



# For Sale At Auction

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41 Fox Run Ln, Fredericksburg, VA 22405

540.899.1776



## Special Commissioner's Sale of Real Estate Fairfax County, Virginia



**Wednesday, March 6, 2019 11:00am**

Sherwood Regional Library  
2501 Sherwood Hall Lane  
Alexandria, VA 22306

**tacs**

Special Commissioner:

Taxing Authority Consulting Services, PC

P.O. Box 31800, Henrico, VA 23294-1800

[www.taxva.com](http://www.taxva.com) • 804.545.2500

VAAF#651

**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, the following described real estate at **Sherwood Regional Library**, located at 2501 Sherwood Hall Lane, Alexandria, Virginia, 22306, on **Wednesday, March 6, 2019 at 11:00am**, 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.	Lucy E.G. Berkebile, et al.	Tax Map No. 0563-01-0036 Account No. 408978495 TACS No. 48240	Springfield District; Legato; Off Caisson Road; Near Sunrise Green; 1.7783 acres, more or less
2.	Thomas M. Eubanks, et al.	Tax Map No. 0861-04-0001 Account No. 409084142 TACS No. 92281	Springfield District; 7243 Archlaw Drive, Clifton; Eli Stokes Estates; Lot 1; 1.19 acres, more or less
3.	Michael M. Zehner, et al.	Tax Map No. 0983-15-0016 Account No. 409129482 TACS No. 37201	Mt. Vernon District; 8611 Rocky Gap Court, Lorton; Green Ridge; Cozzos Addition; Lot 16; 1,520 square feet, more or less

**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.

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. **There will be a 5% buyer's premium added to the final bid to determine final contract price. The buyer's premium 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 Fairfax 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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 545-2500 or (804) 545-2377, or by writing to the address below.

John A. Rife, Esq.  
Taxing Authority Consulting Services, PC  
re: Fairfax County Auction  
P.O. Box 31800  
Henrico, Virginia 23294-1800

## **Parcel 1 (Berkebile, et. al.):**

Springfield District; Legato; Off Caisson Road; Near Sunrise Green;  
1.7783 acres, more or less

Tax Map No. 0563-01-0036, Account No. 408978495, TACS No. 48240

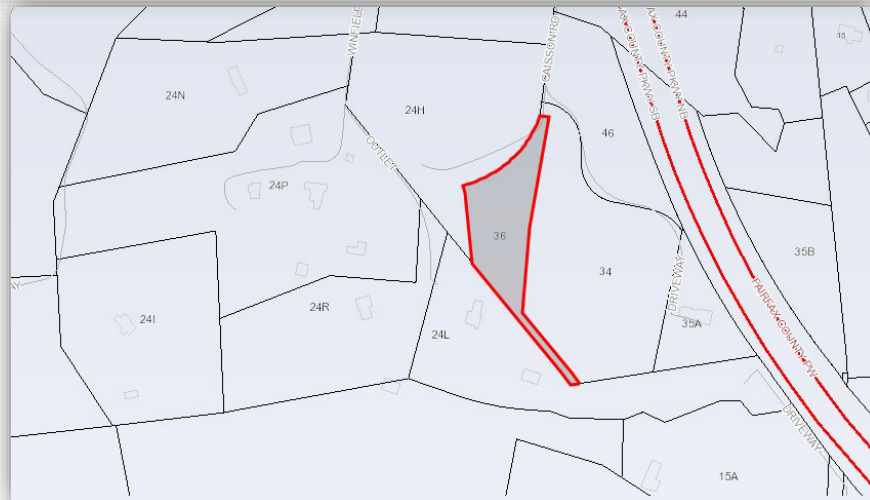
<b>MAP #: 0563 01 0036</b>	
<b>BERKEBILE LUCY E G</b>	<b>N/A</b>
<b>Owner</b>	
Name	BERKEBILE LUCY E G,
Mailing Address	1434 BROOKHAVEN DR MCLEAN VA 22101
Book	07784
Page	0090
<b>Parcel</b>	
Property Location	
Map #	0563 01 0036
Tax District	80000
District Name	SPRINGFIELD
Land Use Code	Vacant Land
Land Area (acreage)	1.7783
Land Area (SQFT)	
Zoning Description	RC(Res Conservation 1DU/5AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE GAS NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, <a href="#">CLICK HERE</a>
Street/Road	UNPAVED
Site Description	BUILDABLE-POOR LOT
<b>Legal Description</b>	
Legal Description	LEGATO
<b>Sales</b> <span style="float: right;">1 of 2</span>	
Date	04/11/1991
Amount	\$0
Seller	
Buyer	BERKEBILE LUCY E G
Notes	Valid and verified sale
Deed Book and Page	07784-0090
Additional Notes	
<b>Values</b>	
Tax Year	2018
Current Land	\$288,000
Current Building	\$0
Current Assessed Total	\$288,000
Tax Exempt	NO
Note	



**Parcel 1 (Berkebile, et. al.):**

Springfield District; Legato; Off Caisson Road; Near Sunrise Green;  
1.7783 acres, more or less

Tax Map No. 0563-01-0036, Account No. 408978495, TACS No. 48240



## **Parcel 2 (Eubanks, et. al.):**

Springfield District; 7243 Archlaw Drive, Clifton; Eli Stokes Estates;  
Lot 1; 1.19 acres, more or less

Tax Map No. 0861-04-0001, Account No. 409084142, TACS No. 92281

MAP #: 0861 04 0001  
EUBANKS THOMAS M 7243 ARCHLAW DR

Owner	
Name	EUBANKS THOMAS M,
Mailing Address	7243 ARCHLAW DR CLIFTON VA 20124
Book	07384
Page	0321

Additional Owners	
ANTKOWIAK STEPHANIE	

Parcel	
Property Location	7243 ARCHLAW DR CLIFTON VA 20124
Map #	0861 04 0001
Tax District	80000
District Name	SPRINGFIELD
Land Use Code	Single-family, Detached
Land Area (acreage)	1.19
Land Area (SQFT)	
Zoning Description	RC(Res Conservation 1DU/5AC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE GAS NOT AVAILABLE
County Historic Overlay District	NO For further information about Historic Overlay Districts, <a href="#">CLICK HERE</a>
Street/Road	PAVED
Site Description	BUILDABLE-GOOD LOT

Legal Description	
Legal Description	ELI STOKES ESTATES

Primary Building	
Building Use	Single Dwelling or Patio House
Style	2 Story
Exterior Wall Material	Half Aluminum/Half Brick
Roof	Wood Shingle
Basement	FULL
Basement Rec Room Size (sq.ft)	
Basement Type	Daylight/English
Dormers	4 Singles&Full
Year Built	1988
Effective Year Built	
Year Addition	
Year House Remodeled	
Model Name	
Bedrooms	4
Full Baths	2
Half Baths	1
Number of Fireplaces	2
# Basement Bedrooms/Dens	
Heating	Central A/C
Construction Quality/Grade	E-EXCELLENT
Physical Condition/CDU	AV-Average

Structure Size	
Above Grade Living Area Total Sq. Ft	3,330
Basement Garage # Cars	

### Sales 1 of 2

Date	07/21/1989
Amount	\$479,280
Seller	
Buyer	EUBANKS THOMAS M
Notes	Valid and verified sale
Deed Book and Page	07384-0321
Additional Notes	

### Values

Tax Year	2018
Current Land	\$346,000
Current Building	\$343,650
Current Assessed Total	\$689,650
Tax Exempt	NO
Note	



**Parcel 2 (Eubanks, et. al.):**

Springfield District; 7243 Archlaw Drive, Clifton; Eli Stokes Estates;  
Lot 1; 1.19 acres, more or less

Tax Map No. 0861-04-0001, Account No. 409084142, TACS No. 92281



## Parcel 3 (Zehner, et. al.):

Mt. Vernon District; 8611 Rocky Gap Court, Lorton; Green Ridge;  
Cozzos Addition; Lot 16; 1,520 square feet, more or less  
Tax Map No. 0983-15-0016, Account No. 409129482, TACS No. 37201

MAP #: 0983 15 0016

ZEHNER MICHAEL M

8611 ROCKY GAP CT

### Owner

Name ZEHNER MICHAEL M,  
Mailing Address PO BOX 196 MERRIFIELD VA 22116  
Book 11092  
Page 1392

### Parcel

Property Location 8611 ROCKY GAP CT LORTON VA 22079  
Map # 0983 15 0016  
Tax District 60000  
District Name MT VERNON  
Land Use Code Townhouse in ownership development  
Land Area (acreage)  
Land Area (SQFT) 1,520  
Zoning Description PDH-3(Residential 3 DU/AC)  
Utilities WATER CONNECTED  
SEWER CONNECTED  
GAS CONNECTED  
County Historic Overlay District NO  
For further information about Historic Overlay Districts,  
[CLICK HERE](#)  
Street/Road PAVED  
Site Description BUILDABLE-AVERAGE LOT

### Legal Description

Legal Description GREEN RIDGE COZZOS ADDITION TO  
LT 16

### Primary Building

Building Use Townhouse  
Style 2 Story  
Exterior Wall Material Aluminum w/ Brick Trim  
Roof Composition Shingle  
Basement FULL  
Basement Rec Room Size (sq.ft) 360  
Basement Type Daylight/English  
Dormers  
Year Built 1988  
Effective Year Built  
Year Addition  
Year House Remodeled  
Model Name MODEL II  
Bedrooms 3  
Full Baths 2  
Half Baths 2  
Number of Fireplaces 1  
# Basement Bedrooms/Dens  
Heating Central A/C  
Construction Quality/Grade A10-AVERAGE 10  
Physical Condition/CDU AV-Average

### Structure Size

Above Grade Living Area Total Sq. Ft 1,449  
Basement Garage # Cars 1

### Sales

1 of 2

Date 09/20/1999  
Amount \$159,950  
Seller  
Buyer ZEHNER MICHAEL M  
Notes Valid and verified sale  
Deed Book and Page 11092-1392  
Additional Notes

### Values

Tax Year 2018  
Current Land \$130,000  
Current Building \$287,820  
Current Assessed Total \$417,820  
Tax Exempt NO  
Note



**Parcel 3 (Zehner, et. al.):**

Mt. Vernon District; 8611 Rocky Gap Court, Lorton; Green Ridge;  
Cozzos Addition; Lot 16; 1,520 square feet, more or less  
Tax Map No. 0983-15-0016, Account No. 409129482, TACS No. 37201



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

At that certain Special Commissioner's sale held on \_\_\_\_\_ 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 buyer's premium of \$ \_\_\_\_\_.

**Tax Map No.** \_\_\_\_\_

**Account No.** \_\_\_\_\_

I understand that a deposit of \$ \_\_\_\_\_ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) 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 suit filed by the County of Fairfax, Virginia, 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.

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Signature

Print Name:

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Address:

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Phone:

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Email:

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Title will be taken in the name of:

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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 6th day of March, 2019, 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.

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Taxing Authority Consulting Services, PC



