

**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 Fairfax County, Virginia, the following described real estate at a timed, online-only, public auction which will **commence Friday, May 13, 2022 at 11:00am EST and close Tuesday, May 31, 2022 at 11:00am EST**, 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 subsequently posted by For Sale at Auction, Inc. (“Auctioneer”) and/or Taxing Authority Consulting Services, PC (“TACS”). 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.	Equity Homes, LP	Tax Map No. 0112-1102-A Account No. 409901308 TACS No. 36546	Hunter Mill District; Vacant Land; Near Arbor Oak Place, Herndon; Caris Glenne; Outlot A; Section 11; Phase 1; 77,620 Square Feet, More or Less
2.	Equity Homes, LP	Tax Map No. 0121-15-A5 Account No. 409905975 TACS No. 36546	Dranesville District; Vacant Land; Near Lockmeade Court, Great Falls; Lockmar; Outlot A5; 7,778 Square Feet, More or Less
3.	Glika, LLC [REDEEMED]	Tax Map No. 0173-09-0009 Account No. 409923345 TACS No. 36576 [REDEEMED]	Dranesville Transportation District; 296 Sunset Park Drive, Suite 9, Herndon; Sunset Business Condo; Unit 9 [REDEEMED]
4.	Glika, LLC [REDEEMED]	Tax Map No. 0173-09-0010 Account No. 409923346 TACS No. 36576 [REDEEMED]	Dranesville Transportation District; 278 Sunset Park Drive, Suite 10, Herndon; Sunset Business Condo; Unit 10 [REDEEMED]
5.	Santos D. Merino [REDEEMED]	Tax Map No. 1012-10-0109A Account No. 410230060 TACS No. 137320 [REDEEMED]	Lee District; 3817 Miramonte Place, Unit 109-A, Alexandria; Sequoyah Condo; Unit A; Building 109; Phase 3 [REDEEMED]
6.	Gregory Morrison, et al.	Tax Map No. 0651-09-0006 Account No. 410094989 TACS No. 364436	Sully District; 6532 Wheat Mill Way, Centreville; Old Mill; Lot 6; Section 1; 7,057 Square Feet, More or Less

7.	Seville Homes, LLC [REDEEMED]	Tax Map No. 0602-01-0051A Account No. 410079840 TACS No. 135423 [REDEEMED]	Mason District; Vacant Land; Sleepy Hollow Road, Falls Church; Sleepy Hollow; 3,942 Square Feet, More or Less [REDEEMED]
8.	Linda F. Smith, et al.	Tax Map No. 0702-14014265E Account No. 410116612 TACS No. 364479	Braddock District; 4265 Americana Drive, Unit 103, Annandale; Fairfax Heritage Condo; Phase 1; Unit 4265E
9.	Steven M. Spar	Tax Map No. 0831-23-0353 Account No. 410170998 TACS No. 364621	Mt. Vernon District; 2611 Wagon Drive, Alexandria; Huntington Club Condo; Unit 353
10.	Quastie Stuart, et al.	Tax Map No. 0544-04-0004 Account No. 410058666 TACS No. 494896	Sully District; Vacant Land; Wharton Lane, Centreville; Calvin H. Haley Property; Lot 4; 5 Acres, More or Less
11.	The Root AI Memorial Foundation, Inc. aka The AI Root Memorial Foundation, Inc.	Tax Map No. 0593-02-0009 Account No. 410076452 TACS No. 494954	Mason District; 8411 Spicewood Court, Annandale; Woodburn Heights; Section 2; Lot 9; 0.847 Acre, More or Less
12.	The Root AI Memorial Foundation, Inc. aka The AI Root Memorial Foundation, Inc.	Tax Map No. 0593-02-0010 Account No. 410076453 TACS No. 494954	Mason District; 8407 Spicewood Court, Annandale; Woodburn Heights; Section 2; Lot 10; 0.821 Acre, More or Less
13.	The Root AI Memorial Foundation, Inc. aka The AI Root Memorial Foundation, Inc.	Tax Map No. 0593-02-0011 Account No. 410076454 TACS No. 494954	Mason District; 8403 Spicewood Court, Annandale; Woodburn Heights; Section 2; Lot 11; 0.596 Acre, More or Less
14.	The Root AI Memorial Foundation, Inc. aka The AI Root Memorial Foundation, Inc.	Tax Map No. 0593-02-0012 Account No. 410076455 TACS No. 494954	Mason District; 8401 Spicewood Court, Annandale; Woodburn Heights; Section 2; Lot 12; 0.798 Acre, More or Less
15.	The Root AI Memorial Foundation, Inc. aka The AI Root Memorial Foundation, Inc.	Tax Map No. 0593-02-0013 Account No. 410076456 TACS No. 494954	Mason District; 8400 Spicewood Court, Annandale; Woodburn Heights; Section 2; Lot 13; 1.494 Acres, More or Less
16.	The Root AI Memorial Foundation, Inc. aka The AI Root Memorial Foundation, Inc.	Tax Map No. 0593-02-0014 Account No. 410076457 TACS No. 494954	Mason District; 8402 Spicewood Court, Annandale; Woodburn Heights; Section 2; Lot 14; 1.076 Acres, More or Less
17.	The Root AI Memorial Foundation, Inc. aka The AI Root Memorial Foundation, Inc.	Tax Map No. 0593-02-0015 Account No. 410076458 TACS No. 494954	Mason District; 8406 Spicewood Court, Annandale; Woodburn Heights; Section 2; Lot 15; 1.107 Acres, More or Less

18.	Tyco Rd, LLC [REDEEMED]	Tax Map No. 0291-10-0046 Account No. 409954835 TACS No. 449142 [REDEEMED]	Providence Transportation District; 8466 D Tyco Road, Vienna; Tyco Park Condo; Unit 46; Phase 3 [REDEEMED]
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TERMS OF SALE: 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 at www.forsaleatauction.biz. If any interested bidders wish to bid on property, but do not have access to the internet, please contact the Auctioneer at (540) 899-1776 for assistance. 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 delinquent tax suit.

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. 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. The information shown on the Fairfax County GIS and iCare systems, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the Fairfax County GIS and iCare systems, nor is the information contained therein a legal representation of any of the features of the property which it depicts. Any unsold property will be offered for sale again at the next auction, whenever that may be. All sales are subject to confirmation by the Fairfax County Circuit Court.

The highest bidder will receive their purchase contract and balance due via email within five (5) hours following the close of the auction. The contract shall **immediately** be executed and returned to TACS electronically. 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. Property will be conveyed free and clear of all liens, including the tax lien. Subsequent taxes will be prorated from the time of contract (the auction closing date of May 31, 2022) and the highest bidder will be responsible for taxes from that date forward.

The highest bidder shall submit a deposit of 25% or \$1,000.00, whichever is greater, with the Special Commissioner following the closing of the auction. Bids which are less than \$1,000.00 shall be paid in full. The deposit shall not exceed \$20,000.00. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. **The highest bidder shall also submit a buyer’s premium of 5% with the Special Commissioner following the closing of the auction.** Please consider the buyer’s premium when placing bids. **The deposit and buyer’s premium must be received in full by TACS within five (5) business days following the auction closing (no later than June 7, 2022 at 11:00am EST).** Time is of the essence. All payments must be made in the form of a cashier’s check, money order or wire transfer. **Cash and personal checks will not be accepted.** Cashier’s checks and money orders shall be made payable to Fairfax County and forwarded to TACS, at the address shown below. Wire transfers are preferred and wire transfer instructions will be provided to the highest bidder upon request to Cat Bertram at cbertram@taxva.com. The balance of the purchase price and the deed recordation costs, as determined by the Fairfax County Circuit Court, shall be submitted by the highest bidder to the Special Commissioner within fifteen (15) days of confirmation of the sale by the Circuit Court. Please consider the deed recordation costs when placing bids.

Fairfax County and the Special Commissioner have the right to reject any bids determined to be unreasonable in relation to estimated value of the property.

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 any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit of resale.**

Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.forsaleatauction.biz or by phone to (540) 899-1776. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com or cbertram@taxva.com, by phone to (804) 545-2500 or (804) 545-2377, or by writing to the address below.

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Special Commissioner
Taxing Authority Consulting Services, PC
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