

**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 the **Fairfax City Regional Library**, located at 10360 North Street, Fairfax, Virginia, 22030, on **Wednesday, November 7, 2018 at 1:00pm**, 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.	Karen Ann Fraser	Tax Map No. 1021-07060518 Account No. 409143495 TACS No. 59454	Mt. Vernon District; 7808 Frances Drive, Alexandria; Hybla Valley Farms; Lot 518; Block 6; 24,609 Square Feet, More or Less
4.	Anthony Harris	Tax Map No. 0172-02020015 Account No. 408831216 TACS No. 49396	Hunter Mill District; 11599 Maple Ridge Road, Reston; Hickory Cluster; Parcel 4; Lot 15; Block 2; Section 1; 1,119 Square Feet, More or Less
5.	Josiah J. Hill, et al.	Tax Map No. 0503-04-0134 Account No. 408950947 TACS No. 296360	Mason District; 7203 Alger Road, Falls Church; Woodley; Lot 134; Section 3; 11,088 Square Feet, More or Less
6.	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 or the City of Fairfax, 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.

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