

**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, April 21, 2017 at 3:00pm**, 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.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
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.	Peter J. DiCarmino, et al.	GPIN No. 828-717-0550 TACS No. 388386	2001 East Nine Mile Road; Varina District; Sandston; Section D; Pt Lot B; 0.336 Acre, more or less
3.	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
4.	Mohawk Development Corporation, et al.	GPIN No. 803-724-9750 TACS No. 365316	Gordon Lane; Varina District; Glenwood Gardens Subdivision; Reserved Lot
5.	Richmond Christian Charities	GPIN No. 814-714-3674 TACS No. 48480	4924 Trinkle Avenue; Varina District; Larchmont Subdivision; Block 8; Lots 43-45

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 personal check, traveler's check, cashier's check or money order. Cash will not be accepted. 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, by email to taxsales@taxva.com, or by phone to (804) 545-2377.

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