

**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 **Fairfax City Regional Library**, located at 10360 North Street, Fairfax, Virginia 22030, on **Monday, September 16, 2019 at 1:00pm**, 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.	Robert William Hickox, et al.	Tax Map No. 0173-06040001C Account No. 409196089 TACS No. 135642	Hunter Mill District; 2006 Colts Neck Road #1C, Reston; Southgate Condo; Building 2006; Apartment 1C
2.	Dennis L. Petterson, et al.	Tax Map No. 0833-0901-B2 Account No. 409443449 TACS No. 49790	Mt. Vernon Transportation District; Fairhaven; Lot B1-A; Section 1; Block 1; 3,038 Square Feet, More or Less
3.	Adlai Waksman	Tax Map No. 0833-31021218 Account No. 409445043 TACS No. 137035	Mt. Vernon District; 5902 Mount Eagle Drive, Alexandria; Montebello Condo; Unit 1218; Building 2; Phase 2
4.	Michael M. Zehner, et al.	Tax Map No. 0983-15-0016 Account No. 409492056 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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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 buyer's premium 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.

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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 16<sup>th</sup> day of September, 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.

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Taxing Authority Consulting Services, PC



**Property 1: Robert William Hickox, et al.  
Tax Map No. 0173-06040001C**

PARID: 0173 06040001C  
 JUR: 129 CITYNAME: RESTON NBHD: 91177  
 HICKOX ROBERT WILLIAM 2006 COLTS NECK RD

**Owner**

Name HICKOX ROBERT WILLIAM, HICKOX BARBARA LYNNE  
 Mailing Address 1180 BRENDA WAY WASHOE VALLEY NV 89704-9633  
 Book 12650  
 Page 0985  
 Web Control Number 009328568

**Parcel**

Property Location 2006 COLTS NECK RD APT 4/1C RESTON VA 20191  
 Parcel ID 0173 06040001C  
 Tax District 10500  
 District Name HUNTER MILL DIST. #5  
 Land Use Code 041 - Garden Style condominium (=<4story)  
 Land Area (acreage)  
 Land Area (SQFT)  
 Zoning Description PRC(General Combination Dev)  
 Utilities WATER CONNECTED  
 SEWER CONNECTED  
 GAS CONNECTED  
 County Inventory of Historic Sites NO  
 County Historic Overlay District NO  
 FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, [CLICK HERE](#)  
 Street/Road PAVED  
 Site Description BUILDABLE-AVERAGE LOT  
 Neighborhood 91177  
 Authorization Organization  
 Authorization Phone #  
 Authorization Validity Flag  
 Authorization Date Sent

**Legal Description**

Legal Description SOUTHGATE  
 BLDG 2006 APT 1C  
 CONDO

**Structure Size**

Above Grade Living Area Total Sq. Ft 1,313  
 Basement Garage # Cars  
 Grade A - AVERAGE  
 Card 1

**Attached Accessory Structures**

Structure	Size	% Complete	Card	Line
PT	84 SQ. FT.	100%	1	1

**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 1: Robert William Hickox, et al. (Continued)**  
**Tax Map No. 0173-06040001C**

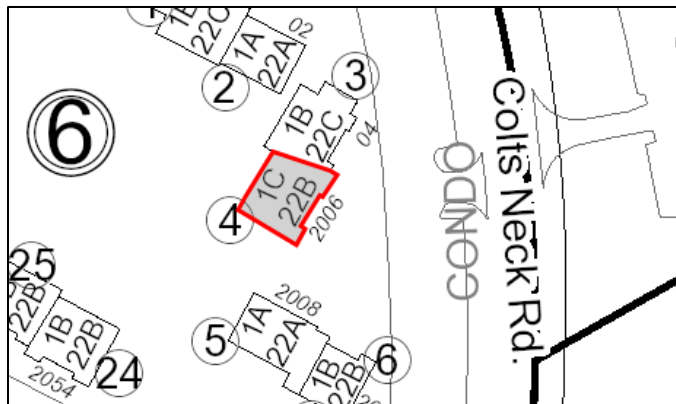
**Primary Building**

Card	1
Building Use	Condo-Apartment
Style	1 Story
Exterior Wall Material	Brick
Roof	Composition Shingle
Basement	NONE
Basement Rec Room Size (sq.ft)	
Basement Type	
Dormers	
Year Built	1973
Year Addition	
Year House Remodeled	
Model Name	MODEL C
Bedrooms	3
Condo Dens	
Half Baths	
Full Baths	2
Number of Fireplaces	
# Basement Bedrooms/Dens	
Heating	Central A/C
Stories	1
Construction Quality/Grade	A-AVERAGE
Property Condition/CDU	AV-Average
Physical OBS	-
Functional OBS	-
Economic OBS	-
Living Area	1,313
Total Rooms	6
Attic	-
Additional Fixtures	
Total Fixtures	6
Heating System	H-Hot Air
Heating Fuel Type	-



**Values**

Tax Year	2019
Current Land	\$49,000
Current Building	\$193,340
Current Assessed Total	\$242,340
Tax Exempt	NO
Note	
Tax Abatement	
Refuse Unit Count	0
Solar Exemption	\$0



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**Property 3: Adlai Waksman (Continued)**  
**Tax Map No. 0833-31021218**

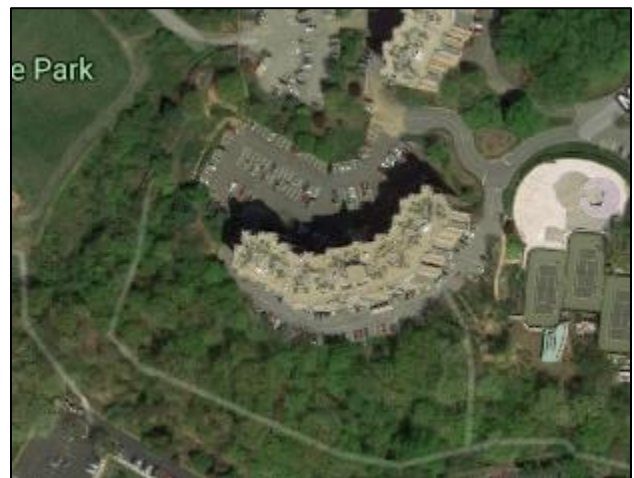
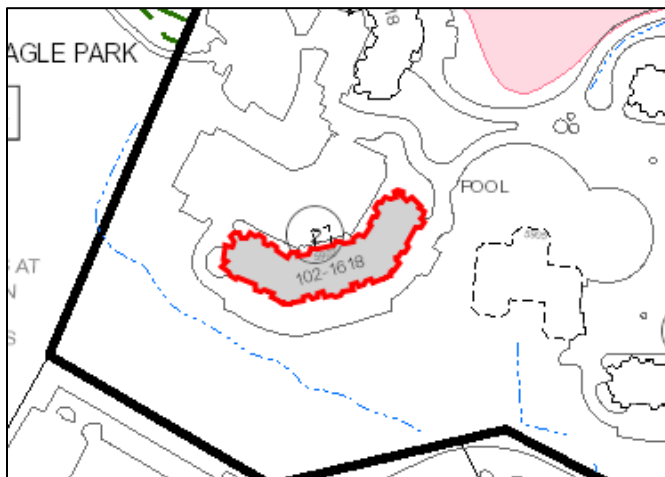
**Primary Building**

Card	1
Building Use	Condo-Apartment
Style	1 Story
Exterior Wall Material	Brick
Roof	Tar/Gravel
Basement	NONE
Basement Rec Room Size (sq.ft)	
Basement Type	
Dormers	
Year Built	1982
Year Addition	
Year House Remodeled	
Model Name	TYPE J
Bedrooms	3
Condo Dens	
Half Baths	
Full Baths	2
Number of Fireplaces	
# Basement Bedrooms/Dens	
Heating	Central A/C
Stories	1
Construction Quality/Grade	G-GOOD
Property Condition/CDU	AV-Average
Physical OBS	-
Functional OBS	-
Economic OBS	-
Living Area	1,695
Total Rooms	6
Attic	-
Additional Fixtures	
Total Fixtures	6
Heating System	P-Heat Pump
Heating Fuel Type	-



**Values**

Tax Year	2019
Current Land	\$99,000
Current Building	\$396,800
Current Assessed Total	\$495,800
Tax Exempt	NO
Note	
Tax Abatement	
Refuse Unit Count	0
Solar Exemption	\$0



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**Property 4: Michael Zehner, et al.  
Tax Map No. 0983-15-0016**

PARID: 0983 15 0016  
 JUR: 129 CITYNAME: LORTON NBHD: 70044  
 ZEHNER MICHAEL M 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 Inventory of Historic Sites NO  
 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

**Structure Size**

Above Grade Living Area Total Sq. Ft 1,449  
 Basement Garage # Cars 1  
 Grade A10 - AVERAGE 10  
 Card 1

**Attached Accessory Structures**

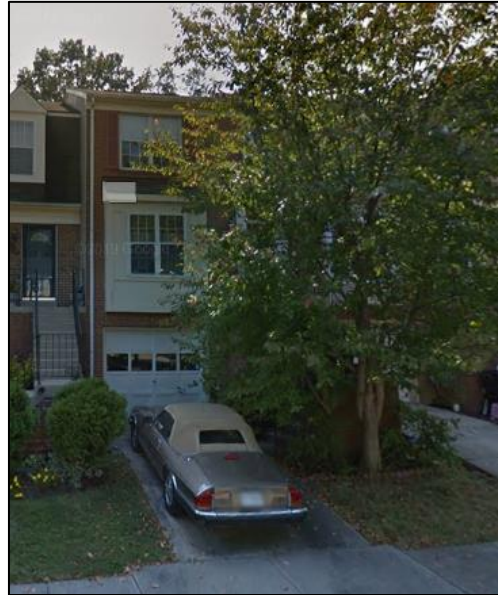
Structure	Size	% Complete	Card	Line
Wood Deck	140 SQ. FT.	100%	1	1

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**Property 4: Michael Zehner, et al. (Continued)**  
**Tax Map No. 0983-15-0016**

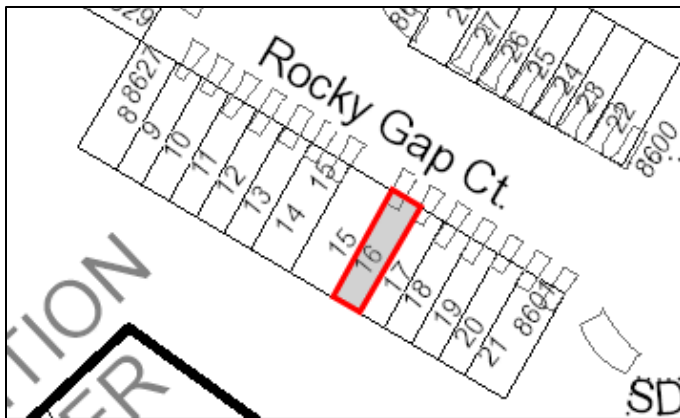
**Primary Building**

Card	1
Building Use	Townhouse
Style	2 Story
Exterior Wall Material	Aluminum w/ Brick Trim
Roof	Composition Shingle
Basement	FULL
Basement Rec Room Size (sq.ft)	360
Basement Type	Daylight/English
Dormers	
Year Built	1988
Year Addition	
Year House Remodeled	
Model Name	MODEL II
Bedrooms	3
Condo Dens	
Half Baths	2
Full Baths	2
Number of Fireplaces	1
# Basement Bedrooms/Dens	
Heating	Central A/C
Stories	2
Construction Quality/Grade	A10-
Property Condition/CDU	AV-Average
Physical OBS	-
Functional OBS	-
Economic OBS	-
Living Area	1,449
Total Rooms	
Attic	-
Additional Fixtures	
Total Fixtures	10
Heating System	P-Heat Pump
Heating Fuel Type	-



**Values**

Tax Year	2019
Current Land	\$130,000
Current Building	\$294,450
Current Assessed Total	\$424,450
Tax Exempt	NO
Note	
Tax Abatement	
Refuse Unit Count	0
Solar Exemption	\$0



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