

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
FAIRFAX 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 **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 Nos.</u>	<u>Description</u>
N1.	Chequers, LC	Tax Map No. 0194-24-A Account No. 408840416 TACS No. 36590	Dranesville District; Chequers; Outlot A; Section 1; Windrock Drive; 3,564 square feet, more or less
N2.	Christopher River Bend General Partnership	Tax Map No. 0081-11-B Account No. 408806417 TACS No. 36534	Dranesville District; Great Falls; River Bend Estates; Outlot B; Katie Leigh Court; 2,485 square feet, more or less
N3.	Christopher River Bend General Partnership	Tax Map No. 0083-16-A Account No. 408806789 TACS No. 36534	Dranesville District; Great Falls; River Bend Estates; Outlot A; Lindsay Blake Lane; 3,376 square feet, more or less
N4.	William Watson Denlinger Heirs, et al.	Tax Map No. 0102-04-A Account No. 408807454 TACS No. 448918	Dranesville District; Kingston Chase; Outlot A; Section 2; Wiehle Avenue; 12,600 square feet, more or less
N5.	Mary Hampton Heirs, et al.	Tax Map No. 0962-01-0011A Account No. 409120657 TACS No. 37177	Springfield District; 15 Foot Outlet Road; Community Lane; 12,000 square feet, more or less
N6.	Gage Haskins Heirs, et al.	Tax Map No. 0921-15-A Account No. 409111381 TACS No. 37115	Lee District; Mission Heights; Outlot A; Near Telegraph Road; Alexandria; 3,664 square feet, more or less
N7.	Williamson Group Land Development, LLC	Tax Map No. 0362-17-B Account No. 408889159 TACS No. 50052	Hunter Mill District; Oakton Hollows; Outlot B; Coulter Lane; Oakton; 14,472 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, and is subject to any liens which may exist upon the property at the time of conveyance. 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, 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.

John A. Rife, Esq.
Taxing Authority Consulting Services, PC
Re: Fairfax 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 Wednesday, March 6, 2019, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

**[Property Owner]
[Tax Map Number]
[Account Number]**

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 Fairfax Circuit 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 Fairfax 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 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 N1: Chequers, LC
Tax Map No. 0194-24-A**

Owner

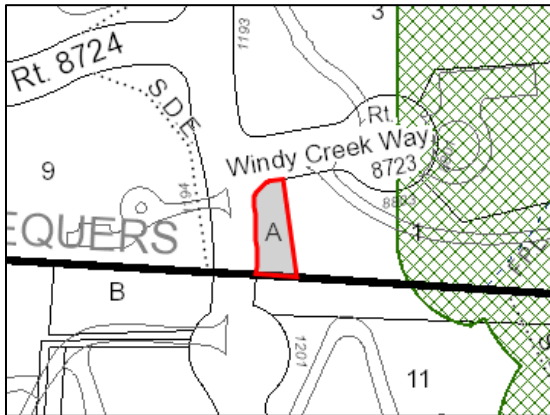
Name	CHEQUERS LC,
Mailing Address	1747 PENNSYLVANIA AV NW SUITE 300 C/O KEVIN P TIGHE WASHINGTON DC 20006
Book	09148
Page	1711

Parcel

Property Location	
Map #	0194 24 A
Tax District	20101
District Name	DRANESVILLE DIST. #1A
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	3,564
Zoning Description	RE(Res Estate 1DU/2AC)
Utilities	SEWER NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, CLICK HERE
Street/Road	
Site Description	NON-BUILDABLE-OTHER

Legal Description

Legal Description	CHEQUERS OUTLOT A SEC 1
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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.

**Property N2: Christopher River Bend General Partnership
Tax Map No. 0081-11-B**

Owner

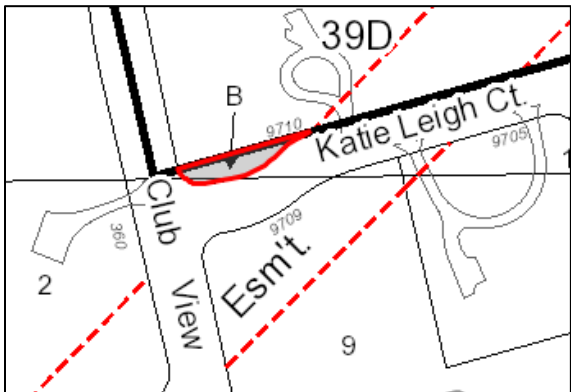
Name	CHRISTOPHER RIVER BEND, GENERAL PARTNERSHIP
Mailing Address	8290 OLD COURTHOUSE RD VIENNA VA 22182 3837
Book	07170
Page	0739

Parcel

Property Location	
Map #	0081 11 B
Tax District	20100
District Name	DRANESVILLE DIST. #1
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	2,485
Zoning Description	RE(Res Estate 1DU/2AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, CLICK HERE
Street/Road	PAVED
Site Description	NON-BUILDABLE-OTHER

Legal Description

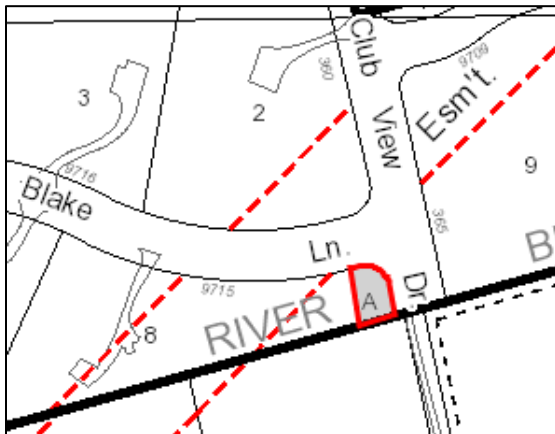
Legal Description	GREAT FALLS RIVER BEND ESTATES OUTLOT B
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**Property N3: Christopher River Bend General Partnership
Tax Map No. 0083-16-A**

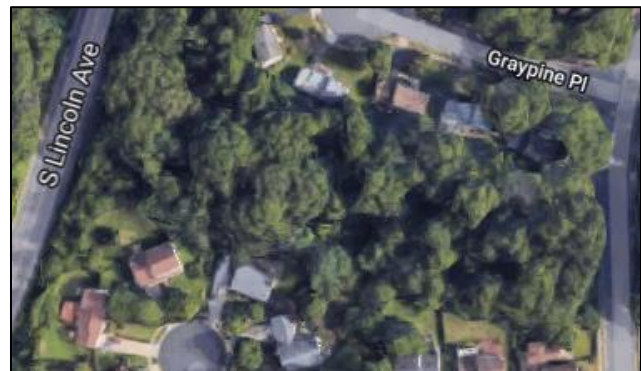
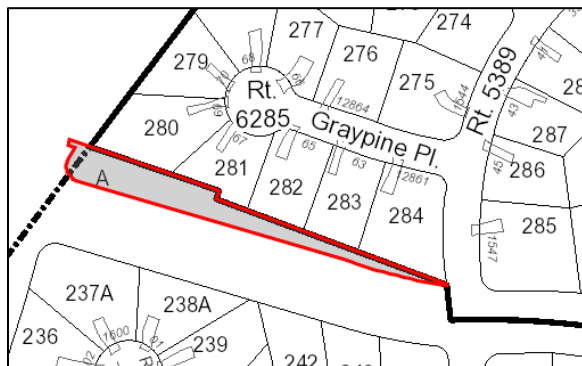
Owner	
Name	CHRISTOPHER RIVER BEND, GENERAL PARTNERSHIP
Mailing Address	8290 OLD COURTHOUSE RD VIENNA VA 22182 3837
Book	07170
Page	0739
Parcel	
Property Location	
Map #	0083 16 A
Tax District	20100
District Name	DRANESVILLE DIST. #1
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	3,376
Zoning Description	RE(Res Estate 1DU/2AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, CLICK HERE
Street/Road	PAVED
Site Description	NON-BUILDABLE-OTHER
Legal Description	
Legal Description	GREAT FALLS RIVER BEND ESTATES OUTLOT A



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**Property N4: William Watson Denlinger Heirs, et al.
Tax Map No. 0102-04-A**

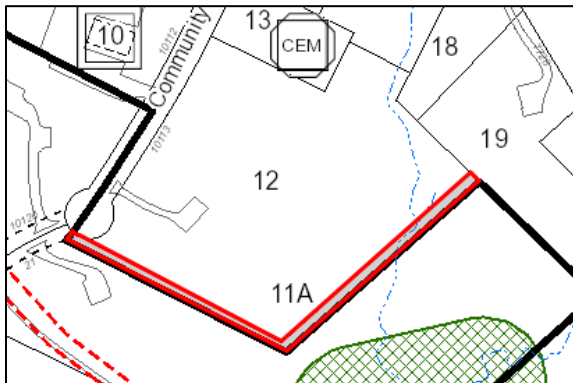
Owner	
Name	DENLINGER WILLIAM WATSON HEIRS OF,
Mailing Address	824 WOLFE ST ALEXANDRIA VA 22314 3616
Book	07327
Page	0036
Parcel	
Property Location	WIEHLE AVE HERNDON VA 20170
Map #	0102 04 A
Tax District	20000
District Name	DRANESVILLE
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	12,600
Zoning Description	R-3(Residential 3 DU/AC)
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	NON-BUILDABLE-OTHER
Legal Description	
Legal Description	KINGSTON CHASE OUTLOT A SEC 2



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**Property N5: Mary Hampton Heirs, et al.
Tax Map No. 0962-01-0011A**

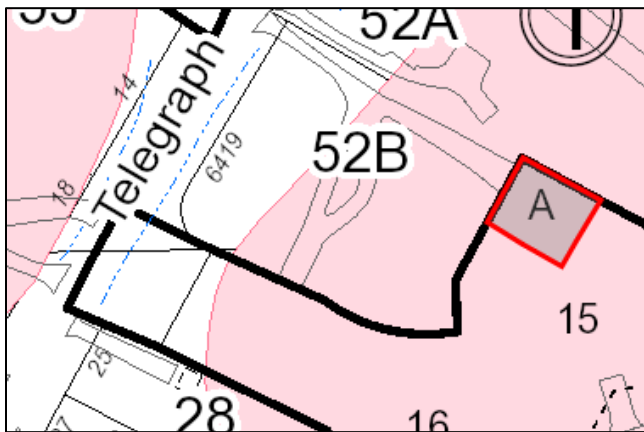
Owner	
Name	HAMPTON MARY, ELIZABETH FRANKLIN HEIRS OF
Mailing Address	NO KNOWN ADDRESS
Book	Q9
Page	0024
Parcel	
Property Location	
Map #	0962 01 0011A
Tax District	80000
District Name	SPRINGFIELD
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	12,000
Zoning Description	RC(Res Conservation 1DU/5AC)
Utilities	WATER AVAILABLE SEWER NOT AVAILABLE GAS AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, CLICK HERE
Street/Road	PAVED
Site Description	NON-BUILDABLE-OTHER
Legal Description	
Legal Description	15 FOOT OUTLET ROAD



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**Property N6: Gage Haskins Heirs, et al.
Tax Map No. 0921-15-A**

Owner	
Name	HASKINS GAGE HEIRS OF,
Mailing Address	6419 TELEGRAPH RD ALEXANDRIA VA 22310
Book	09201
Page	1470
Parcel	
Property Location	
Map #	0921 15 A
Tax District	40100
District Name	LEE DIST. #1
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	3,664
Zoning Description	R-3(Residential 3 DU/AC)
Utilities	SEWER NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, CLICK HERE
Street/Road	
Site Description	NON-BUILDABLE-OTHER
Legal Description	
Legal Description	MISSION HEIGHTS OUTLOT A



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**Property N7: Williamson Group Land Development, LLC
Tax Map No. 0362-17-B**

Owner

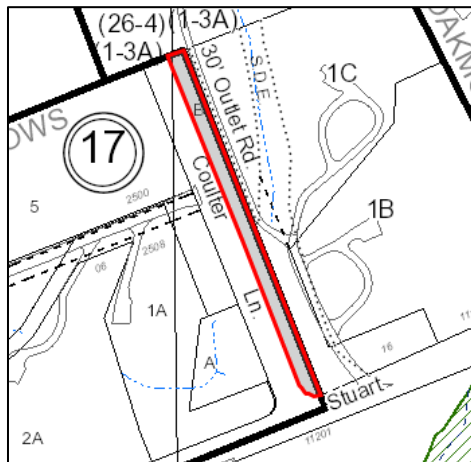
Name	WILLIAMSON GROUP LAND DEVELOPMENT LLC,
Mailing Address	401 N WASHINGTON ST STE 100 ROCKVILLE MD 20850 6106
Book	17949P
Page	0033

Parcel

Property Location	
Map #	0362 17 B
Tax District	10000
District Name	HUNTER MILL
Land Use Code	Vacant Land
Land Area (acreage)	
Land Area (SQFT)	14,472
Zoning Description	RE(Res Estate 1DU/2AC)
Utilities	SEWER NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, CLICK HERE
Street/Road	
Site Description	NON-BUILDABLE-OTHER

Legal Description

Legal Description	OAKTON HOLLOWES OUTLOT B
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