

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Fairfax County, the undersigned Special Commissioner will offer for sale at public auction, the following described real estate at **Sherwood Regional Library**, located at 2501 Sherwood Hall Lane, Alexandria, Virginia, 22306, on **Wednesday, March 6, 2019 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 Numbers</u>	<u>Description</u>
1.	Lucy E.G. Berkebile, et al.	Tax Map No. 0563-01-0036 Account No. 408978495 TACS No. 48240	Springfield District; Legato; Off Caisson Road; Near Sunrise Green; 1.7783 acres, more or less
2.	Thomas M. Eubanks, et al.	Tax Map No. 0861-04-0001 Account No. 409084142 TACS No. 92281	Springfield District; 7243 Archlaw Drive, Clifton; Eli Stokes Estates; Lot 1; 1.19 acres, more or less
3.	Michael M. Zehner, et al.	Tax Map No. 0983-15-0016 Account No. 409129482 TACS No. 37201	Mt. Vernon District; 8611 Rocky Gap Court, Lorton; Green Ridge; Cozzos Addition; Lot 16; 1,520 square feet, more or less

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Fairfax County. The highest bidder shall deposit twenty-five percent (25%) and 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. No cash will 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 affect the property. **There will be a 5% buyer's premium added to the final bid to determine final contract price. The buyer's premium shall be paid with the deposit at the time of the 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 purchaser at this auction, you may not owe delinquent taxes to Fairfax 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, by phone to (804) 545-2500 or (804) 545-2377, or by writing to the address below.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
re: Fairfax County Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Wednesday, March 6, 2019 in the cause styled County of Fairfax v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a 5% buyer's premium of \$ _____.

**[Property Owner(s)]
[Tax Map Number]
[Account Number]**

I understand that a deposit of \$ _____ (25% of the purchase price or \$20,000, whichever is lower) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Fairfax, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ (5% of the purchase price) as a buyer's premium.

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 Court intends 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Fairfax or the City of Fairfax, or if I am named as a Defendant in any delinquent tax matter, that this contract may 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.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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.

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 6th day of March, 2019, 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

**Property 1: Lucy E.G. Berkebile, et al.
Tax Map No. 0563-01-0036**

PARID: 0563 01 0036
JUR: 129
BERKEBILE LUCY E G

CITYNAME:

NBHD: 80402

Owner

Name	BERKEBILE LUCY E G,
Mailing Address	1434 BROOKHAVEN DR MCLEAN VA 22101
Book	07784
Page	0090
Web Control Number	009473485

Parcel

Property Location	
Parcel ID	0563 01 0036
Tax District	80000
District Name	SPRINGFIELD
Land Use Code	971 - Vacant Land
Land Area (acreage)	1.7783
Land Area (SQFT)	
Zoning Description	RC(Res Conservation 1DU/5AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE GAS NOT AVAILABLE
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	UNPAVED
Site Description	BUILDABLE-POOR LOT
Neighborhood	80402
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

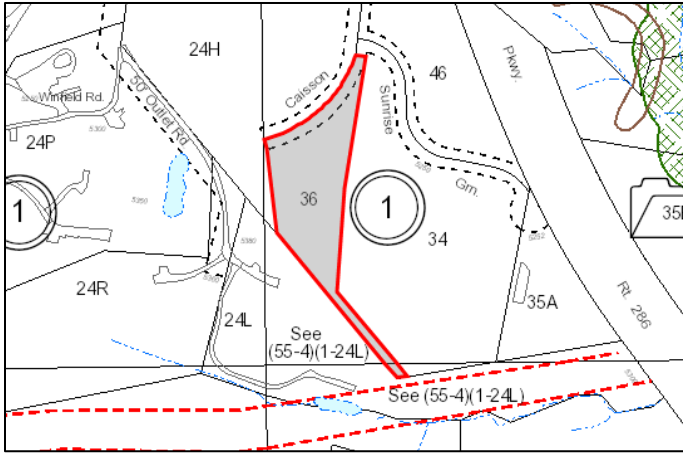
Legal Description

Legal Description	LEGATO
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Values

Tax Year	2018
Current Land	\$288,000
Current Building	\$0
Current Assessed Total	\$288,000
Tax Exempt	NO
Note	
Tax Abatement	0
Refuse Unit Count	0
Solar Exemption	\$0

Property 1: Lucy E.G. Berkebile, et al.
Tax Map No. 0563-01-0036



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 Fairfax County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Fairfax County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Fairfax County does not assume any liability associated with the use or misuse of this data.

**Parcel 2: Thomas M. Eubanks, et al.
Tax Map No. 0861-04-0001**

PARID: 0861 04 0001
JUR: 129
EUBANKS THOMAS M

CITYNAME: CLIFTON

NBHD: 81112

7243 ARCHLAW DR

Owner

Name	EUBANKS THOMAS M,
Mailing Address	7243 ARCHLAW DR CLIFTON VA 20124
Book	07384
Page	0321
Web Control Number	009579297

Additional Owners

ANTKOWIAK STEPHANIE

Parcel

Property Location	7243 ARCHLAW DR CLIFTON VA 20124
Parcel ID	0861 04 0001
Tax District	80000
District Name	SPRINGFIELD
Land Use Code	011 - Single-family, Detached
Land Area (acreage)	1.19
Land Area (SQFT)	
Zoning Description	RC(Res Conservation 1DU/5AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE GAS NOT AVAILABLE
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	PAVED
Site Description	BUILDABLE-GOOD LOT
Neighborhood	81112
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

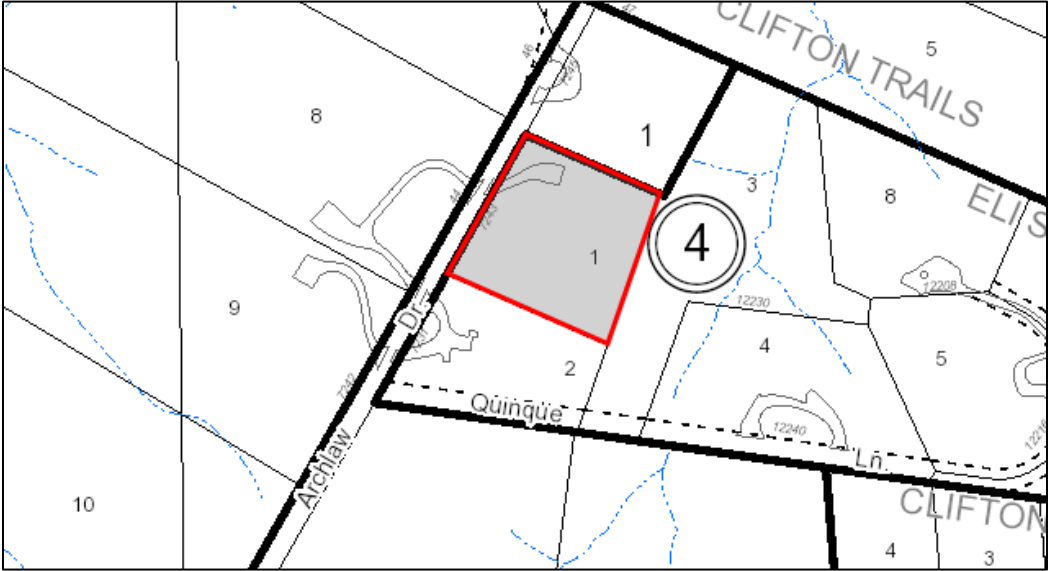
Legal Description

Legal Description	ELI STOKES ESTATES LT 1
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Values

Tax Year	2018
Current Land	\$346,000
Current Building	\$343,650
Current Assessed Total	\$689,650
Tax Exempt	NO
Note	
Tax Abatement	0
Refuse Unit Count	0
Solar Exemption	\$0

**Parcel 2: Thomas M. Eubanks, et al.
Tax Map No. 0861-04-0001**



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Property 3: Michael M. Zehner, et al.
Tax Map No. 0983-15-0016

PARID: 0983 15 0016

JUR: 129

ZEHNER MICHAEL M

CITYNAME: LORTON

NBHD: 70044

8611 ROCKY GAP CT

Owner

Name	ZEHNER MICHAEL M,
Mailing Address	PO BOX 196 MERRIFIELD VA 22116
Book	11092
Page	1392
Web Control Number	009624648

Parcel

Property Location	8611 ROCKY GAP CT LORTON VA 22079
Parcel ID	0983 15 0016
Tax District	60000
District Name	MT VERNON
Land Use Code	031 - Townhouse in ownership development
Land Area (acreage)	
Land Area (SQFT)	1,520
Zoning Description	PDH-3(Residential 3 DU/AC)
Utilities	WATER CONNECTED SEWER CONNECTED GAS CONNECTED
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	PAVED
Site Description	BUILDABLE-AVERAGE LOT
Neighborhood	70044
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

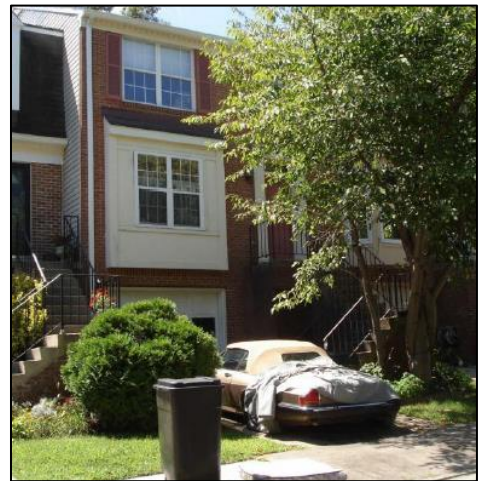
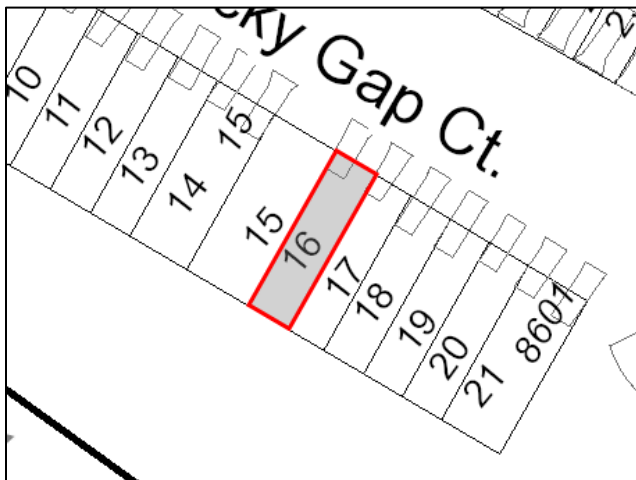
Legal Description

Legal Description	GREEN RIDGE COZZOS ADDITION TO LT 16
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Values

Tax Year	2018
Current Land	\$130,000
Current Building	\$287,820
Current Assessed Total	\$417,820
Tax Exempt	NO
Note	
Tax Abatement	0
Refuse Unit Count	0
Solar Exemption	\$0

Property 3: Michael M. Zehner, et al.
Tax Map No. 0983-15-0016



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