

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF GOOCHLAND, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held 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 terms or conditions which may be posted or announced 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
N1	Mabel B. Mealy Estate	43-1-14	5648	722059	on Maidens Rd; Rt. 634; Lickinghole Mag. Dist.; 0.50 Ac. +/-
N2	Jewel Payne	6-1-4C	14847	165262	on Walton Rd; Rt. 606; Byrd Mag. Dist.; 0.09 Ac. +/-
N3	Unknown Owner	20-1-47B	19042	446252	near Harris Ln; 0.06 Ac. +/-
N4	Cynthia D. Allen, et al.	27-7-2	1666	722094	on River Rd West; Rt. 6; Byrd Mag. Dist.; 1.102 Ac +/-
N5	Frances V. Tyler, et al.	27-1-50A	7899	722057	on Dogtown Rd; Rt. 614; Lickinghole Mag. Dist.; 1 Ac +/-

REDEEMED

GENERAL TERMS OF SALE: The Treasurer 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 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 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.**

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's 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 full balance due must be received 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 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. 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 \$_____.

Property Owner: _____

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Bid Amount: \$_____

Buyer’s Premium: \$_____

Deed Recordation Fee: \$_____

Credit Card Hold: \$(_____)

Total Due: \$_____

I understand that the above-referenced “Total Due” is required to be paid today. 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, 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 County of Goochland Circuit Court Clerk’s Office for recordation. I understand that I will receive the entered 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 date of sale (July 24, 2024). 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 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.

_____ 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 N1* - Mabel B. Mealy Estate

Tax Map Number: 43-1-14

Account Number: 5648

Acreage: 0.50 +/-

Property Description: on Maidens Road; Route 634

Land Value: \$7,200 Improvement Value: \$0.00 Total Value: \$7,200

Location Address:
0 MAIDENS ROAD

Property Account Number:
5648

Tax Parcel ID:
43-1-0-14-0

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: Mealy Mabel B Estate c/o Holland Gladys B
Mailing Address: 15455 Canterbury For Dr Apt 125
Tomball, TX 77429
GPIN: 6767-76-1150

Photo Not Available

[Click for Sketch Codes](#)

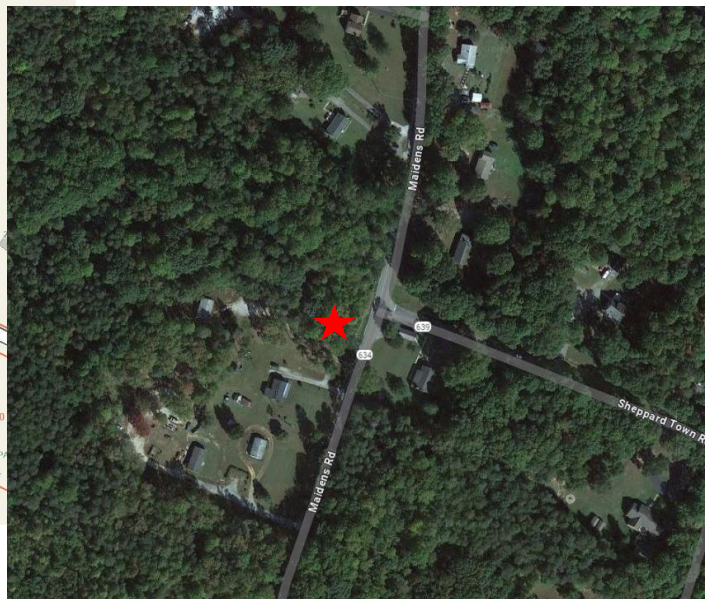
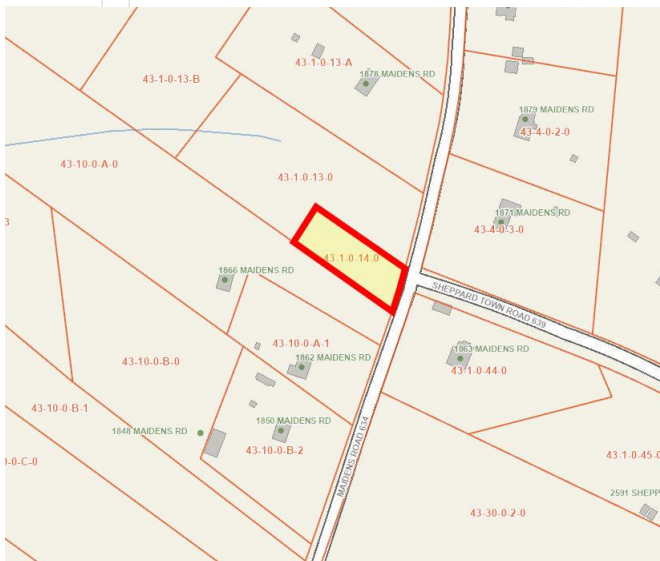
*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	12/23/1988	Legal Reference:	223-799
Sale Price:	\$0	Grantor(Seller):	MEALY MABEL B
Legal Description:	N MAIDENS ON 634 .48AC DB 223 799		

Site Details

Year:	2024	Land Market Value:	\$7,200
Land Area:	.48	Land Use Value:	\$0
Zoning:	A2	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$7,200



Property N2* - Jewel Payne

Tax Map Number: 6-1-4C

Account Number: 14847

Acreage: 0.09 +/-

Property Description: on Walton Road; Route 606

Land Value: \$500 Improvement Value: \$0.00 Total Value: \$500

Location Address:
0 WALTON ROAD

Property Account Number:
14847

Tax Parcel ID:
6-1-0-4-C

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: PAYNE JEWEL
Mailing Address: DECEASED AND NO KNOWN ADDRESS
, NMA 00000
GPIN: 6823-87-3362

Photo Not Available

[Click for Sketch Codes](#)

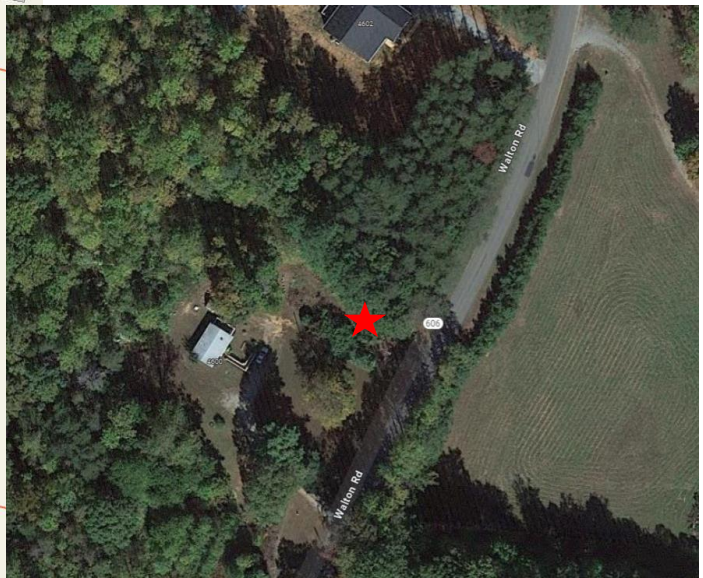
*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	3/10/1953	Legal Reference:	81-497
Sale Price:	\$0	Grantor(Seller):	No Data
Legal Description:	N E HADENSVILLE .09 AC DB 81 497 FA 5 82 PCA 202		

Site Details

Year:	2024	Land Market Value:	\$500
Land Area:	.09	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$500



Property N3* - Unknown Owner

Tax Map Number: 20-1-47B

Account Number: 19042

Acreage: 0.06 +/-

Property Description: Near Harris Lane

Land Value: \$600 Improvement Value: \$0.00 Total Value: \$600

Location Address:
0 CEDAR PLAINS ROAD

Property Account Number:
19042

Tax Parcel ID:
20-1-0-47-B

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: UNKNOWN
Mailing Address: , NMA 0
GPIN: 6840-47-9896

Photo Not Available

[Click for Sketch Codes](#)

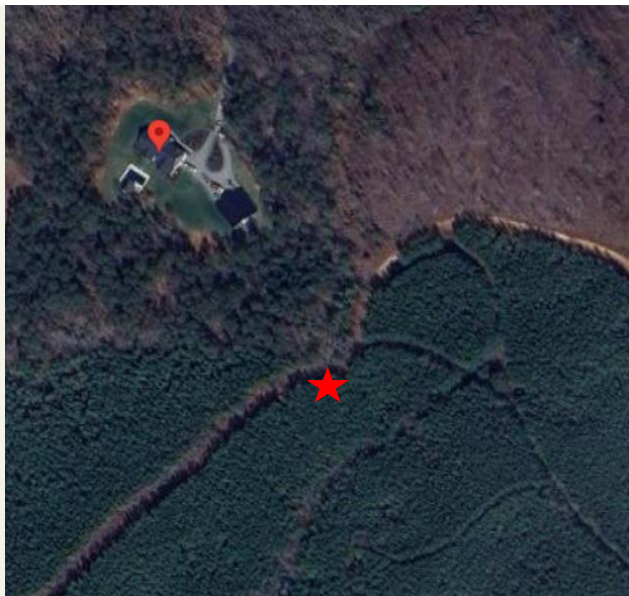
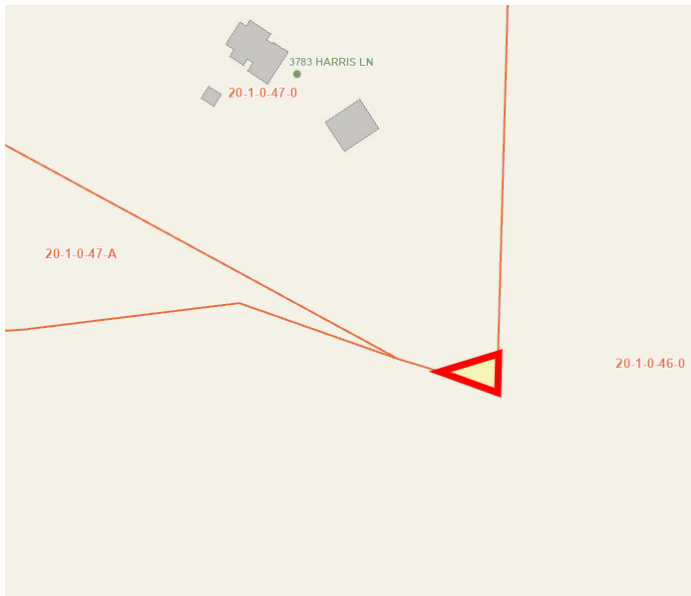
*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	11/18/2008	Legal Reference:	PCE-63
Sale Price:	\$0	Grantor(Seller):	No Data
Legal Description:	- .06 AC PCE 63		

Site Details

Year:	2024	Land Market Value:	\$600
Land Area:	.06	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$600



Property N4* - Cynthia D. Allen, et al.

Tax Map Number: 27-7-2

Account Number: 1666

Acreage: 1.102 +/-

Property Description: on River Road; Route 6

Land Value: \$6,100 Improvement Value: \$0.00 Total Value: \$6,100

Location Address:
0 RIVER ROAD WEST

Property Account Number:
1666

Tax Parcel ID:
27-7-0-2-0

Summary Improvements Permits

Property Information Previous Assessment Sales Sketches

Owner: Allen Cynthia D Allen Joseph C Jr
Mailing Address: 5026 River Road West
Goochland, VA 23063
GPIN: 6719-70-2347

Photo Not Available

[Click for Sketch Codes](#)

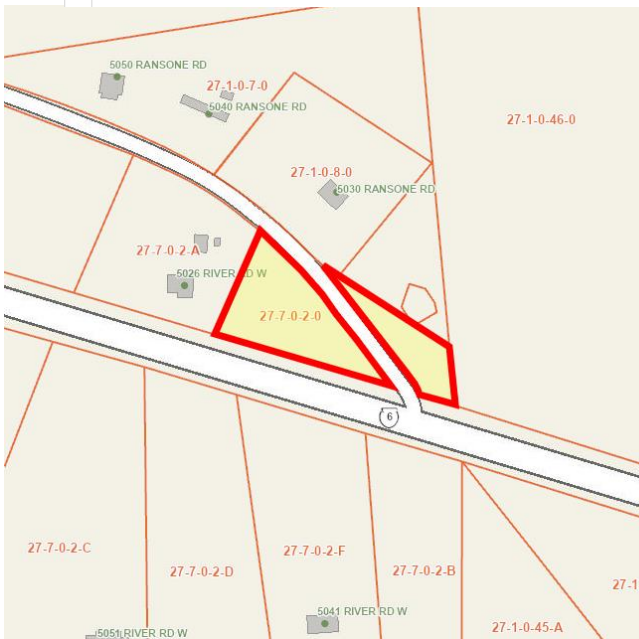
*Square footage reflects all attachments

Current Property Sales Information

Sale Date:	5/20/2013	Legal Reference:	20130001863
Sale Price:	\$0	Grantor(Seller):	CHRISTIAN MARY ELIZABETH
Legal Description:	E FIFE ON 6 1.102AC #22-2948 #13-1863 R/S		

Site Details

Year:	2024	Land Market Value:	\$6,100
Land Area:	1.102	Land Use Value:	\$0
Zoning:	A1	Building Value:	\$0
Water:	No Data	Xtra Feature Value:	\$0
Sewer:	No Data	Total Market Value:	\$6,100



Property N5* - Frances V. Tyler, et al.

Tax Map Number: 29-1-50A

Account Number: 7899

Acreage: 1.00 +/-

Property Description: on Dogtown Road; Route 614

Land Value: \$10,500 Improvement Value: \$0.00 Total Value: \$10,500

Location Address:
0 DOGTOWN ROAD


Property Account Number:
7899

Tax Parcel ID:
29-1-0-50-A

Summary | Improvements | Permits

Property Information | Previous Assessment | Sales | Sketches

Owner: Tyler Frances V Creasy Connie
Mailing Address: 2496 Dogtown Road
Goochland, VA 23063
GPIN: 6748-69-7853

 Photo Not Available

[Click for Sketch Codes](#)

Current Property Sales Information

Sale Date: 6/2/2000
Sale Price: \$65,500
Legal Description: S SANDY HOOK 614 1AC DB 435 66

Legal Reference: 435-66
Grantor(Seller): HOUSEHOLD REALTY CORPO

Site Details

Year: 2024	Land Market Value: \$10,500
Land Area: 1	Land Use Value: \$0
Zoning: A1	Building Value: \$0
Water: No Data	Xtra Feature Value: \$0
Sewer: No Data	Total Market Value: \$10,500

*Square footage reflects all attachments

