



**For Sale
At Auction**

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SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
ARLINGTON COUNTY, VIRGINIA

Tuesday, December 11, 2018 at 11:00 A.M.

County Board Room, 2100 Clarendon Blvd. - 3rd Floor Room 307
Arlington, Virginia 22201



VAAF #651

41 Fox Run Lane • Fredericksburg, VA 22405 • (540) 899-1776

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
ARLINGTON COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Arlington County, the undersigned Special Commissioner will offer for sale at public auction, the following described real estate at **2100 Clarendon Boulevard, Arlington, Virginia, 22201, in the County Board Room (Room 307), located on the third floor, on Tuesday, December 11, 2018 at 11:00am**, or as soon thereafter as may be affected. 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.	Khalil Rahmani, et al.	RPC No. 18047016 TACS No. 54983	Lots 76 and 77; Scroggins Addition; Clarendon; 604 North Garfield Street; 6,395 Square Feet, More or Less
2.	O.B. Salvetierra, et al.	RPC No. 05056058 TACS No. 366097	Grace Donaldson Estate; Oak Grove; North Monroe Street; 897 Square Feet, More or Less

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Arlington County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. All deposits must be made in the form of certified funds (traveler's check, cashier's check or money order) or personal check. No cash will be accepted. **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. The total maximum deposit and buyer's premium shall not exceed Forty Thousand Dollars (\$40,000.00).** Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. 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. 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. 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 Arlington County 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) 545-2377, or by mailing to address shown below.

Jeffrey A. Scharf, Esq.
Taxing Authority Consulting Services, PC
re: Arlington County Judicial Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

Parcel 1 (Rahmani, et al.):

Lots 76 and 77; Scroggins Addition; Clarendon;
604 North Garfield St.; 6,395 Square Feet, More or Less
RPC #: 18047016, TACS #: 54983

18-047-016 604 N GARFIELD ST ARLINGTON VA22201

General Information

Owner RAHMANI KHALIL & NAJIA		Legal Description LTS 76 77 SCROGGINS CLARENDON 6395.5 SQ FT
Mailing Address 600 N GARFIELD ST ARLINGTON VA 22201		
Year Built 1965	Units N/A	EU# N/A
Property Class Code 511-Single Family Detached	Zoning R-6	Lot Size 6395
Neighborhood# 506057	MapBook/Page 053-12	Polygon 18047016
Site Plan N/A	Rezoning N/A	Tax Exempt No

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	\$675,000	\$234,000	\$909,000
1/1/2017	01- Annual	\$650,000	\$238,300	\$888,300
1/1/2016	01- Annual	\$580,000	\$225,800	\$805,800
1/1/2015	01- Annual	\$555,000	\$225,800	\$780,800
1/1/2014	01- Annual	\$520,000	\$225,800	\$745,800
1/1/2013	01- Annual	\$500,000	\$221,800	\$721,800
1/1/2012	01- Annual	\$500,000	\$221,800	\$721,800
1/1/2011	01- Annual	\$500,000	\$199,600	\$699,600
1/1/2010	01- Annual	\$500,000	\$199,600	\$699,600
1/1/2009	01- Annual	\$515,000	\$199,600	\$714,600

Improvements

House Type 31 - 2 Story	Year Built 1965	Stories 2	Heating Forced hot air				
Central Air Central air	Storage Area	Finished Storage Area					
Interior							
Floor	Base Area	Fin Area	Bedrooms	2 FixBath	3 FixBath	4 FixBath	5 FixBath
1.0	1200	1200	0	0	0	0	0
2.0	1110	1110	4	0	0	0	0
Basement Fin Rec Rm Area			Converted Extra Living Units		Rec Room Description		
0			0		None		
Designed Extra Living Units			Extra Fixtures		Fireplaces		
0			0		2		
Exterior							
Floor	Ext Cover 1	Ext Cover 1%		Ext Cover 2	Ext Cover 2%		
1.0	Brick veneer	100.0					
2.0	Brick veneer	100.0					

Parcel 1 (Rahmani, et al.):

Lots 76 and 77; Scroggins Addition; Clarendon;
604 North Garfield St.; 6,395 Square Feet, More or Less
RPC #: 18047016, TACS #: 54983



Parcel 2 (Salvetierra, et al.):
 Grace Donaldson Estate; Oak Grove;
 North Monroe Street; 897 Square Feet, More or Less
 RPC #: 05056058, TACS #: 366097

05-056-058 N MONROE ST ARLINGTON VA 22207

General Information

Owner SALVETIERRA O B		Legal Description VOID LAND ADJ MAYWOOD OAK GROVE GRACE DONALDSON EST 897 SQ FT +-	
Mailing Address 901 RHODE ISLAND AVENUE NE WASHINGTON DC 20018			
Year Built N/A	Units N/A	EU# N/A	
Property Class Code 510-Res - Vacant(SF & Twnhse)	Zoning R-6	Lot Size 897	
Neighborhood# 506036	Map Book/Page 043-02	Polygon 05056058	
Site Plan N/A	Rezoning N/A	Tax Exempt No	

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2018	01- Annual	\$4,500	\$0	\$4,500
1/1/2017	01- Annual	\$4,500	\$0	\$4,500
1/1/2016	01- Annual	\$4,500	\$0	\$4,500
1/1/2015	01- Annual	\$4,500	\$0	\$4,500
1/1/2014	01- Annual	\$5,600	\$0	\$5,600
1/1/2013	01- Annual	\$5,400	\$0	\$5,400
1/1/2012	01- Annual	\$5,400	\$0	\$5,400
1/1/2011	01- Annual	\$5,400	\$0	\$5,400
1/1/2010	01- Annual	\$5,400	\$0	\$5,400
1/1/2009	01- Annual	\$5,400	\$0	\$5,400

Parcel 2 (Salvetierra, et al.):
Grace Donaldson Estate; Oak Grove;
North Monroe Street; 897 Square Feet, More or Less
RPC #: 05056058, TACS #: 366097



**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Tuesday, December 11, 2018 in the cause styled County of Arlington 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)]
[RPC Number]
[TACS Number]**

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000, whichever is higher, or entire bid if less than \$1,000) 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 Arlington, 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. The total maximum deposit and buyer's premium shall not exceed \$40,000.

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 Arlington, 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 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 11th day of December, 2018, 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



For Sale At Auction

41 Fox Run Lane
 Fredericksburg, Virginia 22405
 540-899-1776
www.ForSaleAtAuction.biz
VAAF #651

REAL ESTATE AUCTION TERMS OF SALE

PUBLIC SALE OF TAX DELINQUENT ARLINGTON COUNTY REAL ESTATE - TO BE SOLD ... AT AUCTION!

**COUNTY BOARD ROOM, THIRD FLOOR, ROOM 307
 2100 Clarendon Boulevard, Arlington, VA 22201
 Tuesday, December 11, 2018 at 11:00 A.M.**

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I/We understand and agree to abide by the aforementioned terms, which become a part of the real estate contract to purchase.

_____ (Seal) _____ (Seal)
 Purchaser Date Purchaser Date