

**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 **timed, online-only, public auction which will commence Tuesday, November 1, 2022 at 11:00am EST and close Tuesday, November 15, 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.

<b><u>No.</u></b>	<b><u>Property Owner(s)</u></b>	<b><u>Account Nos.</u></b>	<b><u>Property Description</u></b>
N1.	Baughman at Spring Hill, LLC	Tax Map No. 0292-01-0033 Account No. 410321004 TACS No. 296358	Dranesville District; 15' Outlet Road; Near Turning Leaf Lane and Northwyck Court, McLean; Vacant Land; 12,943 Square Feet, More or Less
N2.	Stanley D. Cox and Marilyn H. Cox	Tax Map No. 0801-0209-A Account No. 410520128 TACS No. 574408	Braddock District; Easton Drive; North Springfield; Outlot A; Block 9; Section 2A; No Building Permit for a Dwelling will be Issued; Vacant Land; 28,362 Square Feet, More or Less
N3.	Alexander Feldman, et al.	Tax Map No. 0513-06-0019B Account No. 410411819 TACS No. 36819	Mason District; Near Spring Terrace and Aspen Lane, Falls Church; Sleepy Hollow; Lot 19B; Section 4; Vacant Land; 400 Square Feet, More or Less
N4.	<del>Samuel Moses Karkenny</del> [REDEEMED]	<del>Tax Map No. 1194-02400018</del> <del>Account No. 410621874</del> <del>TACS No. 37324</del> [REDEEMED]	<del>Mt. Vernon District; Nicotine Trail, Lorton; Gunston Manor; Lots 18 and 19; Block 40; Section A; Vacant Land; 6,000 Square Feet, More or Less</del> [REDEEMED]
N5A.	Landamerica Property Corporation, Inc.	Tax Map No. 0913-01-0091A Account No. 410564707 TACS No. 652636	Lee District; Manchester Boulevard and Hayfield Road, Alexandria; Vacation of Part of Hayfield Road; Vacant Land; 3,761 Square Feet, More or Less
N5B.	Silver Lake, Inc.	Tax Map No. 0913-01-0091B Account No. 410564708 TACS No. 297842	Lee District; Manchester Boulevard, Alexandria; Vacation of Part of Hayfield Road; Vacant Land; 2,345 Square Feet, More or Less
N6.	Metric Apartment Company Investment Trust, Inc.	Tax Map No. 0174-01-0001D Account No. 410289737 TACS No. 135653	Hunter Mill District; Near Old Reston Avenue and Sycamore Valley Drive, Reston; Lakeside Avenue Vacation; Vacant Land; 0.086 Acre, More or Less

N7.	Milton E. Moeller Heirs Esther L. Moeller Heirs	Tax Map No. 0492-18-0002A Account No. 410400716 TACS No. 36782	Providence District; Near Roswell Court, Falls Church; Kingwood Park; Outlot 2A of Outlot A; Vacant Land; 1,139 Square Feet, More or Less
N8.	Santa Fe Development Corp.	Tax Map No. 0554-06-A Account No. 407530482 TACS No. 36854	Springfield District; Willowmeade Drive, Fairfax; Willowmeade; Outlot A; Vacant Land; 4,421 Square Feet, More or Less
N9.	Santa Fe Development Corp.	Tax Map No. 0554-06-B Account No. 407530483 TACS No. 36854	Springfield District; Willowmeade Drive and Knight Arch Road, Fairfax; Willowmeade; Outlot B; Vacant Land; 1,505 Square Feet, More or Less
N10.	Joseph K. Statkus and Norma J. Hoover-Statkus	Tax Map No. 0112-11-B Account No. 410266442 TACS No. 36543	Hunter Mill District; Caris Glenne Drive, Herndon; Caris Glenne; Outlot B; Vacant Land; 3,085 Square Feet, More or Less
N11.	Paul W. Webb and Frances M. Webb	Tax Map No. 1194-02080030 Account No. 410621573 TACS No. 574744	Mt. Vernon District; Near Holly Place, Lorton; Gunston Manor; Lots 30 and 32; Block 8; Section A; Vacant Land; 5,000 Square Feet, More or Less

**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/auctions](http://www.forsaleatauction.biz/auctions). If any interested bidders wish to bid on property, but do not have access to the internet, please contact the Auctioneer at (540) 841-2085 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.

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 November 15, 2022) and the highest bidder will be responsible for taxes from that date forward.

**There will be a buyer's premium of 10% or \$150.00, whichever is greater, added to the winning bid, and deed recordation costs, as determined by the Fairfax County Circuit Court, added to the winning bid to determine the final contract price.** Please consider the buyer's premium and recordation costs when placing bids. **The final contract price must be received in full within five (5) business days following the auction closing (no later than November 22, 2022 at 11:00am EST).** Time is of the essence. All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Wire transfers are preferred. 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 transfer instructions will be provided to the highest bidder upon email request to Cat Bertram at [cbertram@taxva.com](mailto:cbertram@taxva.com). Fairfax County has 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 auction registration and bidding process should be directed to the Auctioneer online at [www.forsaleatauction.biz](http://www.forsaleatauction.biz), by email to [inquiry@forsaleatauction.biz](mailto:inquiry@forsaleatauction.biz) or by phone to (540) 841-2085. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [cbertram@taxva.com](mailto:cbertram@taxva.com), by phone to (804) 545-2377, or by writing to the address below.

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