

**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 **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>
N1.	Capital Sun Corporation	Tax Map No. 0712-38-A Account No. 409396294 TACS No. 36988	Mason District; Oak Hill Drive, Annandale; Autumn Woods; Outlot A; 627 Square Feet, More or Less
N2.	Capital Sun Corporation	Tax Map No. 0712-38-B Account No. 409396295 TACS No. 36988	Mason District; Oak Hill Drive, Annandale; Autumn Woods; Outlot B; 551 Square Feet, More or Less
N3.	Capital Sun Corporation	Tax Map No. 0721-27-B Account No. 409399845 TACS No. 36988	Mason District; Autumn Cove Court, Alexandria; Autumn Cove; Outlot B; 1,493 Square Feet, More or Less
N4.	Capital Sun Corporation	Tax Map No. 0722-14-A Account No. 409400548 TACS No. 36988	Mason District; Deane Court, Alexandria; Twin Knolls Two; Outlot A; 1,324 Square Feet, More or Less
N5.	Columbia Builders, Inc. REMOVED	Tax Map No. 0701-18-B Account No. 409386985 TACS No. 36958 REMOVED	Braddock District; Quarter Charge Drive, Annandale; Chapel Square West; Parcel B; 4,063 Square Feet, More or Less REMOVED
N6.	International Investment and Development Corp.	Tax Map No. 0971-01-0024 Account No. 409483625 TACS No. 37189	Springfield District; Ox Road, Fairfax Station; Stoneleigh; 3,271 Square Feet, More or Less
N7.	Royal Palm Investments, Inc.	Tax Map No. 0911-27-0010B Account No. 409466579 TACS No. 49858	Lee Transportation District; Beulah Street, Alexandria; Silver Lake; Parcel I-2; 37,552 Square Feet, More or Less
N8.	Tectonics	Tax Map No. 0594-21-A Account No. 409349811 TACS No. 36877	Mason District; Fenton Drive, Annandale; DW and EE Fenton; Outlot A; 2,857 Square Feet, More or Less
N9.	Wills and Plank Wellfleet, Inc.	Tax Map No. 0381-30-A Account No. 409255383 TACS No. 135979	Hunter Mill District; North Center Street, Vienna; Somerset; Parcel A; 2,810 Square Feet, More or Less

N10.	Woodleigh Partnership	Tax Map No. 0532-0241-A Account No. 409321094 TACS No. 36830	Sully District; Pamela Drive, Centreville; Country Club Manor; Outlot A; Block 41; Section 10; 19,355 Square Feet, More or Less
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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 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 Monday, September 16, 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 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: Capital Sun Corporation Tax Map No. 0712-38-A

PARID: 0712 38 A
JUR: 129
CAPITAL SUN CORP

CITYNAME:

NBHD: 24351

Owner

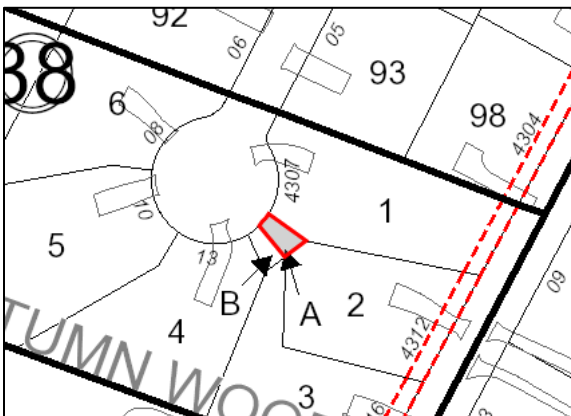
Name	CAPITAL SUN CORP,
Mailing Address	10807 MAIN ST SUITE 400 FAIRFAX VA 22030
Book	07140
Page	0164
Web Control Number	009528835

Parcel

Property Location	
Parcel ID	0712 38 A
Tax District	50000
District Name	MASON
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	627
Zoning Description	R-2(Residential 2 DU/AC)
Utilities	WATER AVAILABLE SEWER AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	
Site Description	NON-BUILDABLE-OTHER
Neighborhood	24351
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	AUTUMN WOODS OUTLOT A
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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: Capital Sun Corporation Tax Map No. 0712-38-B

PARID: 0712 38 B
JUR: 129
CAPITAL SUN CORP

CITYNAME:

NBHD: 24351

Owner

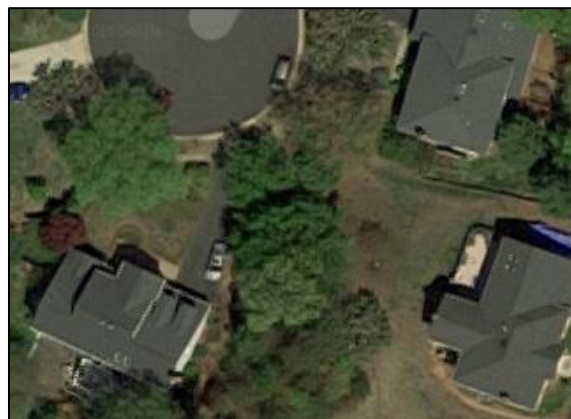
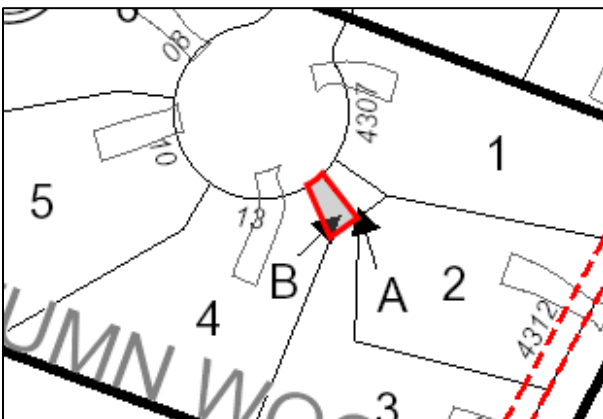
Name	CAPITAL SUN CORP,
Mailing Address	10807 MAIN ST SUITE 400 FAIRFAX VA 22030
Book	07140
Page	0164
Web Control Number	009528836

Parcel

Property Location	
Parcel ID	0712 38 B
Tax District	50000
District Name	MASON
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	551
Zoning Description	R-2(Residential 2 DU/AC)
Utilities	WATER AVAILABLE SEWER AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	
Site Description	NON-BUILDABLE-OTHER
Neighborhood	24351
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	AUTUMN WOODS OUTLOT B
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Property N3: Capital Sun Corporation Tax Map No. 0721-27-B

PARID: 0721 27 B
JUR: 129
CAPITAL SUN CORP

CITYNAME:

NBHD: 23251

Owner

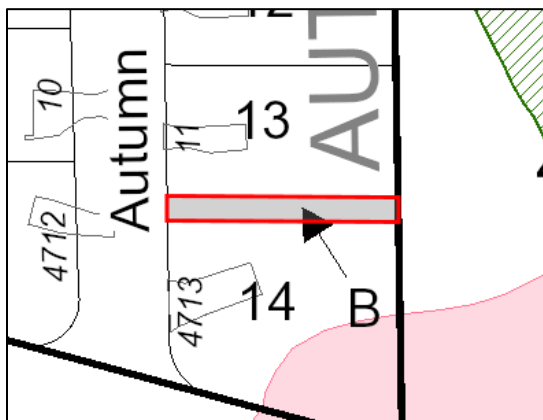
Name	CAPITAL SUN CORP,
Mailing Address	2611 W VINE ST KISSIMMEE FL 34741-3972
Book	06264
Page	0020
Web Control Number	009532386

Parcel

Property Location	
Parcel ID	0721 27 B
Tax District	50000
District Name	MASON
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	1,493
Zoning Description	R-4(Residential 4 DU/AC)
Utilities	SEWER AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	
Site Description	NON-BUILDABLE-OTHER
Neighborhood	23251
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	AUTUMN COVE OUTLOT B
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**Property N4: Capital Sun Corporation
Tax Map No. 0722-14-A**

PARID: 0722 14 A
 JUR: 129 CITYNAME: NBHD: 23191
 CAPITAL SUN CORP

Owner

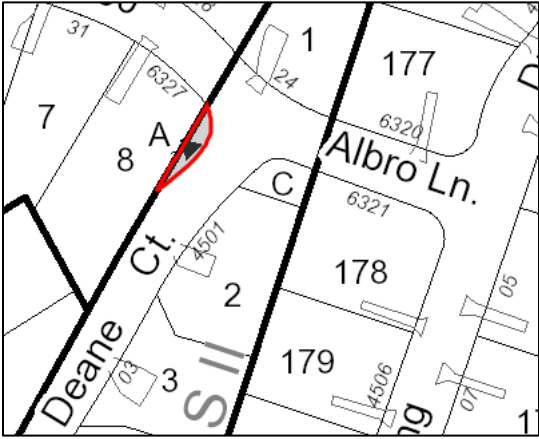
Name CAPITAL SUN CORP,
 Mailing Address 2611 W VINE ST KISSIMMEE FL 34741-3972
 Book 07007
 Page 0422
 Web Control Number 009533089

Parcel

Property Location
 Parcel ID 0722 14 A
 Tax District 50100
 District Name MASON DIST. #1
 Land Use Code 971 - Vacant Land
 Land Area (acreage)
 Land Area (SQFT) 1,324
 Zoning Description R-3(Residential 3 DU/AC)
 Utilities SEWER AVAILABLE
 County Inventory of Historic Sites NO
 County Historic Overlay District NO
 FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, [CLICK HERE](#)
 Street/Road
 Site Description NON-BUILDABLE-OTHER
 Neighborhood 23191
 Authorization Organization
 Authorization Phone #
 Authorization Validity Flag
 Authorization Date Sent

Legal Description

Legal Description TWIN KNOLLS TWO
 OUTLOT A



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**Property N5: Columbia Builders, Inc.
Tax Map No. 0701-18-B**

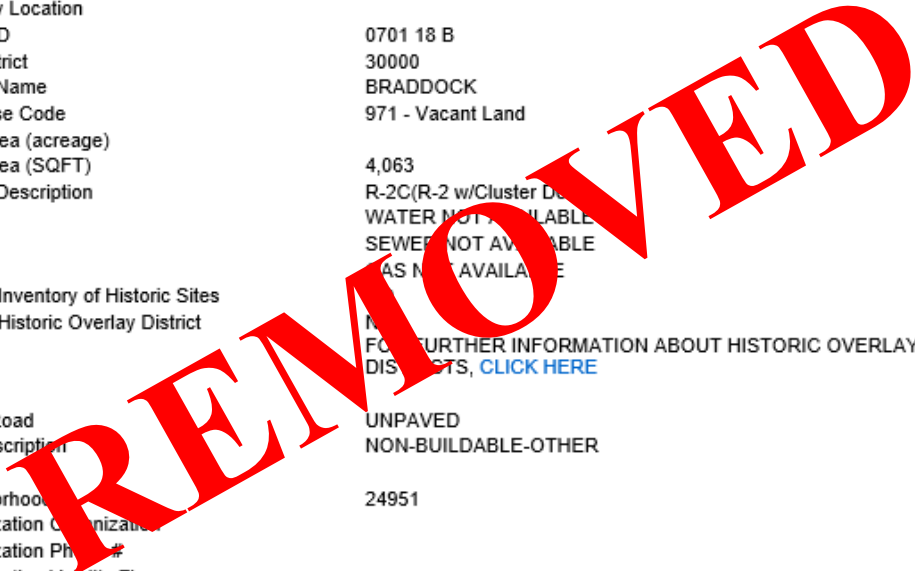
PARID: 0701 18 B
 JUR: 129 CITYNAME: NBHD: 24951
 COLUMBIA BUILDERS INC

Owner

Name: COLUMBIA BUILDERS INC,
 Mailing Address: 234 WINDSEPT CI NEPTUNE BEACH FL 32266
 Book: 03274
 Page: 0066
 Web Control Number: 009519526

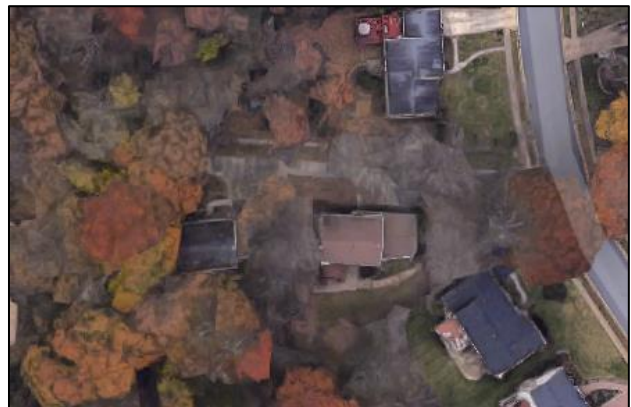
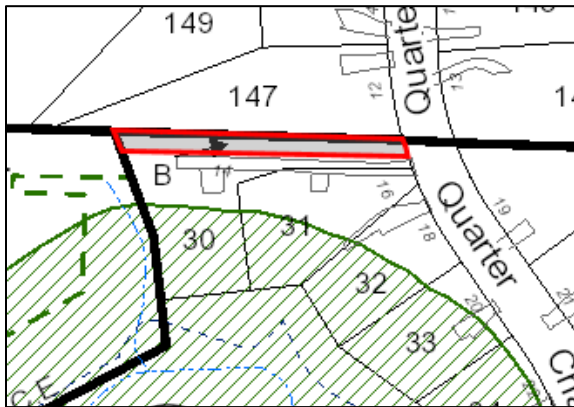
Parcel

Property Location
 Parcel ID: 0701 18 B
 Tax District: 30000
 District Name: BRADDOCK
 Land Use Code: 971 - Vacant Land
 Land Area (acreage):
 Land Area (SQFT): 4,063
 Zoning Description: R-2C(R-2 w/Cluster De
 Utilities: WATER NOT AVAILABLE
 SEWER NOT AVAILABLE
 GAS NOT AVAILABLE
 County Inventory of Historic Sites
 County Historic Overlay District: NO FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, [CLICK HERE](#)
 Street/Road: UNPAVED
 Site Description: NON-BUILDABLE-OTHER
 Neighborhood: 24951
 Authorization Organization:
 Authorization Phone #:
 Authorization Validity Flag:
 Authorization Date Sent:



Legal Description

Legal Description: CHAPEL SQUARE WEST PCL B



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**Property N6: International Investment and Development Corp.
Tax Map No. 0971-01-0024**

PARID: 0971 01 0024

JUR: 129

INTERNATIONAL INVESTMENT

CITYNAME:

NBHD: 71601

Owner

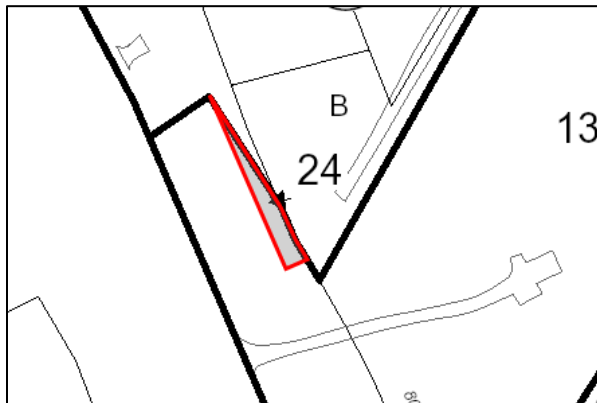
Name	INTERNATIONAL INVESTMENT, AND DEVELOPMENT CORP
Mailing Address	1750 TYSONS BLVD STE 1800 MCLEAN VA 22102-4231
Book	04814
Page	0483
Web Control Number	009616217

Parcel

Property Location	
Parcel ID	0971 01 0024
Tax District	80000
District Name	SPRINGFIELD
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	3,271
Zoning Description	RC(Res Conservation 1DU/5AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	UNPAVED
Site Description	NON-BUILDABLE-OTHER
Neighborhood	71601
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	STONELEIGH
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Property N7: Royal Palm Investments, Inc. Tax Map No. 0911-27-0010B

PARID: 0911 27 0010B
JUR: 129
ROYAL PALM INVESTMENTS

CITYNAME:

NBHD:

Owner

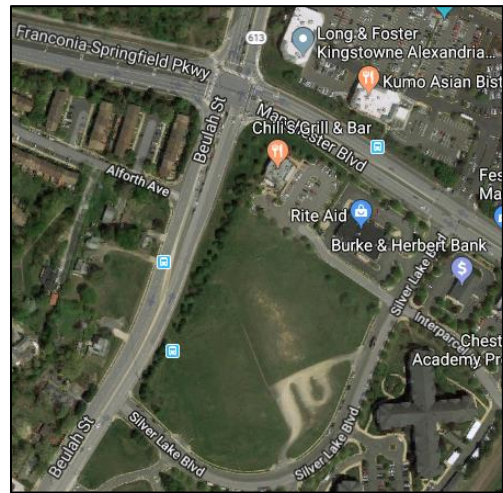
Name	ROYAL PALM INVESTMENTS, INC
Mailing Address	8133 LEESBURG PI STE 300 VIENNA VA 22182
Book	11513
Page	0410
Web Control Number	009599166

Parcel

Property Location	
Parcel ID	0911 27 0010B
Tax District	4T000
District Name	LEE TRANSPORTATION
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	37,552
Zoning Description	PDH-8(Residential 8 DU/AC)
Utilities	
County Inventory of Historic Sites	NO
County Historic Overlay District	NO
	FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	
Site Description	COMMERCIAL RANK #1
Neighborhood	48715D
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	SILVER LAKE PCL I-2
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Property N8: Tectonics Tax Map No. 0594-21-A

PARID: 0594 21 A
JUR: 129
TECTONICS

CITYNAME:

NBHD: 25251

Owner

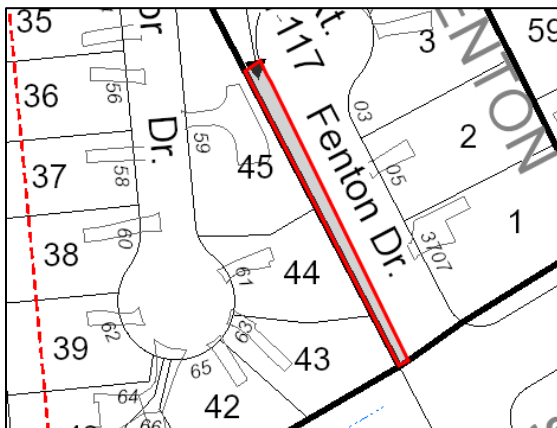
Name	TECTONICS,
Mailing Address	6641 BACKLICK RD STE 210 SPRINGFIELD VA 22150
Book	06262
Page	0302
Web Control Number	009482324

Parcel

Property Location	
Parcel ID	0594 21 A
Tax District	50000
District Name	MASON
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	2,857
Zoning Description	R-3(Residential 3 DU/AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	UNPAVED
Site Description	NON-BUILDABLE-OTHER
Neighborhood	25251
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	DW AND EE FENTON OUTLOT A
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**Property N9: Wills and Plank Wellfleet, Inc.
Tax Map No. 0381-30-A**

PARID: 0381 30 A

JUR: 129

CITYNAME:

NBHD: 12591

WILLS AND PLANK WELLFLEET INC

Owner

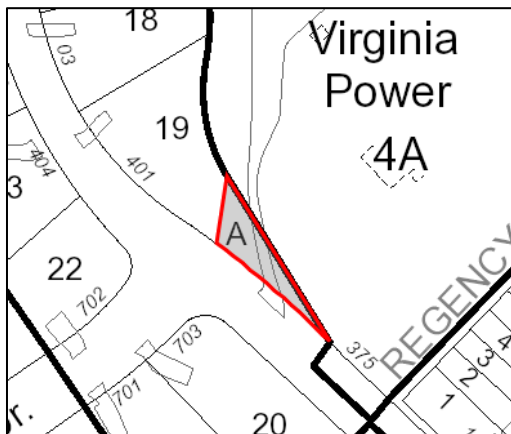
Name	WILLS AND PLANK WELLFLEET INC,
Mailing Address	8300 BOONE BLVD VIENNA VA 22182-2621
Book	04080
Page	0073
Web Control Number	009387889

Parcel

Property Location	
Parcel ID	0381 30 A
Tax District	V0000
District Name	HUNTER MILL TOWN OF VIENNA
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	2,810
Zoning Description	RS-10(10000 3.2 DU/AC)
Utilities	WATER AVAILABLE SEWER AVAILABLE GAS NOT AVAILABLE
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	NON-BUILDABLE-OTHER
Neighborhood	12591
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	SOMERSET PCL A 4093 175
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Property N10: Woodleigh Partnership Tax Map No. 0532-0241-A

PARID: 0532 0241 A

JUR: 129

WOODLEIGH PARTNERSHIP

CITYNAME:

NBHD: 89561

Owner

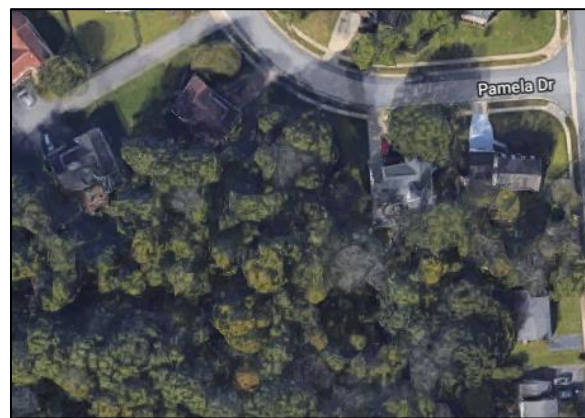
Name	WOODLEIGH PARTNERSHIP,
Mailing Address	NO KNOWN ADDRESS
Book	05113
Page	0512
Web Control Number	009453605

Parcel

Property Location	
Parcel ID	0532 0241 A
Tax District	90200
District Name	SULLY DIST. #2
Land Use Code	971 - Vacant Land
Land Area (acreage)	
Land Area (SQFT)	19,355
Zoning Description	R-2C(R-2 w/Cluster Dev)
Utilities	WATER AVAILABLE SEWER AVAILABLE GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO FOR FURTHER INFORMATION ABOUT HISTORIC OVERLAY DISTRICTS, CLICK HERE
Street/Road	UNPAVED
Site Description	NON-BUILDABLE-FLOOD PLAIN
Neighborhood	89561
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	COUNTRY CLUB MANOR OUTLOT A BLK 41 SEC 10 BLK 41 SEC 10
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