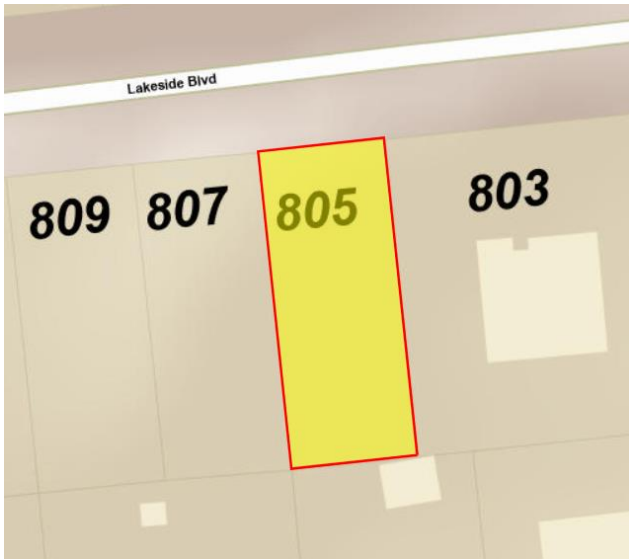
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
06/29/2007	\$0	W146	0706	CROSS JOHN C	Non-Qualified

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$7,600		\$0	\$7,600

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
G4	1	UT	0	R-3



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**N6: E. S. Parker**  
**GPIN No. 814-715-4618**  
**TACS No. 340772**

**Base Information**

**Parcel ID** 814-715-4618  
**Vision PID #** 95291  
**State Code** R Resid (Urban)  
**Use Code** 011 Vacant Residential  
**Tax Type** Taxable  
**Zoning** R-4  
**Tax Dist** Regular  
**Magisterial** Varina  
**Subdivision** Larchmont  
**Section**  
**Block** 13  
**Lot** 6-9 & PT VAC ALLEY  
**Floodplain** None Designated

**Parcel Address** 4909 TRINKLE AVE  
**Appraiser** I  
**Neighborhood** 7-010  
**Acreage**  
**Owner (Jan 1)** PARKER E S  
**Owner (Cur)** PARKER E S  
**Mailing Address**  
**Zip**  
**Old Map #** 0162040013 0006  
**Pre 1992 Map #** 9 B2 25  
**Map Page #** 259

**Last Transfer**

Additional Transfer & Assessments

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
09/02/1941	\$0	285A	0277		

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$4,000		\$0	\$4,000

**Land Information**

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



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**N7: Dorothy T. Smith  
 GPIN No. 752-747-0668  
 TACS No. 575489**

**Base Information**

**Parcel ID** 752-747-0668  
**Vision PID #** 29237  
**State Code** R Resid (Urban)  
**Use Code** 011 Vacant Residential  
**Tax Type** Taxable  
**Zoning** R-2A  
**Tax Dist** Regular  
**Magisterial** Tuckahoe  
**Subdivision** Pinedale Farms  
**Section** 8  
**Block** N  
**Lot** PT 28 N10'  
**Floodplain** None Designated

**Parcel Address** LYNDONWAY DR  
**Appraiser** Y  
**Neighborhood** 2W010  
**Acreage**  
**Owner (Jan 1)** SMITH DOROTHY T  
**Owner (Cur)** SMITH DOROTHY T  
**Mailing Address**  
**Zip**  
**Old Map #** 0079060000N 0028A  
**Pre 1992 Map #** 85 A1 7  
**Map Page #** 123

**Last Transfer**

Additional Transfer & Assessments

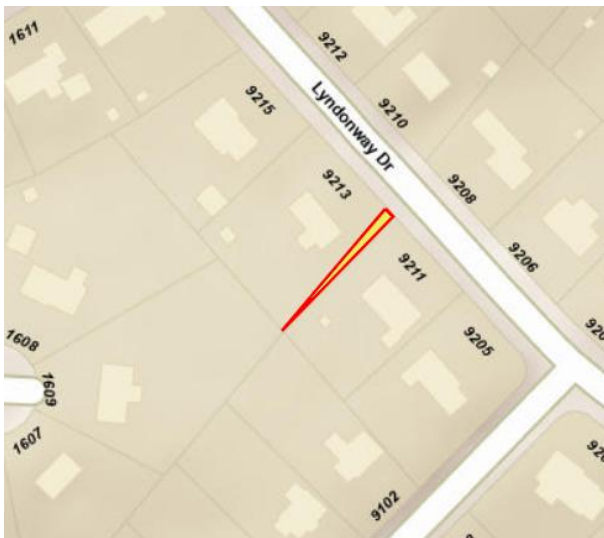
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
06/01/1971	\$0	WB048	0425	SMITH DOROTHY T & GEORGE W	

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$700		\$0	\$700

**Land Information**

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



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**N8: Simon Taylor  
GPIN No. 816-728-6086  
TACS No. 748296**

**Base Information**

**Parcel ID** 816-728-6086  
**Vision PID #** 97190  
**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** 134-135  
**Floodplain** None Designated

**Parcel Address** 312 LIBERTY AVE  
**Appraiser** F  
**Neighborhood** 6-090  
**Acreage**  
**Owner (Jan 1)** TAYLOR SIMON  
**Owner (Cur)** TAYLOR SIMON  
**Mailing Address** C/O REBECCO ANNE TAYLOR  
 1311 OAKWOOD AVE  
 RICHMOND VA  
**Zip** 23223-7757  
**Old Map #** 0141040000D 0134  
**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
01/11/1934	\$0	257B	0348		

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$2,000		\$0	\$2,000

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
G4	1	UT	0	R-3



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**N9: Rebecca Anne Taylor**  
**GPIN No. 816-728-6180**  
**TACS No. 748297**

**Base Information**

**Parcel ID** 816-728-6180  
**Vision PID #** 97192  
**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** 137  
**Floodplain** None Designated

**Parcel Address** 306 LIBERTY AVE  
**Appraiser** F  
**Neighborhood** 6-090  
**Acreage**  
**Owner (Jan 1)** TAYLOR REBECCA ANNE  
**Owner (Cur)** TAYLOR REBECCA ANNE  
**Mailing Address**  
 1311 OAKWOOD AVE  
 RICHMOND VA  
**Zip** 23223-7757  
**Old Map #** 0141040000D 0137  
**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
04/07/1930	\$0	249B	0166		

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$1,000		\$0	\$1,000

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
G4	1	UT	0	R-3

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**N10: Robert C. Toler & V.  
GPIN No. 810-718-0173  
TACS No. 748301**

**Base Information**

**Parcel ID** 810-718-0173  
**Vision PID #** 92501  
**State Code** R Resid (Sub)  
**Use Code** 023 Vacant < 5 Acres  
**Tax Type** Taxable  
**Zoning** C-1  
**Tax Dist** Regular  
**Magisterial** Varina  
**Subdivision** Acreage  
**Section**  
**Block**  
**Lot** 4.98 acres  
**Floodplain** FEMA

**Parcel Address** MASONIC HOME LN  
**Appraiser** F  
**Neighborhood** 6-ACR  
**Acreage** 4.98  
**Owner (Jan 1)** TOLER ROBERT C & V  
**Owner (Cur)** TOLER ROBERT C & V  
**Mailing Address** C/O BERTIA I CONDREY  
 7203 RICHMOND AVE  
 LANEXA VA  
**Zip** 23089-9430  
**Old Map #** 01530A0000 0034  
**Pre 1992 Map #** 9 A2 6  
**Map Page #** 248

**Last Transfer**

Additional Transfer & Assessments

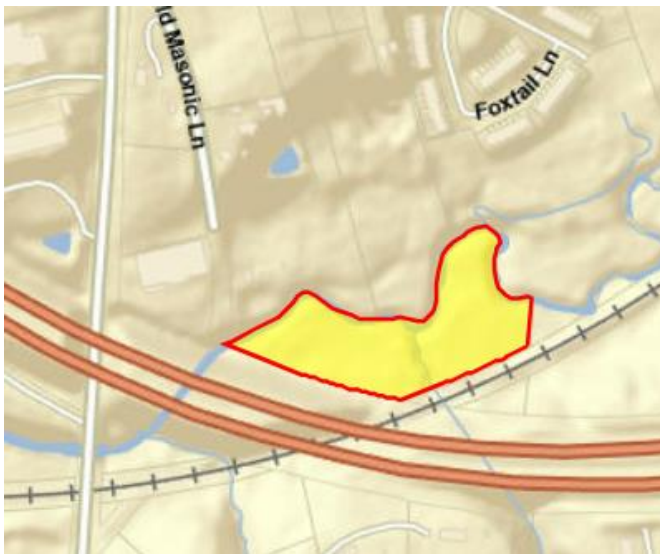
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
07/05/1923	\$0	224B	0283		

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$5,000		\$0	\$5,000

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
AF	4.98	ACREAGE	216,929	C-1



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