

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF MANASSAS, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Prince William, the undersigned Special Commissioner will offer the following described real estate for sale at an online only public auction. Pre-bidding is available now, and bidding will begin to close on **April 24, 2026, at 11:00AM ET**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
JL	Hajar Ghias, et al. REDEEMED	100-01-00-132 REDEEMED	31150 REDEEMED	878697 REDEEMED	9023 Centreville Rd. REDEEMED

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-is, with all faults and without any warranty, either expressed or implied and the buyer assumes the risk of loss from the date of the sale. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website (<https://www.tacssale.com/>). If any interested bidders do not have access to the internet, please contact TACS at 804-548-4408 or auctions@taxva.com for assistance with creation of an account and placement of bids.

Approved bidders may bid online at any time during which the auction is open. Bidders may enter a maximum bid amount and allow the system to bid in pre-set increments for them, or may manually enter each bid individually, at their preference.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of all funds paid as liquidated damages to cover attorney's fees of \$2,500 and auctioneer fees of \$1,000, with any remaining amount go to the locality to cover additional costs of resale. Failure to make a timely or sufficient deposit also makes the high bidder liable for these fees, plus resale costs and deficiencies.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) of their high bid, or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 5% buyer's premium, subject to a minimum of \$150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full. Deposits shall not exceed Forty Thousand Dollars (\$40,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing.** Cashier's checks and money orders shall be made payable to the City of Manassas and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to the City of Manassas, and you may not be a Defendant in any pending delinquent tax matter. Questions should be by email to auctions@taxva.com or by phone to TACS In-House Auction, at (804) 548-4408, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

****TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.****

Property No. J1

Tax Map No. 100-01-00-132

Owner: Hajar Ghias

911 Address: 9023 Centreville Rd.
Manassas, Virginia 20110

9023 CENTREVILLE RD

Location 9023 CENTREVILLE RD

TAX MAP 100/01 00/

Acct# 31150

Owner HAJAR AND GHIAS
SGHAR

Total Market Value \$560,000

Building Count 1

Model

Description LENGTHY LEGAL

Legal Description SEE DEED

Legal Description

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$0	\$560,000	\$560,000

Land

Land Use

Use Code 420V
Description OTHER COMM MDL-00
Zone B4
Neighborhood RT 28
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 16849
Frontage
Depth
Total Market Land \$560,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$560,000	\$560,000
2024	\$0	\$560,000	\$560,000
2023	\$0	\$560,000	\$560,000



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the City of Manassas has worked to ensure that the assessment data contained herein is accurate, the City of Manassas assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult the City of Manassas records for official information.

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