

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Goochland County, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Board of Supervisors Meeting Room in the Goochland County Administration Building**, located at **1800 Sandy Hook Rd., Goochland, Virginia, 23063 (intersection of Routes 6 and 522)**, on **July 24, 2024 at 11:00am.**

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

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
J1	Edna J. Graham	5-1-11-A	3297	722056	3812 County Line Rd; Byrd Mag. Dist.; 2.11 Ac. +/-
J2	Shirley Johnson	9-1-38	5128	216213	6389 Community House Rd; Byrd Mag. Dist.; 7 Ac. +/-
J3	Christine Brice, et al.	28-1-54	1043	446241	2247 Chapel Hill Rd; Lickinghole Mag. Dist.; 0.82 Ac. +/-
J4	Thomas Kinney	29-1-132	4802	724910	near Springfield Rd; 2 Ac. +/-
J5	Teresa Lynn Barker, et al.	4-7-12	14042	464244	4712 Shannon Station Ln; Byrd Mag. Dist.; Lot 12; 5.57 Ac. +/-
J6	John Frank Tepper	6-9-18	8622	840090	4370 West Wind Dr.; Byrd Mag. Dist.; Lot 18; 2.15 Ac. +/-
J7	Payton E. Hayes	18-1-52A	3613	464232	on Hadensville Fife Rd; Byrd Mag. Dist.; 2.24 Ac. +/-

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.

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.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website **www.forsaleatauction.biz**. If any interested bidders are unable to attend for

in-person bidding and wish to bid on property, but do not have access to the internet, please contact For Sale At Auction, Inc., at (540) 899-1776 for assistance.

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 (no later than July 31, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to the County of Goochland and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to the County of Goochland and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.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 804-548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

****SAMPLE****

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

At that certain real estate tax sale which closed on Wednesday, July 24, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Goochland v. _____ (**Case No.** _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

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 Goochland, 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 (July 24, 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.

_____	_____
Signature	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 24th day of July, 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

Property J1* - Edna Graham

Tax Map Number: 5-1-11-A

Account Number: 3297

Acres: 2.11 +/-

Property Description: Corner of Butternut Grove Lane/Country Line Road

Property Address: 3812 County Line Road

Land Value: \$52,000 Improvement Value: \$0 Total Value: \$52,000

Location Address:
3812 COUNTY LINE ROAD

Property Account Number:
3297

Tax Parcel ID:
5-1-0-11-A

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: Graham Edna J c/o Tracey Dawn
Mailing Address: 1530 Plimpton Avenue Apt 1H
Bronx, NY 10452
GPIN: 6813-76-2672

Photo Not Available

[Click for Sketch Codes](#)

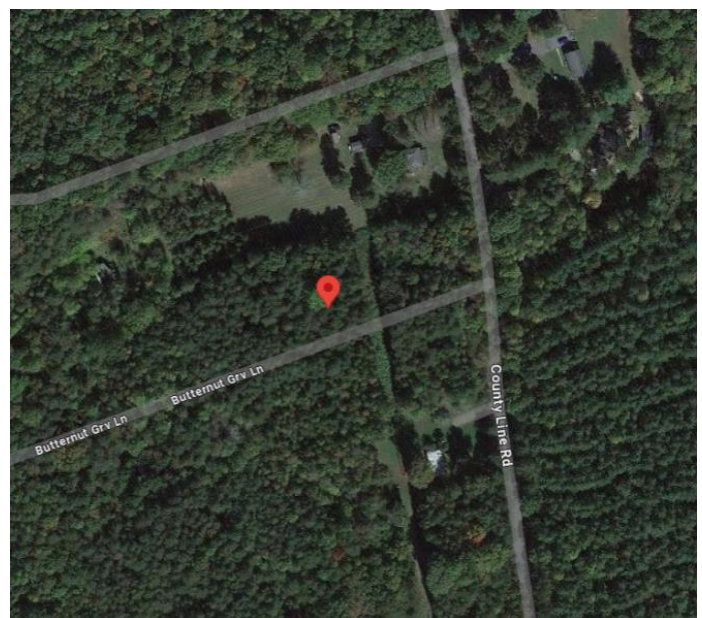
*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	1/4/1974	Legal Reference:	133-519
Sale Price:	\$0	Grantor(Seller):	No Data
Legal Description:	S SHANNON HILL 2.11AC DB 133 519 PP 521		

Site Details

Year:	2024	Land Market Value:	\$52,000
Land Area:	2.11	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$52,000



Property J2* - Shirley Johnson

Tax Map Number: 9-1-38

Account Number: 3297

Acres: 7 +/-

Property Description: Near Caledonia

Property Address: 6389 Community House Road

Land Value: \$65,000 Improvement Value: \$0 Total Value: \$65,000

Location Address:
6389 COMMUNITY HOUSE ROAD

Property Account Number:
5128

Tax Parcel ID:
9-1-0-38-0

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner Johnson Shirley
Mailing Address: 4154 Shannon Hill Road
Columbia, VA 23038
GPIN: 5892-43-5122



[Click for Sketch Codes](#)

*Square footage reflects all attachments

Current Property Sales Information

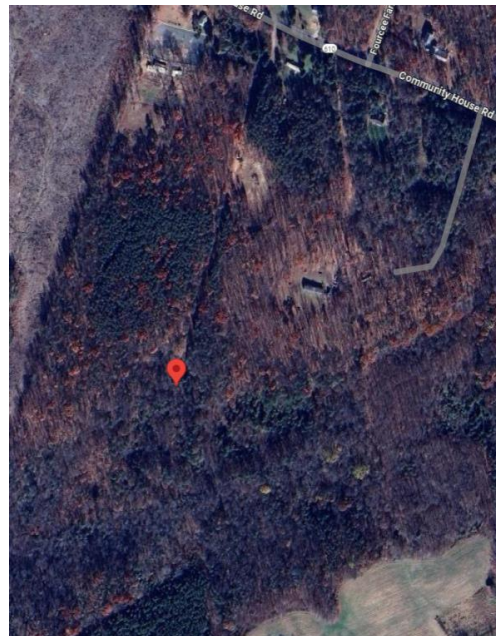
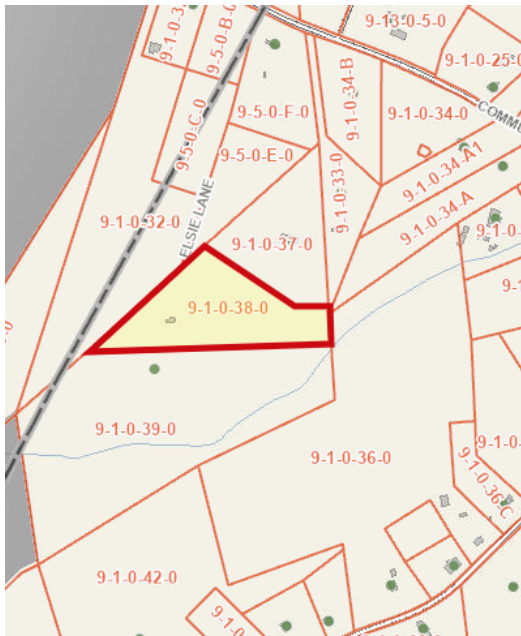
Sale Date: 5/12/2003
Sale Price: \$0
Legal Description: NEAR CALEDONIA 7AC + R/W #03-2808

Legal Reference: 20030002808
Grantor(Seller): MCCOWIN WILBERT ANDREW

Site Details

Year: 2024
Land Area: 7
Zoning: A1
Water: No Data
Sewer: No Data

Land Market Value: \$65,000
Land Use Value: \$0
Building Value: \$0
Xtra Feature Value: \$0
Total Market Value: \$65,000



Property J3* - Christine Brice, et al.

Tax Map Number: 28-1-54

Account Number: 1043

Acres: 0.82 +/-

Property Description: Corner of Chapel Hill Road/River Road West

Property Address: 2247 Chapel Hill Road

Land Value: \$45,100 Improvement Value: \$0 Total Value: \$45,100

Location Address:
2247 CHAPEL HILL ROAD

Property Account Number:
1043

Tax Parcel ID:
28-1-0-54-0

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: Brice Christine Et Al c/o Jones Jacqueline
Mailing Address: 508 Seventh Avenue
Pelham, NY 10803
GPIN: 6738-17-0366

Photo Not Available

[Click for Sketch Codes](#)

*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	3/29/1966	Legal Reference:	104-148
Sale Price:	\$0	Grantor(Seller):	No Data
Legal Description:	CHAPEL HILL SCHOOL .82AC DB 104 148 PP 150		

Site Details

Year:	2024	Land Market Value:	\$45,100
Land Area:	.82	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$45,100



Property J4* - Thomas Kinney

Tax Map Number: 29-1-132

Account Number: 4802

Acres: 2 +/-


Property Description: near Springfield Road

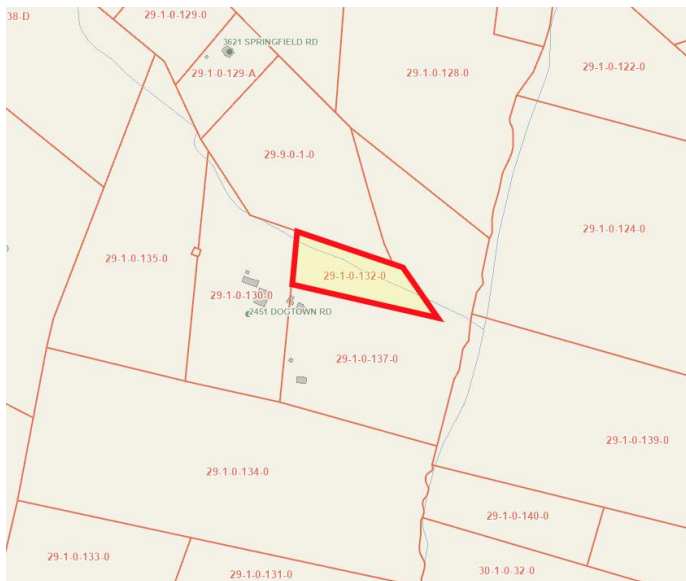
Land Value: \$53,200 Improvement Value: \$0 Total Value: \$53,200

Location Address:
0 UNKNOWN

Property Account Number:
4802

Tax Parcel ID:
29-1-0-132-0

Summary		Improvements	Permits
Property Information		Previous Assessment	Sales
Sketches			
Owner	Kinney Thomas		
Mailing Address:	P O Box 53 Gochland, VA 23063		
GPIN:	6748-97-6355		
 Click for Sketch Codes			
<small>*Square footage reflects all attachments</small>			
Current Property Sales Information			
Sale Date:	8/4/1904	Legal Reference:	50-206
Sale Price:	\$0	Grantor(Seller):	No Data
Legal Description:	N IRWIN 2AC DB 50 206		
Site Details			
Year:	2024	Land Market Value:	\$53,200
Land Area:	2	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$53,200



Property J5* - Teresa Lynn Barker, et al.

Tax Map Number: 4-7-12

Account Number: 14042

Acres: 5.57 +/-

Property Description: Lot 12, Shannon Forest

Property Address: 4712 Shannon Station Lane

Land Value: \$70,700 Improvement Value: \$18,700 Total Value: \$89,400

Location Address:
4710 SHANNON STATION LANE

Property Account Number:
14042

Tax Parcel ID:
4-7-0-12-0

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: Barker Teresa Lynn Honeycutt Kenneth Dayton
Mailing Address: 919 Wayne Street
Dallas, TX 75223
GPIN: 6813-15-8934

[Click for Sketch Codes](#)

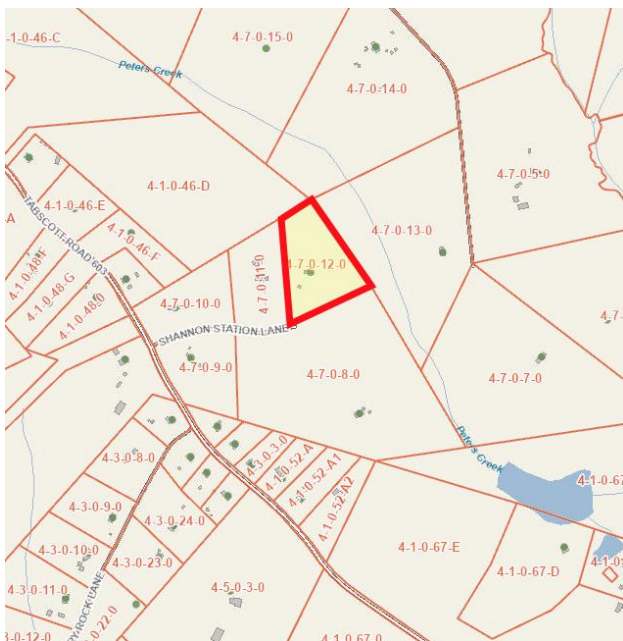
*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	7/10/2015	Legal Reference:	20150002001
Sale Price:	\$0	Grantor(Seller):	SCHULTZ DONNA J
Legal Description:	SHANNON FOREST 5.57AC LOT 12 #15-2001 #14-0129 PCB 212		

Site Details

Year:	2024	Land Market Value:	\$70,700
Land Area:	5.57	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$18,700
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$89,400



Property J6* - John Frank Tepper

Tax Map Number: 6-9-18

Account Number: 8622

Acres: 2.15 +/-

Property Description: Lot 18, Deep Woods

Property Address: 4370 West Wind Drive

Land Value: \$49,300 Improvement Value: \$0 Total Value: \$49,300

Location Address:
4370 WEST WIND DRIVE

Property Account Number:
8622

Tax Parcel ID:
6-9-0-18-0

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: Tepper John Frank
Mailing Address: 2400 E Parham Road RM 27B
Richmond, VA 23228
GPIN: 6833-61-4588

Photo Not Available

[Click for Sketch Codes](#)

*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	3/23/1987	Legal Reference:	211-540
Sale Price:	\$0	Grantor(Seller):	No Data
Legal Description:	DEEP WOODS 2.15AC LOT 18 DB 211 540 PB 12 64		

Site Details

Year:	2024	Land Market Value:	\$49,300
Land Area:	2.15	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$49,300



Property J7* - Payton E. Hayes

Tax Map Number: 18-1-52A

Account Number: 3613

Acres: 2.24 +/-

Property Description: near Hadensville Fife Road

Land Value: \$57,800 Improvement Value: \$0 Total Value: \$57,800

Location Address:
0 HADENSVILLE FIFE ROAD

Property Account Number:
3613

Tax Parcel ID:
18-1-0-52-A

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: Hayes Payton E
Mailing Address: Unknown
42653
GPIN: 6810-99-4152

Photo Not Available

[Click for Sketch Codes](#)

*Square footage reflects all attachments

Current Property Sales Information

Sale Date: 8/4/2005	Legal Reference: 121-527
Sale Price: \$0	Grantor(Seller): HAMILTON MARGARET LOUISE
Legal Description: NEAR BULA AT 606 & 673 2.24AC DB 121 527 #05-4147 PB 2 133	

Site Details

Year: 2024	Land Market Value: \$57,800
Land Area: 2.24	Land Use Value: \$0
Zoning: A1	Building Value: \$0
Water: No Data	Xtra Feature Value: \$0
Sewer: No Data	Total Market Value: \$57,800

