

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF WARREN, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Warren, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at **The Warren County Government Center, 220 North Commerce Avenue, Suite 601**, on **July 1, 2025 at 12:00 PM**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by For Sale At Auction (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
J1	Barbara A. Goldberg	15E--3-3-701	5065	571069	Vacant; Drummer Hill Road, Front Royal 22630
J2	Thomas J. Hunt, et ux.	15D--1-3--30	4050	571034	Vacant; Farms Riverview Road, Front Royal 22630
J3	Claude A. Cash	15E--1-1-493	4860	571060	Vacant; Goode Drive, Front Royal 22630
J4	Terry Binder	15E--5-5-508	5557	571080	Vacant; Wambach Court, Front Royal 22630 L508 SHEN FARMS MT LAKE SEC PT 5

J5	Terry Binder	15E--4-4-194; 15E--4-4-195; 15E--4-4-271; 15E--4-4-272; and, 15E--4-4-273	5252; 5253; 5325; 5326; and, 5327	571080	Vacant; Bobbie Court, Front Royal 22630 L194; L195; L271; L272; L273 SHEN FARMS MT LAKE SEC PT 4
J6	Keith R. and Randy, J R Linderman	22B----J--25	14351	570859	Vacant; Rome Beauty Drive, Linden 22642
J7	Lura H. Brown	22B----P--35	14553	570861	Vacant; Jonathan Road, Linden 22642
J8	Billie M. Kolb	15E--8-1---N	5884	571110	Vacant; Hopkins Bluff Road, Front Royal 22630
J9	R B Bayly	15-----11	3600	409116	Vacant; Blue Mountain Road, Front Royal 22630
J10	Ralph A. Karau	15H--1-----5	6027	571118	Vacant; Old Oregon Road, Front Royal 22630

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. 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. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal 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 upon resale.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150.00, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: 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 **www.forsaleatauction.biz**. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact For Sale At Auction, at (540) 899-1776 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than July 9, 2025).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Warren and forwarded to TACS, at the address shown below. Cash

and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Warren and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone to For Sale at Auction, at (540) 899-1776. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 612-0629, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales – Warren County
P.O. Box 31800
Henrico, Virginia 23294-1800

At that certain real estate tax sale which closed on Wednesday, July 9, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Warren v. _____ (**Case No.** _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Warren, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (July 9, 2025). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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.

I understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, or if the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit all amounts paid and pay any charges incurred by the Special

Commissioner or the Court in collecting on the delinquent amount, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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.

_____ Signature	_____ Street Address
_____ Name (please print)	_____ 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 9th day of July 2025, 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

Property J1

Barbara A. Goldberg

Tax Map #: 15E--3-3-701

Account #: 5065

Total Acres (Includes all Sublots): 0.61

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Shen Farms San Dist

Land Use: Single Family Suburb - Vac

School Zone: LFK Elem., WC Middle, WC High

Owner: GOLDBERG BARBARA A

Tax Map #: 15E--3-3-701

Account #: 5065

Assessment Link: [Click Here](#)

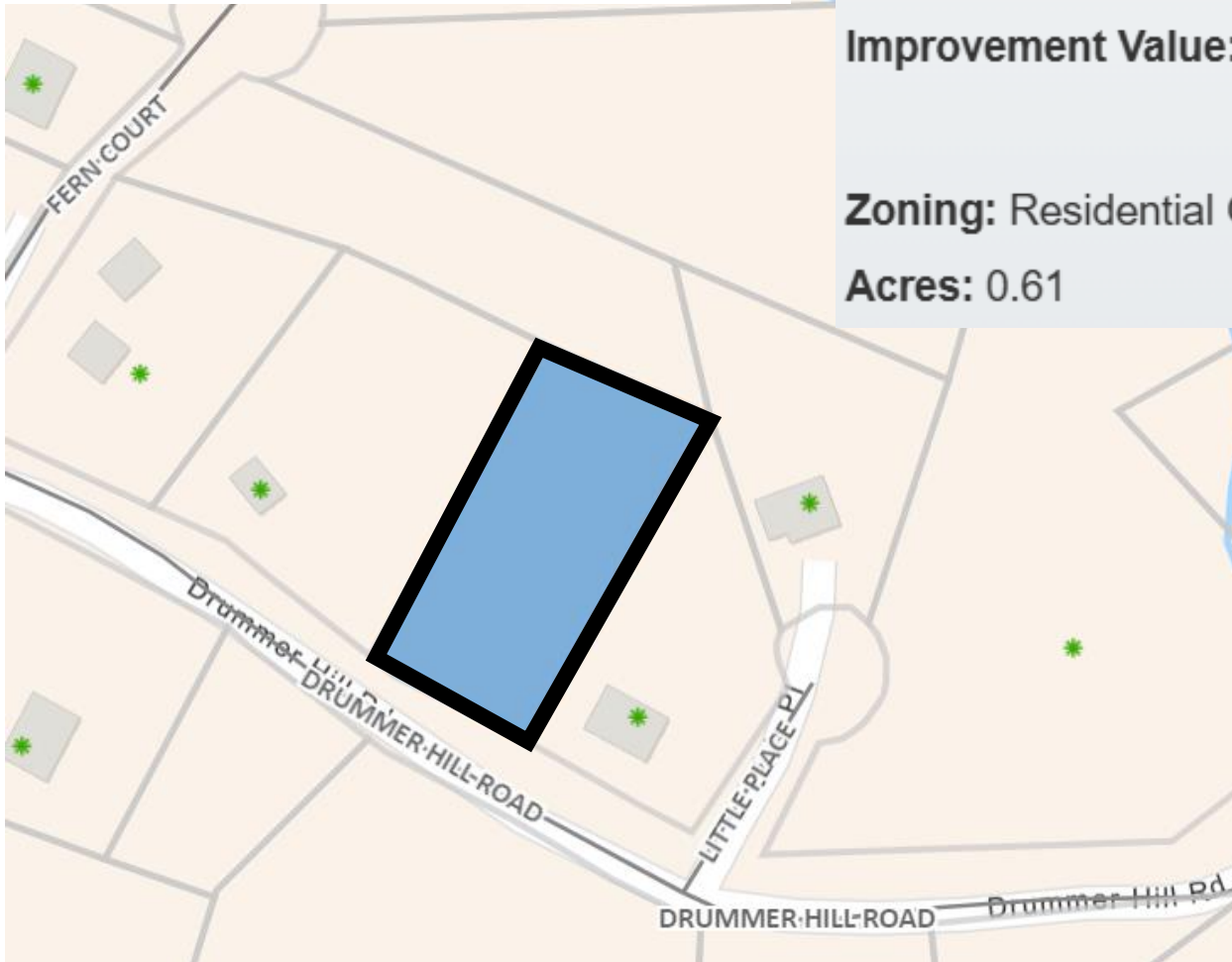
Total Value: \$26,500

Land Value: \$26,500

Improvement Value: N/A

Zoning: Residential One

Acres: 0.61



This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property J2

Thomas J. Hunt, et ux.

Tax Map #: 15D--1-3--30

Account #: 4050

Total Acres (Includes all Sublots): 0.8

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Shen Farms San Dist

Land Use: Single Family Suburb - Vac

School Zone: LFK Elem., WC Middle, WC High

Owner: HUNT THOMAS J ET UX

Tax Map #: 15D--1-3--30

Account #: 4050

Assessment Link: [Click Here](#)

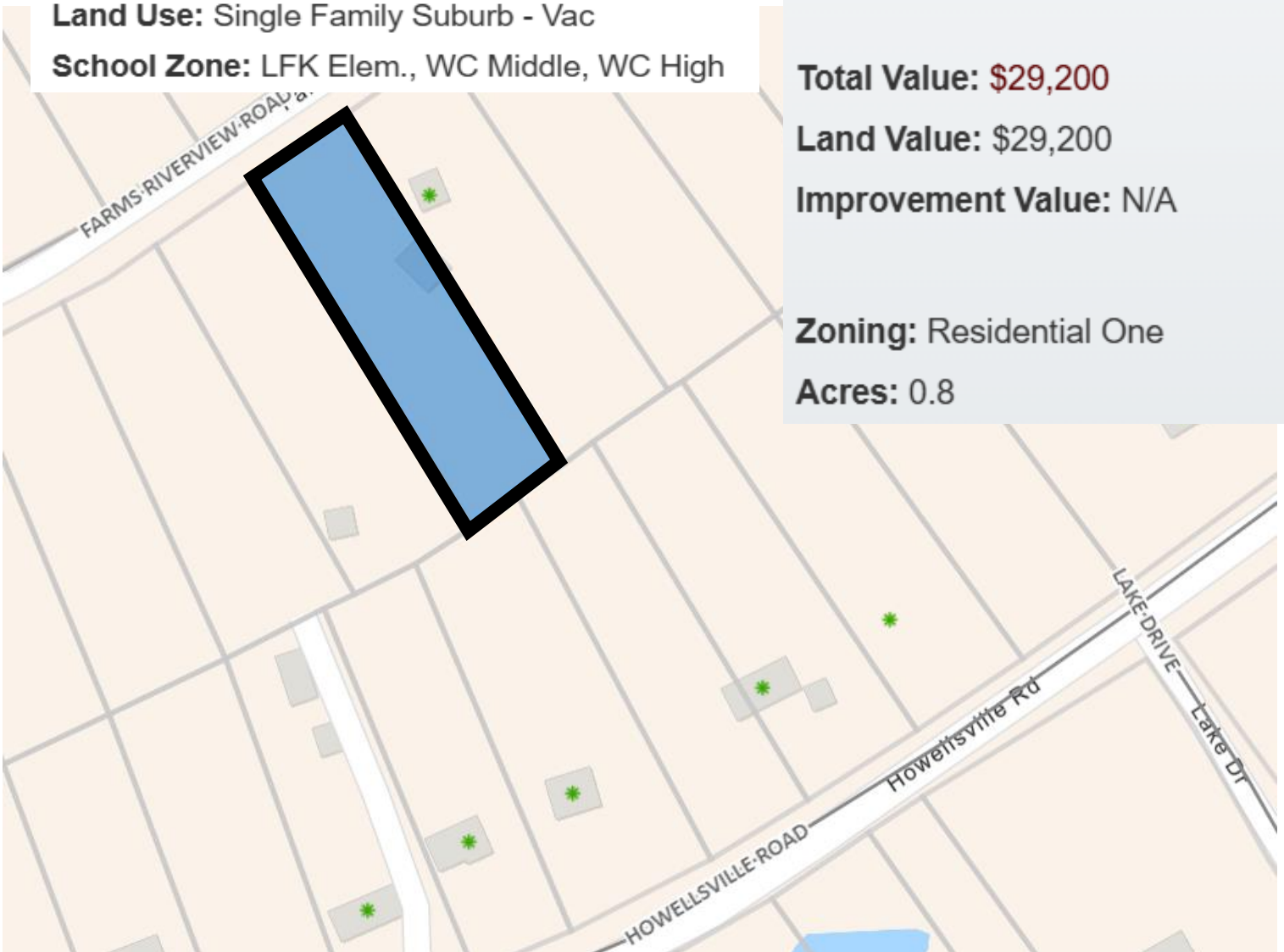
Total Value: \$29,200

Land Value: \$29,200

Improvement Value: N/A

Zoning: Residential One

Acres: 0.8



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Property J3
Claude A. Cash

Tax Map #: 15E--1-1-493

Account #: 4860

Total Acres (Includes all Sublots): 0.36

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Shen Farms San Dist

Land Use: Single Family Suburb - Vac

School Zone: LFK Elem., WC Middle, WC High

Owner: CASH CLAUDE A

Tax Map #: 15E--1-1-493

Account #: 4860

Assessment Link: [Click Here](#)

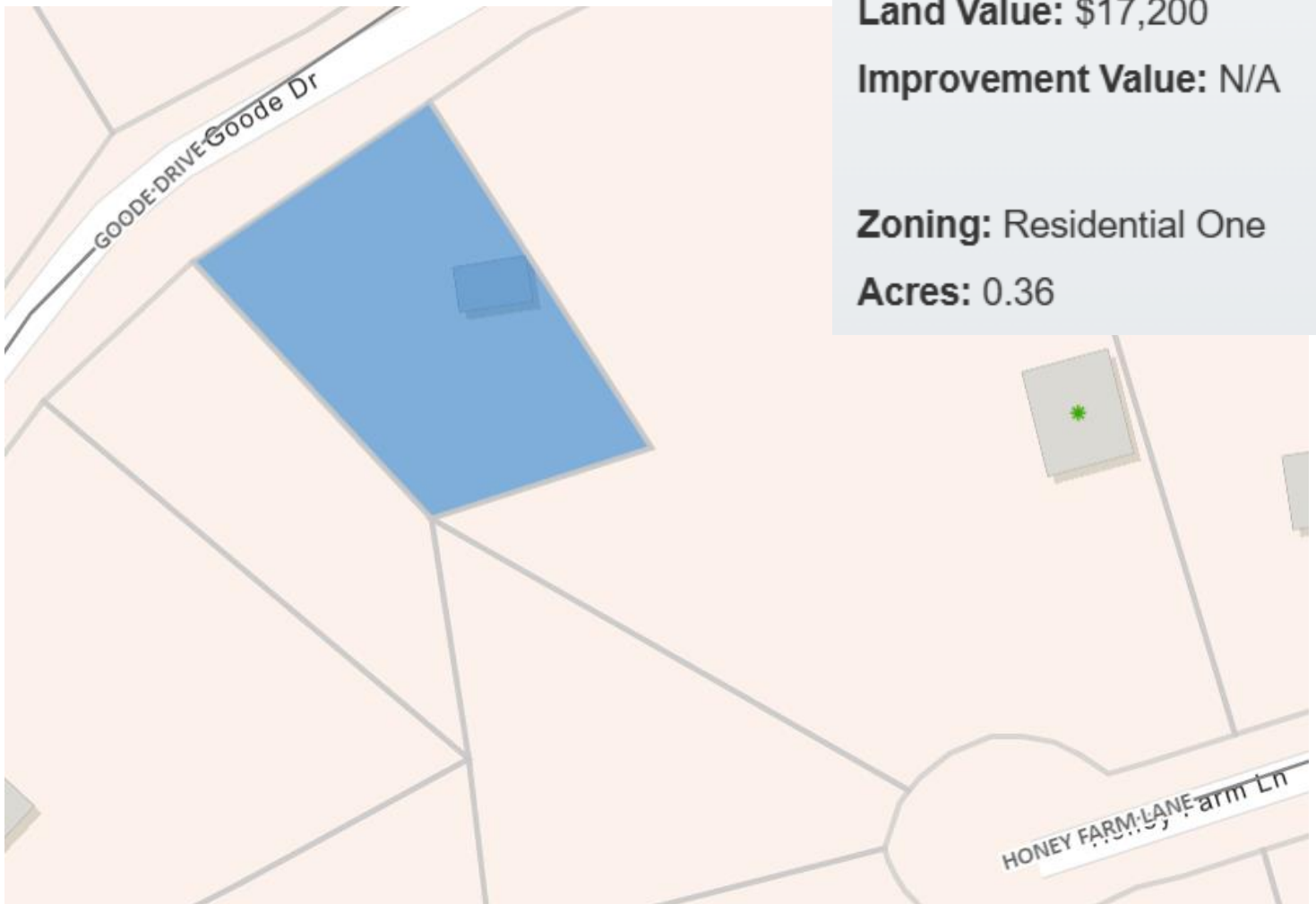
Total Value: \$17,200

Land Value: \$17,200

Improvement Value: N/A

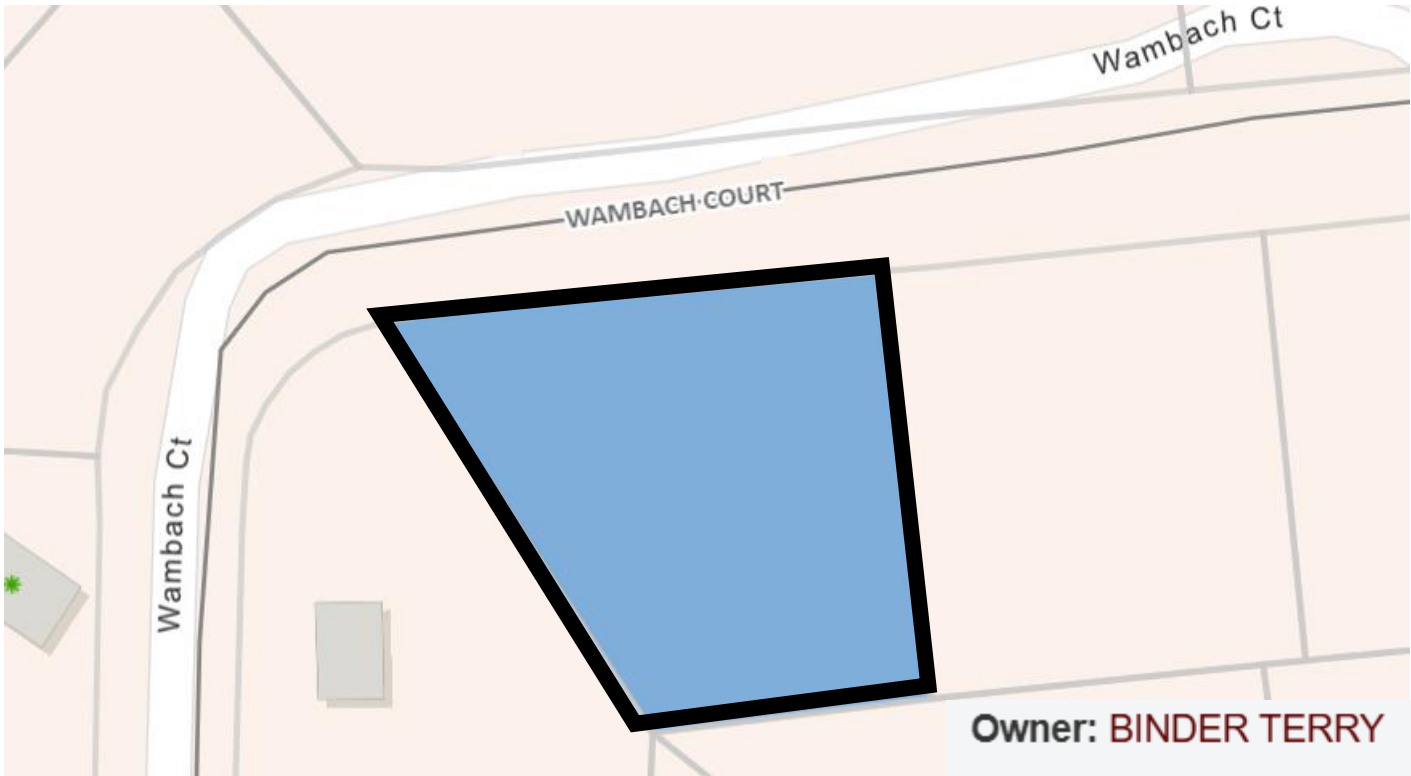
Zoning: Residential One

Acres: 0.36



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Property J4
Terry Binder



Tax Map #: 15E--5-5-508

Account #: 5557

Total Acres (Includes all Sublots): 0.5

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Shen Farms San Dist

Land Use: Single Family Suburb - Vac

School Zone: LFK Elem., WC Middle, WC High

Owner: BINDER TERRY

Tax Map #: 15E--5-5-508

Account #: 5557

Assessment Link: [Click Here](#)

Total Value: \$25,000

Land Value: \$25,000

Improvement Value: N/A

Zoning: Residential One

Acres: 0.5

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Owner: BINDER TERRY

Tax Map #: 15E--4-4-271

Account #: 5325

Assessment Link: [Click Here](#)

Total Value: \$18,300

Land Value: \$18,300

Improvement Value: N/A

Zoning: Residential One

Acres: 0.38

Property J5

Terry Binder

Owner: BINDER TERRY

Tax Map #: 15E--4-4-273

Account #: 5327

Assessment Link: [Click Here](#)

Total Value: \$13,900

Land Value: \$13,900

Improvement Value: N/A

Zoning: Residential One

Acres: 0.3

Owner: BINDER TERRY

Tax Map #: 15E--4-4-195

Account #: 5253

Assessment Link: [Click Here](#)

Total Value: \$12,800

Land Value: \$12,800

Improvement Value: N/A

Zoning: Residential One

Acres: 0.28

Owner: BINDER TERRY

Tax Map #: 15E--4-4-272

Account #: 5326

Assessment Link: [Click Here](#)

Total Value: \$13,900

Land Value: \$13,900

Improvement Value: N/A

Zoning: Residential One

Acres: 0.3

Owner: BINDER TERRY

Tax Map #: 15E--4-4-194

Account #: 5252

Assessment Link: [Click Here](#)

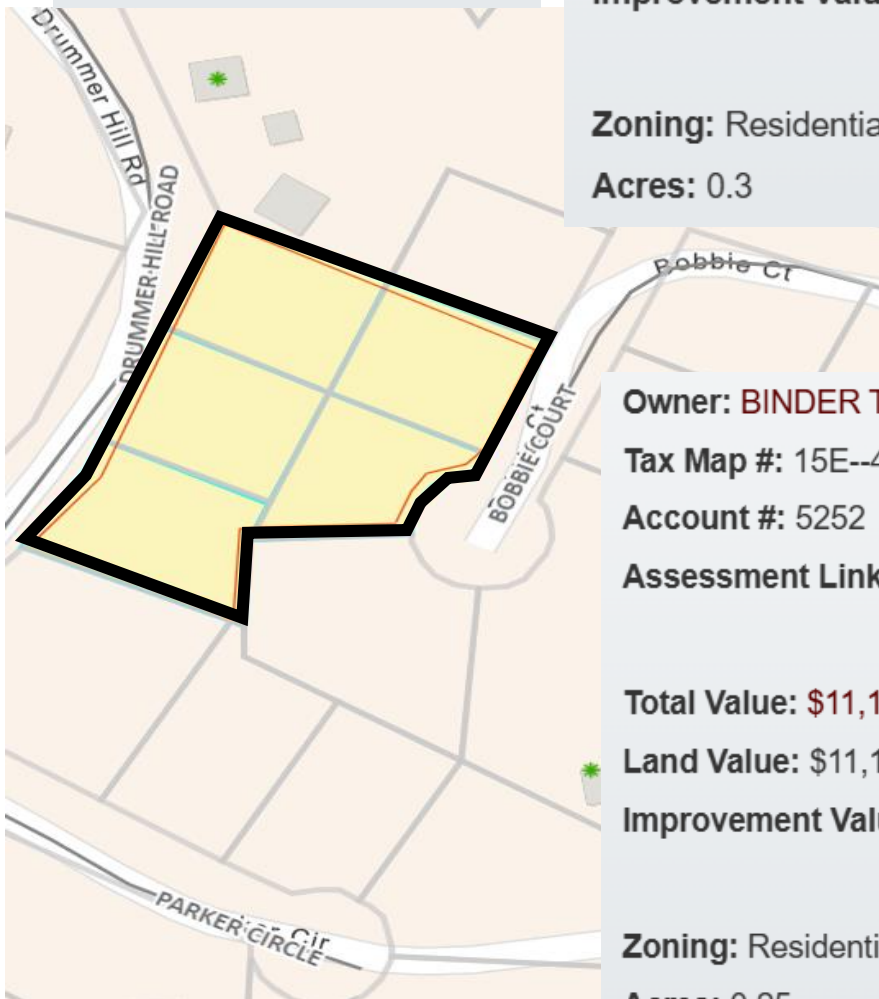
Total Value: \$11,100

Land Value: \$11,100

Improvement Value: N/A

Zoning: Residential One

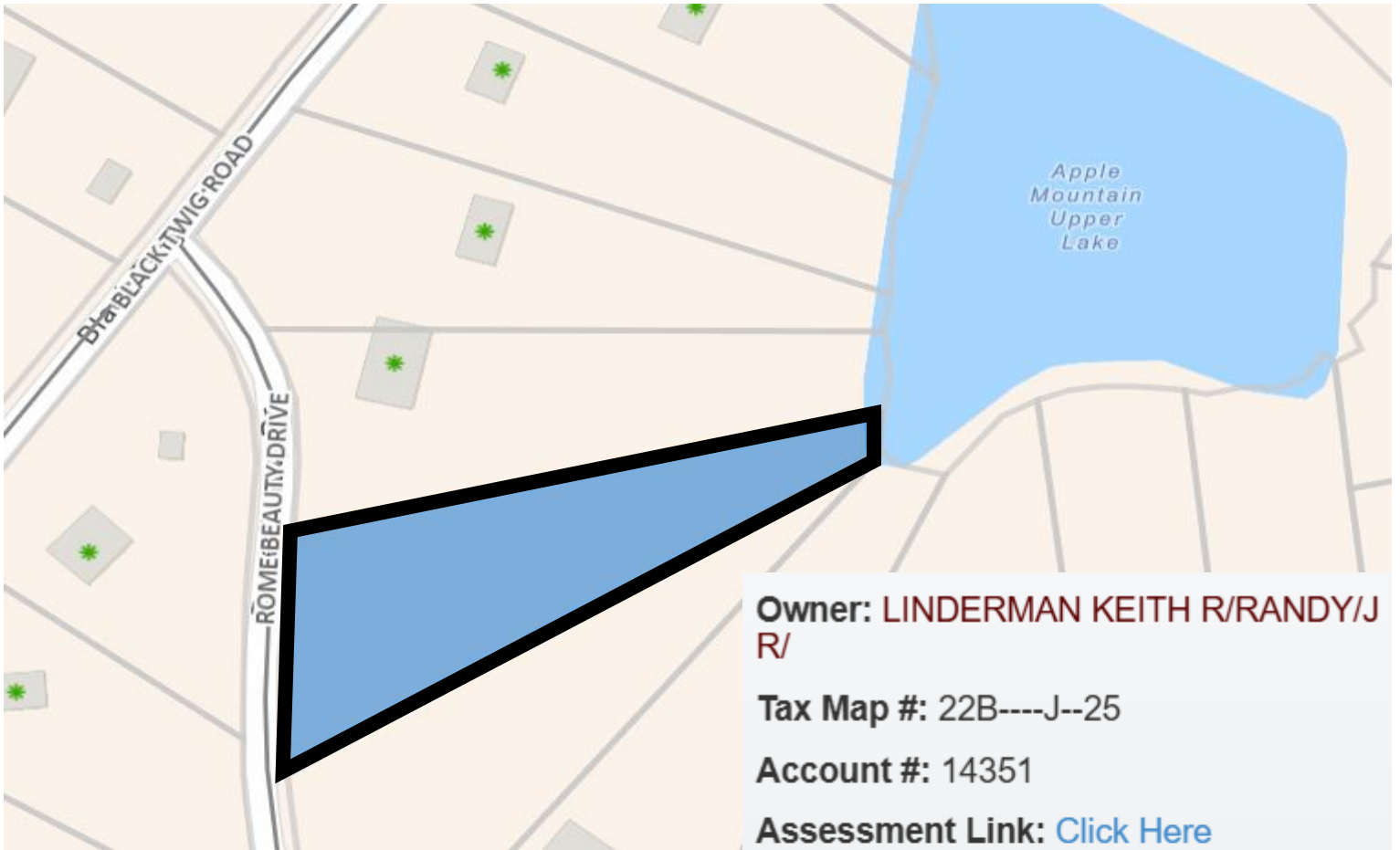
Acres: 0.25



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Property J6

Keith R. Linderman and Randy, J R Linderman



Owner: LINDERMAN KEITH R/RANDY/J R/

Tax Map #: 22B----J--25

Account #: 14351

Assessment Link: [Click Here](#)

Tax Map #: 22B----J--25

Account #: 14351

Total Acres (Includes all Sublots): 1.04

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Happy Creek - County

Land Use: Single Family Suburb - Vac

School Zone: HJB Elem., WC Middle, WC High

Total Value: \$32,600

Land Value: \$32,600

Improvement Value: N/A

Zoning: Residential One

Acres: 1.04

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Property J7
Lura H. Brown

Tax Map #: 22B----P--35

Account #: 14553

Total Acres (Includes all Sublots): 1.05

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Happy Creek - County

Land Use: Single Family Suburb - Vac

School Zone: HJB Elem., WC Middle, WC High

Owner: BROWN LURA H

Tax Map #: 22B----P--35

Account #: 14553

Assessment Link: [Click Here](#)

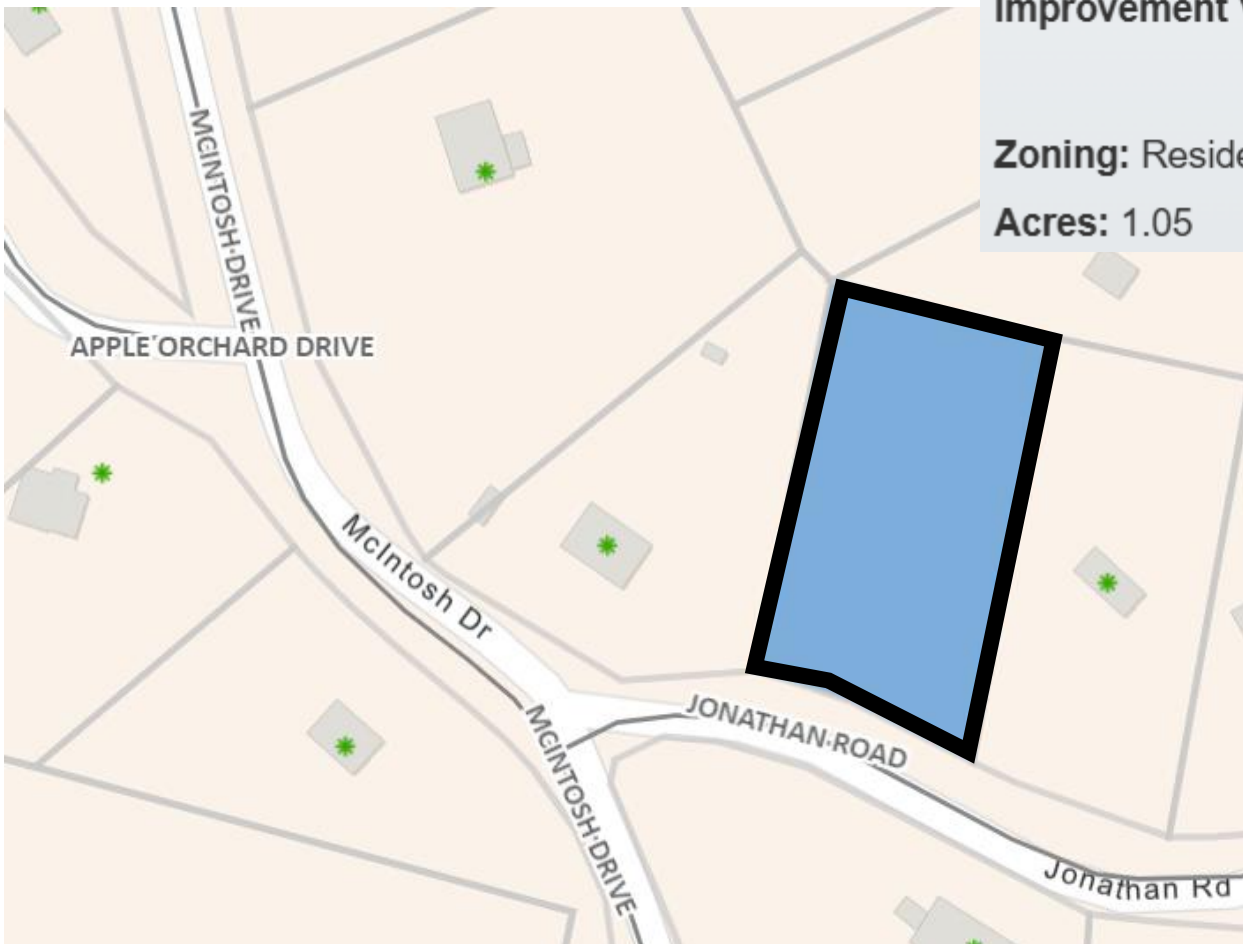
Total Value: \$32,700

Land Value: \$32,700

Improvement Value: N/A

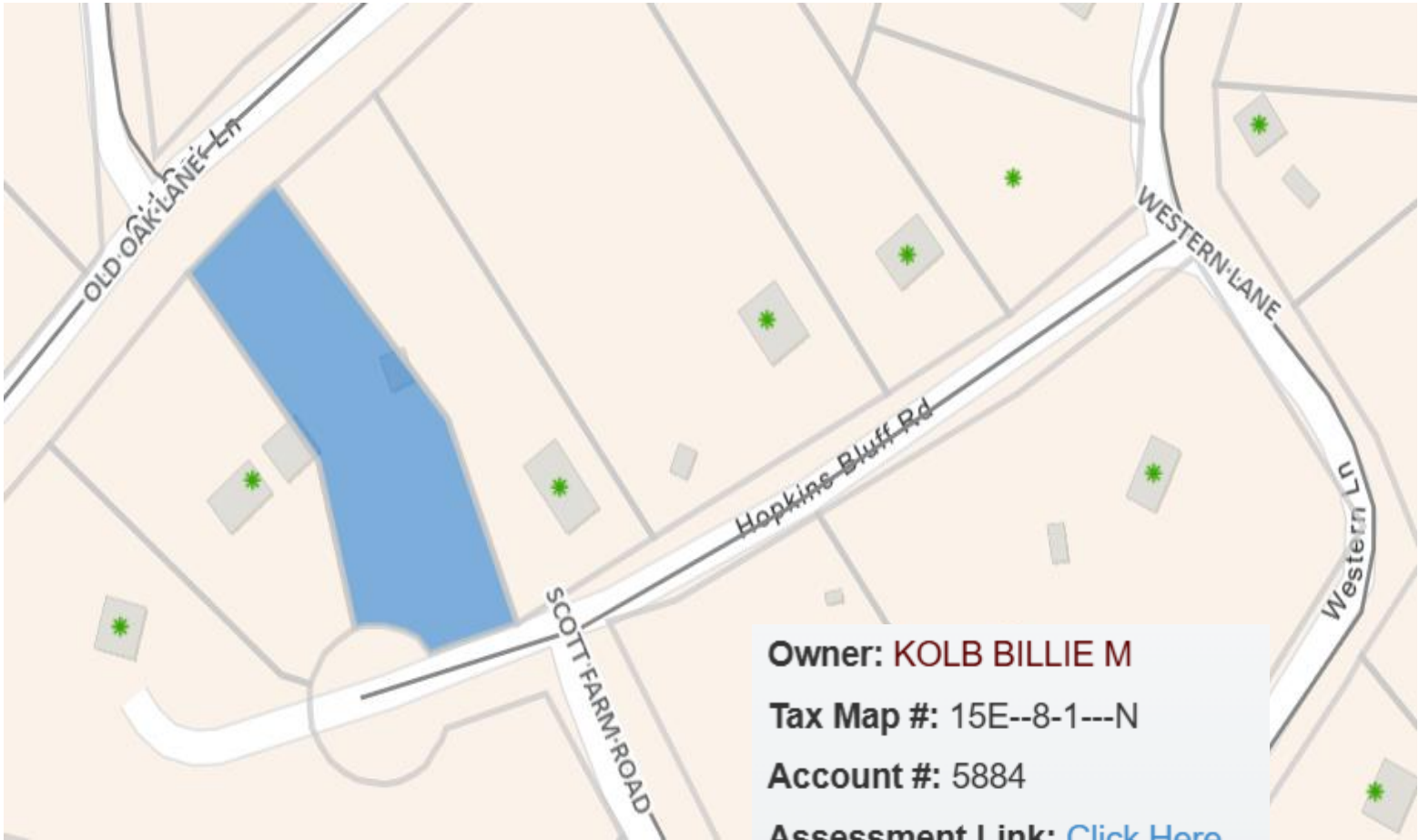
Zoning: Residential One

Acres: 1.05



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Property J8
Billie M. Kolb



Owner: KOLB BILLIE M
Tax Map #: 15E--8-1---N
Account #: 5884
Assessment Link: [Click Here](#)

Tax Map #: 15E--8-1---N
Account #: 5884
Total Acres (Includes all Sublots): 0.7
Zoning: Residential One
Occupancy Code: Fair Value-Residential
Magisterial Code: Shen Farms San Dist
Land Use: Single Family Suburb - Res
School Zone: LFK Elem., WC Middle, WC High

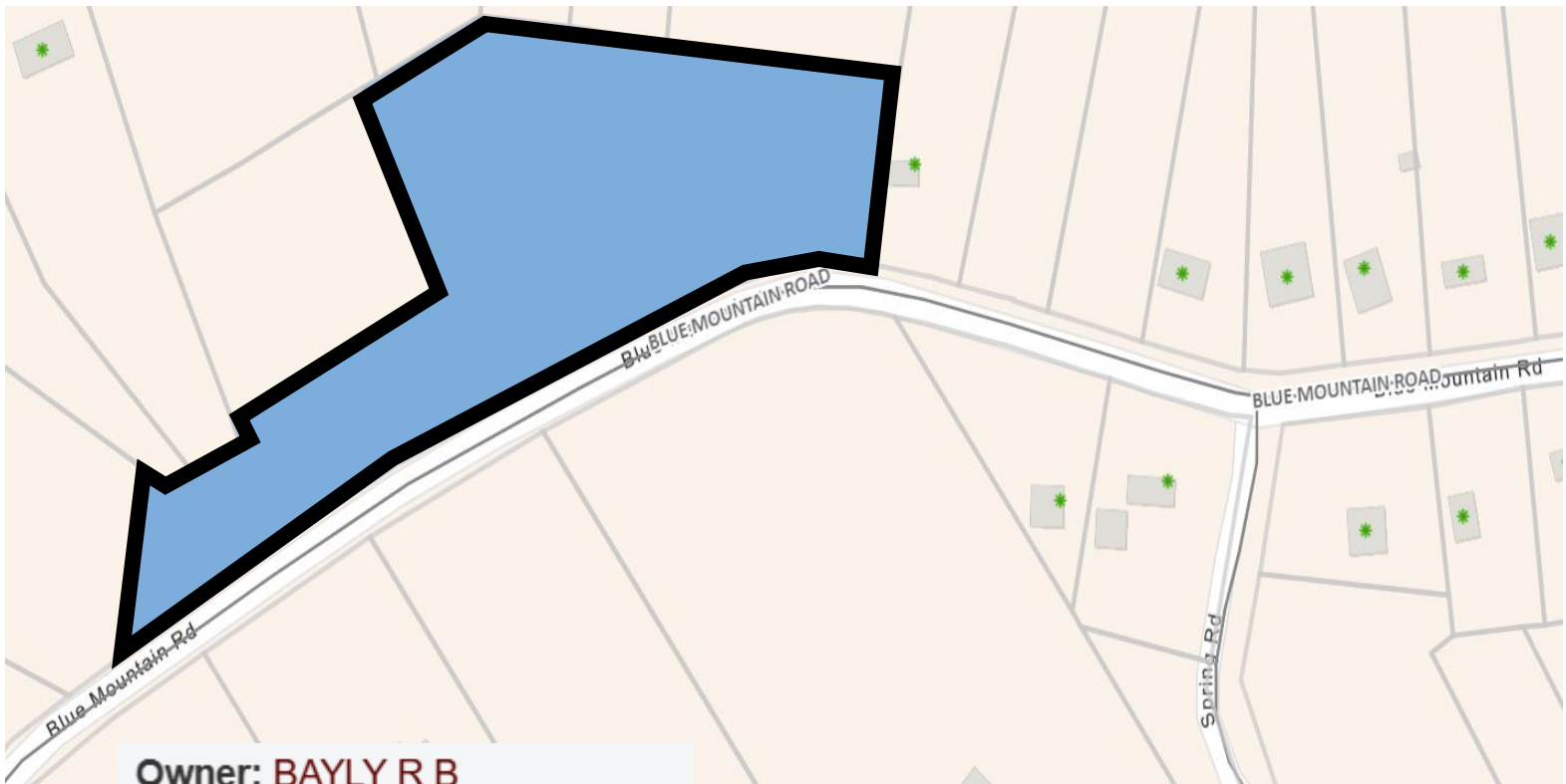
Total Value: \$68,500
Land Value: \$58,500
Improvement Value: \$10,000

Zoning: Residential One
Acres: 0.7

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Property J9

R B Bayly



Owner: BAYLY R B

Tax Map #: 15-----11

Account #: 3600

Assessment Link: [Click Here](#)

Total Value: \$90,000

Land Value: \$90,000

Improvement Value: N/A

Zoning: Residential One

Acres: 5

Tax Map #: 15-----11

Account #: 3600

Total Acres (Includes all Sublots): 5

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Shenandoah - County

Land Use: Single Family Suburb - Vac

School Zone: LFK Elem., WC Middle, WC High

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Property J10

Ralph A. Karau

Tax Map #: 15H--1-----5

Account #: 6027

Total Acres (Includes all Sublots): 1.173

Zoning: Residential One

Occupancy Code: Vacant Land

Magisterial Code: Shen Farms San Dist

Land Use: Single Family Suburb - Vac

School Zone: LFK Elem., WC Middle, WC High

Owner: KARAU RALPH A

Tax Map #: 15H--1-----5

Account #: 6027

Assessment Link: [Click Here](#)

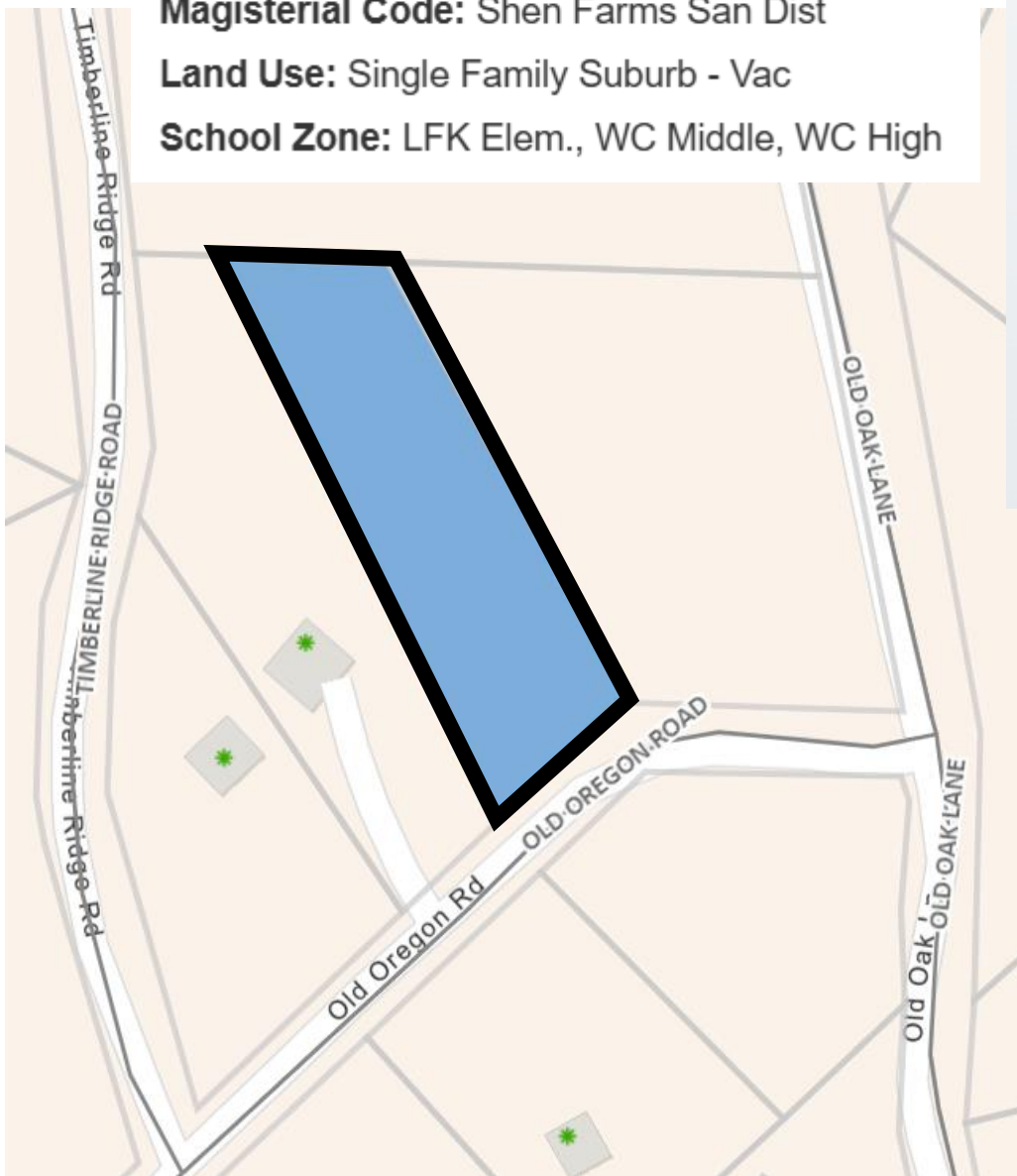
Total Value: \$34,500

Land Value: \$34,500

Improvement Value: N/A

Zoning: Residential One

Acres: 1.173



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