

**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 **October 31, 2024 at 11:00AM ET.**

**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)	Tax Map No.	TACS No.	Property Description
J1	Joe Carroll Lyle, et al.	841-708-3547	730954	Varina District; Acreage; 4.0 acres, more or less; 2941 Old Memorial Dr; improved
J2	Linda Young	838-690-8873	748299	Varina District; Acreage; 2.28 acres, more or less; Gill Dale Rd; 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](http://tacssale.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 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](http://tacssale.com), by email to [auctions@taxva.com](mailto: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, October 31, 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.

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

SAMPLE

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 31st day of October 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: Joe Carroll Lyle, et al.  
 GPIN No. 841-708-3547  
 TACS No. 730954**

**Base Information**

Parcel ID 841-708-3547  
 Vision PID # 109497  
 State Code R Resid (Urban)  
 Use Code 223 Res - Imprv < 5 Acres  
 Tax Type Taxable  
 Zoning A-1  
 Tax Dist Regular  
 Magisterial Varina  
 Subdivision Acreage  
 Section  
 Block  
 Lot 4 acres  
 Floodplain None Designated

Parcel Address 2941 OLD MEMORIAL DR  
 Appraiser I  
 Neighborhood 7-015  
 Acreage 4  
 Owner (Jan 1) LYLE JOE CARROLL ET AL  
 Owner (Cur) LYLE JOE CARROLL ET AL  
 Mailing Address  
 11 CHARLES ST UNIT 2  
 PAWTUCKET RI  
 Zip 02860-1401  
 Old Map # 01860A0000 0009A  
 Pre 1992 Map # 45 B2 8  
 Map Page # 287

**Residential Information**

Style	09 Ranch	No. of Stories	1	Sq Ft Finished Living	1,125
Year Built	1988	Total Rooms	6	Finished Attic	0
Grade	C	Bedrooms	3	Unfinished Living	0
Ext. Walls	01 Wood	Full Bathrooms	1	Basement	0
Roof	1 Composition	Half Bathrooms	0	Finished Basement	0
Heating	02 Forced Air	Fireplace(s)	0	Foundation Type	1 Crawl
Air Cond.	02 No	No. of Chimneys	0	Basement Garage	0

**Last Transfer**

[Additional Transfer & Assessments](#)

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
04/03/2020	\$0	D2024	0127	LYLE JOE CARROLL & FRANCES ANN FOURNIER	Non-Qualified

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$65,000		\$156,500	\$221,500

**Additions, Outbuildings and Features**

Type	Improvement	Units/Area
Addition	Porch Covered	105

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
AH	1	ACREAGE	43,560	A-1
AE	3	ACREAGE	130,680	A-1

Image



Last Photo Update 03/29/1997

Image from Property Card



GIS STREET



GIS AERIAL

**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: Linda Young, et al.  
 GPIN No. 838-690-8873  
 TACS No. 748299**

**Base Information**

Parcel ID 838-690-8873  
 Vision PID # 108984  
 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 2.28 acres  
 Floodplain None Designated

Parcel Address GILL DALE RD  
 Appraiser I  
 Neighborhood 9-005  
 Acreage 2.28  
 Owner (Jan 1) YOUNG LINDA  
 Owner (Cur) YOUNG LINDA  
 Mailing Address  
 5449 LONG BRIDGE RD  
 HENRICO VA  
 Zip 23231-7716  
 Old Map # 02300A0000 0004  
 Pre 1992 Map # 47 B1 24  
 Map Page # 361

**Last Transfer**

Additional Transfer & Assessments

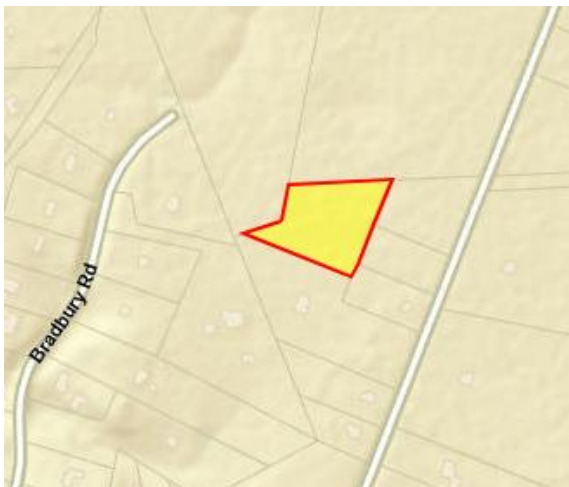
Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment
06/01/2006	\$0	4132	0906	HARRIS JAMES A & EDNA J	Non-Qualified

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2024	01/24/2024	\$54,700		\$0	\$54,700

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
AE	1.28	ACREAGE	55,757	A-1
AH	1	ACREAGE	43,560	A-1



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