

**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, on behalf of the County of Fairfax, Virginia, the following described real estate at the **Fairfax City Regional Library**, located at 10360 North Street, Fairfax, Virginia 22030, on **Thursday, April 9, 2020 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.	Christopher L. Coleman, et al.	Tax Map No. 0344-08-0157D Account No. 409244659 TACS No. 296827	Sully District; 4043 Summer Hollow Court, Chantilly; Winding Brook Condos; Unit 157D; Building 42; Phase 22
2.	James H. Purcell, et al.	Tax Map No. 0513-31-0016 Account No. 409317758 TACS No. 297161	Mason District; 6403 Seven Oaks Drive, Falls Church; Seven Oaks Townhomes; Lot 16; Section 1

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. **There will be a 5% buyer's premium added to the final bid to determine final contract price and 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 the County of Fairfax 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 mailing to the address shown below.

John A. Rife, Esq.
Jeffrey A. Scharf, Esq.
Mark K. Ames, Esq.
Andrew M. Neville, Esq.
Paul L. LaBarr, Esq.
Gregory L. Haynes, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
re: County of Fairfax 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 Thursday, April 9, 2020 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]
[TACS Number]**

I understand that a deposit of \$_____ (25% of the purchase price, subject to a maximum of \$20,000) 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 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.

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 9th day of April, 2020, 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: Christopher L. Coleman, et al.
Tax Map No. 0344-08-0157D**

PARID: 0344 08 0157D
 JUR: 129 CITYNAME: CHANTILLY NBHD: 93446
 COLEMAN CHRISTOPHER L 4043 SUMMER HOLLOW CT

Owner

Name COLEMAN CHRISTOPHER L,
 Mailing Address 4043 SUMMER HOLLOW CT APT 1 CHANTILLY VA 20151-3524
 Book 11929
 Page 1184
 Web Control Number 010240313

Parcel

Property Location 4043 SUMMER HOLLOW CT CHANTILLY VA 20151
 Parcel ID 0344 08 0157D
 Tax District 90200
 District Name SULLY DIST. #2
 Land Use Code 035 - Multiplex in condominium development
 Land Area (acreage)
 Land Area (SQFT)
 Zoning Description R-20(Residential 20 DU/AC)
 Utilities WATER CONNECTED
 SEWER CONNECTED
 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 BUILDABLE-AVERAGE LOT
 Neighborhood 93446
 Authorization Organization
 Authorization Phone #
 Authorization Validity Flag
 Authorization Date Sent

Legal Description

Legal Description WINDING BROOK
 UN 157D BG 42
 PH 22 CONDO

Structure Size

Above Grade Living Area Total Sq. Ft 1,304
 Basement Garage # Cars
 Grade A - AVERAGE
 Card 1

Attached Accessory Structures

Structure	Size	% Complete	Card	Line
Wood Deck	65 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.

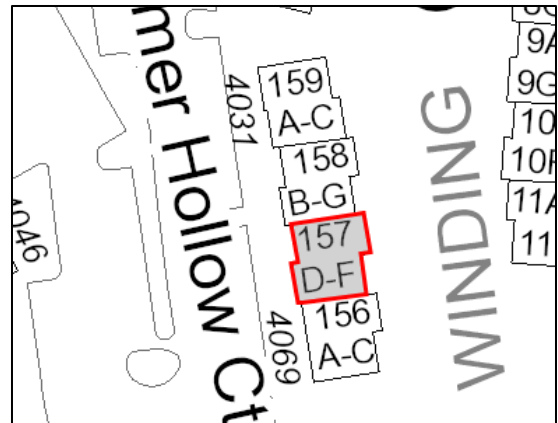
Property 1: Christopher L. Coleman, et al. (Continued)
Tax Map No. 0344-08-0157D

Primary Building

Card	1
Building Use	Condo-Multiplex
Style	2 Story
Exterior Wall Material	Aluminum Siding
Roof	Composition Shingle
Basement	NONE
Basement Rec Room Size (sq.ft)	
Basement Type	
Dormers	
Year Built	1983
Year Addition	
Year House Remodeled	
Model Name	ASHLEIGH INSIDE
Bedrooms	3
Condo Dens	
Half Baths	1
Full Baths	2
Number of Fireplaces	1
# Basement Bedrooms/Dens	
Heating	Central A/C
Stories	2
Construction Quality/Grade	A-AVERAGE
Property Condition/CDU	AV-Average
Physical OBS	-
Functional OBS	-
Economic OBS	-
Living Area	1,304
Total Rooms	6
Attic	-
Additional Fixtures	
Total Fixtures	8
Heating System	P-Heat Pump
Heating Fuel Type	-

Values

Tax Year	2019
Current Land	\$54,000
Current Building	\$213,500
Current Assessed Total	\$267,500
Tax Exempt	NO
Note	
Tax Abatement	
Refuse Unit Count	0
Solar Exemption	\$0



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 2: James H. Purcell, et al.
Tax Map No. 0513-31-0016**

PARID: 0513 31 0016

JUR: 129
PURCELL JAMES H

CITYNAME:

NBHD: 25424

6403 SEVEN OAKS DR

Owner

Name	PURCELL JAMES H,
Mailing Address	6533 ARLINGTON BLVD STE 2170 FALLS CHURCH VA 22042-3026
Book	05481
Page	1296
Web Control Number	010313665

Parcel

Property Location	6403 SEVEN OAKS DR VA
Parcel ID	0513 31 0016
Tax District	51100
District Name	MASON DIST. #11
Land Use Code	031 - Townhouse in ownership development
Land Area (acreage)	
Land Area (SQFT)	1,852
Zoning Description	R-12(Residential 12 DU/AC)
Utilities	WATER CONNECTED SEWER CONNECTED 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	BUILDABLE-AVERAGE LOT
Neighborhood	25424
Authorization Organization	
Authorization Phone #	
Authorization Validity Flag	
Authorization Date Sent	

Legal Description

Legal Description	SEVEN OAKS LT 16 SEC 1
-------------------	---------------------------

Structure Size

Above Grade Living Area Total Sq. Ft	1,772
Basement Garage # Cars	
Grade	G10 - GOOD 10
Card	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.

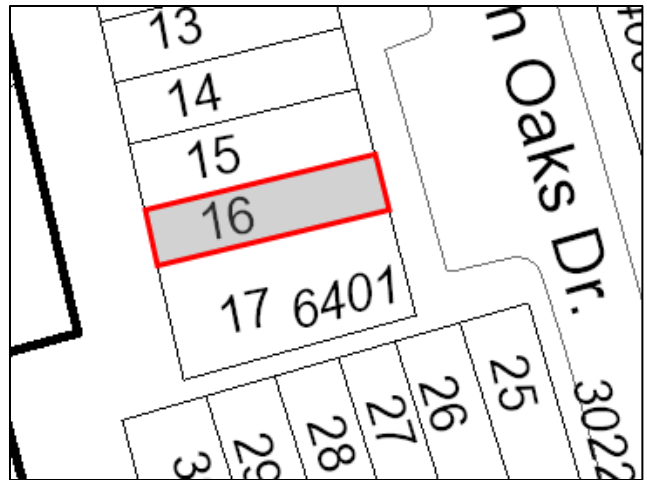
Property 2: James H. Purcell, et al. (Continued)
Tax Map No. 0513-31-0016

Primary Building

Card	1
Building Use	Townhouse
Style	2 Story
Exterior Wall Material	Brick
Roof	Composition Shingle
Basement	FULL
Basement Rec Room Size (sq.ft)	290
Basement Type	Daylight/English
Dormers	
Year Built	1980
Year Addition	
Year House Remodeled	
Model Name	MODEL B
Bedrooms	3
Condo Dens	
Half Baths	1
Full Baths	3
Number of Fireplaces	1
# Basement Bedrooms/Dens	1
Heating	Central A/C
Stories	2
Construction Quality/Grade	G10-GOOD 10
Property Condition/CDU	AV-Average
Physical OBS	-
Functional OBS	-
Economic OBS	-
Living Area	1,772
Total Rooms	
Attic	-
Additional Fixtures	
Total Fixtures	11
Heating System	P-Heat Pump
Heating Fuel Type	-

Values

Tax Year	2019
Current Land	\$140,000
Current Building	\$361,380
Current Assessed Total	\$501,380
Tax Exempt	NO
Note	
Tax Abatement	
Refuse Unit Count	1
Solar Exemption	\$0



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.