

**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 Monday, March 22, 2021 at 11:00am EST** and **close Monday, March 29, 2021 at 11:00am EST**. 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 Taxing Authority Consulting Services, PC (“TACS”).

<u>No.</u>	<u>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
N1.	Parvis Azarmi-Por Mally Azarmipour Mohamed Azarmi-Pour	Tax Map No. 0773-14-A Account No. 409772694 TACS No. 37028	Springfield District; Parvis Estates; Outlot A; Travilah Court, Fairfax Station; 2,456 Square Feet, More or Less
N2.	Ba San Aspen, Inc.	Tax Map No. 0821-16-A Account No. 409800484 TACS No. 91811	Lee District; Clermont; Outlot A; Section 1; Upland Woods Drive, Rose Hill; 0.0222 Acre, More or Less
N3.	Berry Townhomes of VA, Inc.	Tax Map No. 0682-05-Z2 Account No. 409740347 TACS No. 36944	Braddock District; Kings Park West; Outlot Z2; Section 22; Near Tapestry Drive, Fairfax; 1,465 Square Feet, More or Less
N4.	Berry Townhomes of VA, Inc.	Tax Map No. 0682-05-Z4 Account No. 409740349 TACS No. 36944	Braddock District; Kings Park West; Outlot Z4; Section 22; Near Tapestry Drive, Fairfax; 2,166 Square Feet, More or Less
N5.	Chancery Associates Limited Partnership	Tax Map No. 0912-01-0028F Account No. 409830583 TACS No. 37111	Lee District; 6589 Grange Lane, Alexandria; Future Kingstowne; Section 38; 0.143 Acre, More or Less
N6.	Calvin O. Cox, Trustee	Tax Map No. 0893-17-C Account No. 409821850 TACS No. 229095	Springfield District; Spring Forest; Outlot C; Adrienne Glen Avenue, Springfield; 10,746 Square Feet, More or Less
N7.	Lakshmi K. Desai, Trustee Krishna Desai, Trustee	Tax Map No. 0194-26-B Account No. 409565576 TACS No. 180255	Dranesville District; Lucky Estates; Outlot B; Lucky Estates Drive, Vienna; 1,594 Square Feet, More or Less
N8.	Lakshmi K. Desai, Trustee Krishna Desai, Trustee	Tax Map No. 0194-26-C Account No. 409565577 TACS No. 180255	Dranesville District; Lucky Estates; Outlot C; Lucky Estates Drive, Vienna; 2,088 Square Feet, More or Less
N9.	Margaret O. Dillehay	Tax Map No. 1194-02080029 Account No. 409889926 TACS No. 180262	Mt. Vernon District; Gunston Manor; Lots 29 and 31; Block 8; Section A; Mason Place, Lorton; 5,000 Square Feet, More or Less
N10.	Richard J. Guerard, Trustee Joseph D. Marsh, Trustee	Tax Map No. 0213-01-0007C Account No. 409567519 TACS No. 135713	Dranesville District; H&T Monat; Outlot 7C; Swinks Mill Road, McLean; 0.015 Acre, More or Less

N11.	J and D Enterprises	Tax Map No. 0981-05-B1 Account No. 409851985 TACS No. 37194	Springfield District; Middle Valley; Outlot B; Section 1; Young Court, Springfield; 2,366 Square Feet, More or Less
N12.	Keswick Homes, Inc.	Tax Map No. 0112-17-A Account No. 409537464 TACS No. 135510	Hunter Mill District; Oak Crest Estates; Outlot A; Reston Avenue, Herndon; 0.0237 Acre, More or Less
N13.	MFG 21 Madison Lane Limited Liability Co.	Tax Map No. 0614-42-0066A Account No. 409724946 TACS No. 36908	Mason District; 6103 Madison Pointe Court, Falls Church; Madison Lane; Lot 66A; Section 3; Auto Parking; 992 Square Feet, More or Less
N14.	MFG 21 Madison Lane Limited Liability Co.	Tax Map No. 0614-42-0067A Account No. 409724947 TACS No. 36908	Mason District; 6105 Madison Pointe Court, Falls Church; Madison Lane; Lot 67A; Section 3; Auto Parking; 1,032 Square Feet, More or Less
N15.	Catherine O. Moncada Billie J. Odom	Tax Map No. 0063-13-A2 Account No. 409529238 TACS No. 36529	Dranesville District; Grand Hamptons II; Parcel A1; Phase I; Windsor Hall Way, Herndon; 1,072 Square Feet, More or Less
N16.	Rodney S. Monteith	Tax Map No. 0931-41-A Account No. 409842934 TACS No. 450184	Mt. Vernon District; Belle Haven Terrace; Outlot A; Section 1; Yale Drive, Alexandria; 9,028 Square Feet, More or Less
N17.	Hung T. Quach	Tax Map No. 0532-03-A4 Account No. 409684699 TACS No. 36831	Sully District; Chalet Woods; Parcel A; Section 5; Cranoke Street, Centreville; 1,731 Square Feet, More or Less
N18.	Renaissance at Oakton Glen, LLC	Tax Map No. 0473-17-C Account No. 409657304 TACS No. 93266	Providence District; Avondale Glen; Outlot C; Oakton Road, Oakton; 1,232 Square Feet, More or Less
N19.	Walter James Settle Joyce A. Settle	Tax Map No. 0712-05-0084 Account No. 409757999 TACS No. 364508	Mason District; Roberts Place; Part Lot 84; Near Roberts Avenue, Annandale; 0.0715 Acre, More or Less
N20.	The Milton Company	Tax Map No. 0452-10-B Account No. 409645144 TACS No. 180721	Springfield District; Greenbriar Meadows; Outlot B; Section 5; Mill Meadow Court, Fairfax; 1,971 Square Feet, More or Less
N21.	The Virginia Black Professional Baseball Memorial Association	Tax Map No. 0392-41-A1 Account No. 409626470 TACS No. 449298	Providence District; Fox Creek; Outlot A1; Near Haney Drive and Arrowleaf Drive, Tysons; 2,500 Square Feet, More or Less
N22.	Thompson and Case, Inc.	Tax Map No. 0473-13-A Account No. 409657191 TACS No. 297040	Providence District; 10702 Rosehaven Street, Fairfax; Dudley Heights; Outlot A; Section 2; 980 Square Feet, More or Less
N23.	Lawrence Weglarz	Tax Map No. 0651-05-B Account No. 409729029 TACS No. 93729	Sully District; Centre Ridge; Outlot B; Section 7; Woodland Ridge Drive, Centreville; 5,024 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 Andy Austin, Auction Coordinator, at (434) 294-6093 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 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 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 March 29, 2021) and the highest bidder will be responsible for taxes from that date forward.

**There will be a buyer's premium of 10% or \$100.00, 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 April 5, 2021 at 11:00am EST).** Time is of the essence. All payments must be made in the form of a personal check, cashier's check, money order or wire transfer. Wire transfers are preferred. Cash will not be accepted. 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 request to [cat@taxva.com](mailto:cat@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 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 Andy Austin, Auction Coordinator, at (434) 294-6093. Questions concerning the property subject to sale should be directed to TACS

online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com) or [cat@taxva.com](mailto:cat@taxva.com), by phone to (804) 545-2500 or (804) 545-2377, or by writing to the address below.

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