

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

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a public auction to be held at **2100 Clarendon Boulevard, Arlington, Virginia, 22201, in the County Board Room (Room 307), located on the third floor, on Tuesday, December 11, 2018 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.

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1.	Donovan Humphries, et al.	RPC No. 23033284 TACS No. 509142	Portion of Vacated Alley; Parcel I; Adjacent to Lot 6 of Block 19; Alcova Heights Subdivision; 300 Square Feet, More or Less
2.	Bernard Kaufman, et al.	RPC No. 32008018 TACS No. 509144	Portion of Vacated Alley; Parcel 2; Adjacent to Lot 34; Munsons Second Addition to Arlington Heights Subdivision; 500 Square Feet, More or Less
3.	T.J. Offutt, Jr., Trustee	RPC No. 26026144 TACS No. 452697	Outlot B; Dalecrest Park Subdivision; Corner of South Stafford Street and South 16 th Street; 834 Square Feet, More or Less
4.	Robbie E. Upton Estate, et al.	RPC No. 37021091 TACS No. 452696	Lot 3B of Block 4 in Section 2; Oakcrest Subdivision; 10 Foot Strip; 1,300 Square Feet, More or Less
5.	Harold Witten, et al.	RPC No. 31001047 TACS No. 509145	Portion of Vacated Alley; Outlot D; Section 2 of Block R; Thompson & Hoffman Nauck Subdivision; 428 Square Feet, More or Less

TERMS OF SALE: The highest bidder shall make payment in full at the time of the auction. All payments must be made in the form of personal check, traveler's check, cashier's check or money order. Cash will not be accepted. The County has the right to reject any bids determined to be unreasonable in relation to 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 affect the property. **There will be a buyer's premium of 10% or \$100.00, whichever is greater, added to the winning bid and deed recordation costs added to the winning bid to determine final contract price. The final contract price must be paid in full the day of the auction.**

Properties are offered for sale as-is, where 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 Arlington County, Virginia, and you may not be a Defendant in any delinquent tax suit. Questions concerning the property subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 545-2500 or (804) 545-2377, or by writing to the address below.

Jeffrey A. Scharf, Esq.
Taxing Authority Consulting Services, PC
Re: Arlington County NJS Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale held on Tuesday, December 11, 2018, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**[Property Owner]
[RPC Number(s)]
[TACS Number(s)]**

I understand that payment in full for my bid stated above, a buyer's premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid in full today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is subject to any liens, 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 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 within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Arlington Court Clerk's Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (the auction date). I further understand that in the event I owe delinquent taxes to the County of Arlington, Virginia, or if I am named as a party Respondent in any delinquent tax matter, that this contract will be made null and void 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 Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

Name (please print)

Signature

Address

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 the 11th day of December, 2018, 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

**Parcel 1: Donovan Humphries, et al.
RPC No. 23033284**

23-033-284

9th ST S ARLINGTON VA 22204

Owner

HUMPHRIES DONOVAN L &
HAZEL M

Legal Description

PARCEL I VAC ALLEY ADJ LOT 6 BLK 19 ALCOVA HTS 300
SQ FT

Mailing Address

4015 9TH ST S
ARLINGTON VA 22204

Year Built

N/A

Units

N/A

EU#

N/A

Property Class Code

510-Res - Vacant(SF & Twnhse)

Zoning

R-6

Lot Size

300

Neighborhood#

508068

Map Book/Page

073-06

Polygon

23033284

Site Plan

N/A

Rezoning

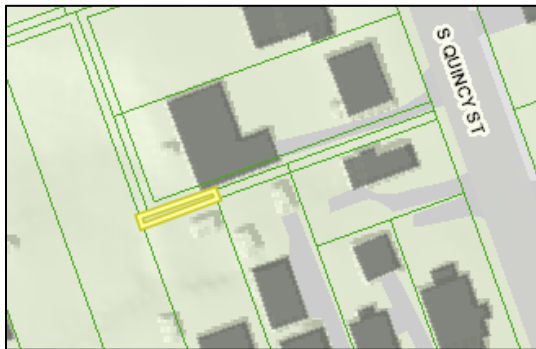
N/A

Tax Exempt

No

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	\$2,100	\$0	\$2,100
1/1/2017	01- Annual	\$2,100	\$0	\$2,100
1/1/2016	01- Annual	\$2,100	\$0	\$2,100
1/1/2015	01- Annual	\$2,100	\$0	\$2,100
1/1/2014	01- Annual	\$2,000	\$0	\$2,000
1/1/2013	01- Annual	\$1,800	\$0	\$1,800
1/1/2012	01- Annual	\$1,800	\$0	\$1,800
1/1/2011	01- Annual	\$1,800	\$0	\$1,800
1/1/2010	01- Annual	\$1,800	\$0	\$1,800
1/1/2009	01- Annual	\$1,800	\$0	\$1,800



Legal disclaimer: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling statute. While Arlington County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Arlington County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Arlington County does not assume any liability associated with the use or misuse of this data.

**Parcel 2: Bernard Kaufman, et al.
RPC No. 32008018**

32-008-018

12th ST S ARLINGTON VA 22204

Owner

KAUFMAN BERNARD ET AL
C/O W J COLT WESTERN WEAR

Legal Description

PARCEL 2 VAC ALLEY ADJ LOT 34 MUNSONS 2ND ADD
ARLINGTON HTS 500.00 SQ FT

Mailing Address

PO BOX 3252
ARLINGTON VA 22203

Year Built

N/A

Units

N/A

EU#

N/A

Property Class Code

510-Res - Vacant(SF & Twnhse)

Zoning

R-5

Lot Size

500

Neighborhood#

509078

Map Book/Page

073-12

Polygon

32008018

Site Plan

N/A

Rezoning

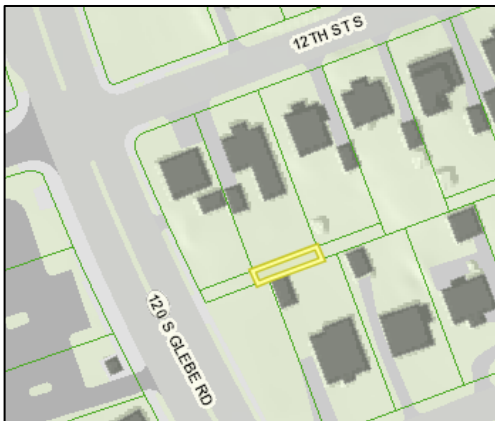
N/A

Tax Exempt

No

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	\$2,500	\$0	\$2,500
1/1/2017	01- Annual	\$2,500	\$0	\$2,500
1/1/2016	01- Annual	\$2,500	\$0	\$2,500
1/1/2015	01- Annual	\$2,500	\$0	\$2,500
1/1/2014	01- Annual	\$1,600	\$0	\$1,600
1/1/2013	01- Annual	\$1,500	\$0	\$1,500
1/1/2012	01- Annual	\$1,500	\$0	\$1,500
1/1/2011	01- Annual	\$1,500	\$0	\$1,500
1/1/2010	01- Annual	\$1,500	\$0	\$1,500
1/1/2009	01- Annual	\$1,500	\$0	\$1,500



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**Parcel 3: T.J. Offutt, Jr., Trustee
RPC No. 26026144**

26-026-144

S STAFFORD ST ARLINGTON VA 22204

Owner

OFFUTT T J JR TRUSTEE

Legal Description

OUTLOT B DALECREST PARK 834 SQ FT

Mailing Address

8321 OLD COURTHOUSE RD #300
VIENNA VA 22182

Year Built

N/A

Units

N/A

EU#

N/A

Property Class Code

510-Res - Vacant(SF & Twnhse)

Zoning

R-6

Lot Size

834

Neighborhood#

510081

Map Book/Page

083-03

Polygon

26026144

Site Plan

N/A

Rezoning

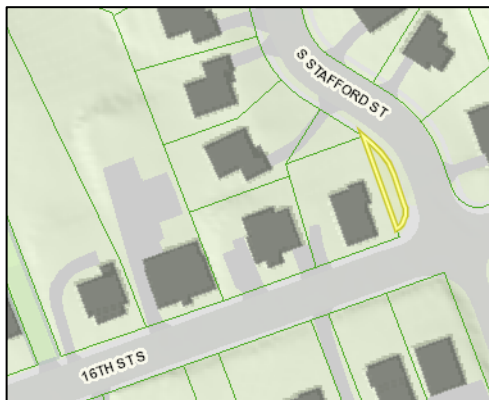
N/A

Tax Exempt

No

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	\$5,000	\$0	\$5,000
1/1/2017	01- Annual	\$5,000	\$0	\$5,000
1/1/2016	01- Annual	\$5,000	\$0	\$5,000
1/1/2015	01- Annual	\$5,000	\$0	\$5,000
1/1/2014	01- Annual	\$4,800	\$0	\$4,800
1/1/2013	01- Annual	\$4,400	\$0	\$4,400
1/1/2012	01- Annual	\$4,400	\$0	\$4,400
1/1/2011	01- Annual	\$4,400	\$0	\$4,400
1/1/2010	01- Annual	\$3,800	\$0	\$3,800
1/1/2009	01- Annual	\$3,800	\$0	\$3,800



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**Parcel 4: Robbie Upton Estate, et al.
RPC No. 37021091**

37-021-091

27th ST S ARLINGTON VA 22202

Owner

UPTON ROBBIE E EST
% FRANK DAVID EUBANK

Legal Description

10 FT STRIP LT 3B BK 4 SEC 2 OAKCREST 1300 SQ FT

Mailing Address

1432 MIDLAND HTS
COVINGTON VA 24426

Year Built

N/A

Units

N/A

EU#

N/A

Property Class Code

510-Res - Vacant(SF & Twnhse)

Zoning

R-6

Lot Size

1300

Neighborhood#

511093

Map Book/Page

085-09

Polygon

37021091

Site Plan

N/A

Rezoning

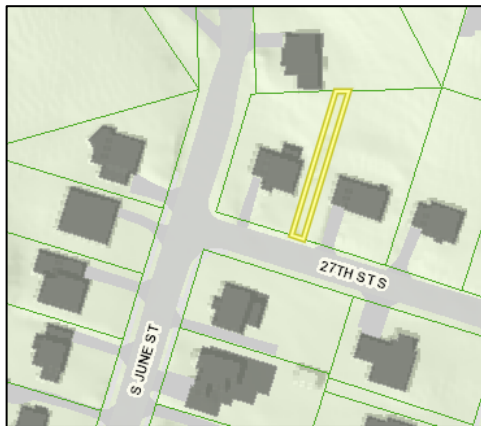
N/A

Tax Exempt

No

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	\$7,800	\$0	\$7,800
1/1/2017	01- Annual	\$7,800	\$0	\$7,800
1/1/2016	01- Annual	\$7,800	\$0	\$7,800
1/1/2015	01- Annual	\$7,800	\$0	\$7,800
1/1/2014	01- Annual	\$8,100	\$0	\$8,100
1/1/2013	01- Annual	\$7,800	\$0	\$7,800
1/1/2012	01- Annual	\$7,800	\$0	\$7,800
1/1/2011	01- Annual	\$7,800	\$0	\$7,800
1/1/2010	01- Annual	\$7,800	\$0	\$7,800
1/1/2009	01- Annual	\$7,800	\$0	\$7,800



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**Parcel 5: Harold Witten, et al.
RPC No. 31001047**

31-001-047

S GARFIELD ST ARLINGTON VA 22204

Owner

WITTEN HAROLD W

Legal Description

OUTLOT D SEC 2 BK R THOMPSON & HOFFMAN NAUCK
428.44 SQ FT

Mailing Address

1716 S GARFIELD ST
ARLINGTON VA 22204

Year Built

N/A

Units

N/A

EU#

N/A

Property Class Code

510-Res - Vacant(SF & Twnhse)

Zoning

R-6

Lot Size

428

Neighborhood#

509088

Map Book/Page

084-01

Polygon

31001047

Site Plan

N/A

Rezoning

N/A

Tax Exempt

No

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	\$2,100	\$0	\$2,100
1/1/2017	01- Annual	\$2,100	\$0	\$2,100
1/1/2016	01- Annual	\$2,100	\$0	\$2,100
1/1/2015	01- Annual	\$2,100	\$0	\$2,100
1/1/2014	01- Annual	\$1,600	\$0	\$1,600
1/1/2013	01- Annual	\$1,500	\$0	\$1,500
1/1/2012	01- Annual	\$1,500	\$0	\$1,500
1/1/2011	01- Annual	\$1,500	\$0	\$1,500
1/1/2010	01- Annual	\$1,500	\$0	\$1,500
1/1/2009	01- Annual	\$1,500	\$0	\$1,500



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