

# Henrico County Judicial Auction

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Henrico County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Henrico County Courthouse**, located at **4301 East Parham Road, Henrico, Virginia, 23228**, on **Friday, October 14, 2016 at 11:00am**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

For additional information, please see the [information packet](#).

<b><u>No.</u></b>	<b><u>Property Owner(s)</u></b>	<b><u>Account Nos.</u></b>	<b><u>Description</u></b>
1.	Thomas R. Carter, et al.	GPIN No. 801-729-6089  TACS No. 48461	1904 Binford Lane; Fairfield District; Oak Hill Subdivision; Block L; Lot 8
2.	D&D, Inc.	GPIN No. 792-737-9981  TACS No. 48444	4000 Loudon Street; Fairfield District; Stratford Village Subdivision; Section B; Part Planting Strip; 0.761 acre, more or less
3.	Deed, LLC, et al.	GPIN No. 762-747-3021  TACS No. 322625	1829 Westhill Road; Tuckahoe District; Berkeley Park Subdivision; Section A; Block F; Part Lot 2

4.	Investors Service Corp.	GPIN No. 772-746-1225  TACS No. 53674	6738 Wilber Circle; Brookland District; Walden Green Subdivision; Section 1; Block B
5.	B.L. Mahone Estate, et al.	GPIN No. 796-737-5561  TACS No. 48447	805 Jackson Avenue; Fairfield District; Highland Park Annex; Block 8; Lots 3 and 4
6.	Emmett Mitchell, et al.	GPIN No. 825-719-4598  TACS No. 48495	1601 Gatewood Avenue; Varina District; Shelton Park Subdivision; Lots 37, 38, 54 and 55
7.	Emmett Mitchell, et al.	GPIN No. 825-719-8463  TACS No. 48495	117 Banks Street; Varina District; Shelton Park Subdivision; Lot 78
8.	Richmond Christian Charities	GPIN No. 814-714-3674  TACS No. 48480	4924 Trinkle Avenue; Varina District; Larchmont Subdivision; Block 8; Lots 43-45
9.	Kaye Tabor, et al.	GPIN No. 757-739-5274  TACS No. 322626	1105 Essex Avenue; Tuckahoe District; University Heights Subdivision; Part Lot 51

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Henrico County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at

the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of cash, personal check, traveler's check, cashier's check or money order. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may effect the property. **There will be a 10% buyer's premium added to final bid to determine final contract price and shall be paid with the deposit at the time of auction.** Deed recordation costs will be the responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Henrico County and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 545-2377.

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Special Commissioners

Taxing Authority Consulting Services, PC

re: Henrico County Auction

P.O. Box 31800

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