

**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.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
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 tacssale.com. If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or 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 tacssale.com, by email to 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.****