

**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 **November 17, 2022 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 made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	George C. Waller, Et Ux	13C-1-K-2	2385	409074	Vacant, Mountain View Drive, Front Royal; ±0.31 acre
2	Betty C. Toothman	13C-1-K-3	2386	409075	Vacant, Mountain View Drive, Front Royal; ±0.31 acre
3	John E. Trowbridge, Et Ux	13C-1-T-9	2469	409079	Vacant, Riverview Shores Drive, Front Royal; ±0.33 acre
4	Samuel J. Ulitzky, Et Ux	13C-4-4-631	2848	409089	Vacant, Riverview Shores Drive, Front Royal; ±0.28 acre
5	Issac Greer Paisley, Et Ux	15B-2-2-83	3820	409404	Vacant, Lot 83 Shen Farms, Front Royal; ±0.574 acre
6	Richard A. Pendergist, Et Ux	15E-1-1-16A	4400	409143	Vacant, L 16A Shen Farms Mt Lake, Front Royal; ±0.56 acre
7	Shenandoah Farms, Inc.	15E-1-1-570	4942	409150	Vacant, L570 Shen Farms, Front Royal; ±0.50 acre
8	Raymond C. Price, Et Ux	15E-4-4-198	5256	409159	Vacant, Front Royal; ±0.95 acre

9	United Contractors Inc	15E-4-4-376	5429	409557	Vacant, L376 Shen Farms Pt 4, Front Royal; ±0.39 acre
10	Thomas D. Swanson	15E-5-5-426	5477	409288	Vacant, Briar Lane, Front Royal; ±0.40 acre
11	Marie S. Rountree	15E-5-5-615	5649	409315	Vacant, Gayles Lane, Front Royal; ±0.44 acre
12	Mary E. Smitherman	15G-1-5-57	6021	409317	Vacant, L57 Shen Farms Mt View, Front Royal; ±1.301 acre
13	Tech Homes LLC	16A-2-2-66 and 16A-2-2-67	6341 and 6342	409292	Vacant, Shady Tree Lane, Front Royal; ±1.136 acres total
14	Unknown Owner	20A3-454-7	9895	409452	Vacant, L7 B54, Front Royal; ±0.172 acre
15	United Contractors Inc	23C-4-4-2	17565	570380	Vacant, Bragg Drive, Front Royal; ±0.46 acre
16	United Contractors Inc	23C-4-4-6	17569	409557	Vacant, L6 Shen Farms, Linden; ±0.46 acre
17	United Contractors Inc	23C-8-4-2	18433	409557	Vacant, L2 Shen Farms Mt View, Front Royal; ±0.93 acre
18	Lucette G. Nagourny	24A-28D-379	18615	409334	Vacant, Buck Road, Linden; ±0.57 acre
19	John W. Ramey, Et Ux Et Al	28B-1-7	20693	409061	Vacant, Stonewall Jackson Highway, Front Royal; ±0.72 acre
20	Wassily Smyrnov	39B-2-1	23541	409071	Vacant, Summit Point Drive, Front Royal; ±0.85 acre
21	Kevin R. Noble	43-13A1B	32798	409579	Vacant, Bentonville Road, Bentonville; ±1.8054 acres

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 the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

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: On the day of the auction, 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 <https://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 November 24, 2022).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to County of Warren and forwarded to TACS, at the address shown below. 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 <https://www.forsaleatauction.biz/>, by email to inquiry@forsaleatauction.biz or by phone 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.

Re: County of Warren Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Thursday, November 17, 2022 in the cause styled County of Warren 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 Warren, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$_____ 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 Warren or if I am named as a Defendant in any delinquent tax suit filed by the County of Warren, 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.

Signature

Print Name:

Address:

Phone:

Email:

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 17th day of November 2022, 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 1
George C. Waller, Et Ux



Current Data

Tax Map No.: 13C-1-K-2

Account No.: 2385

Property Address and Description: Vacant, Mountain View Drive, Front Royal

Land Value: \$10,000

Building Value: n/a

Total Value: \$10,000

Acreage: ±0.31 acre

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 2
Betty C. Toothman



Current Data

Tax Map No.: 13C-1-K-3

Account No.: 2386

Owner: Betty C. Toothman

Property Address and Description: Vacant, Mountain View Drive, Front Royal

Land Value: \$10,000

Building Value: n/a

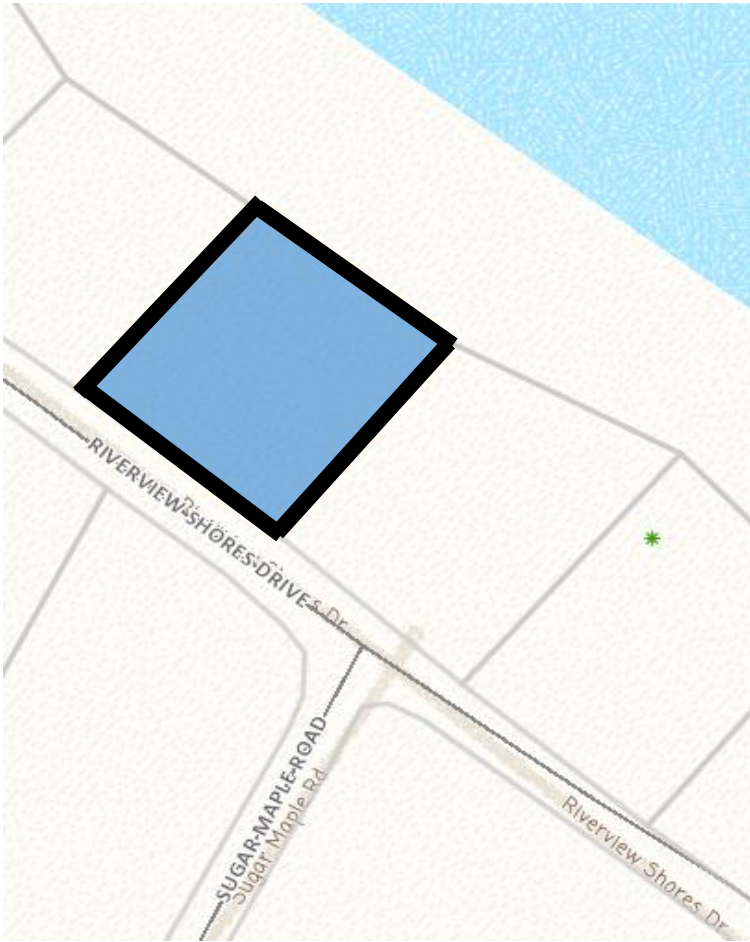
Total Value: \$10,000

Acreage: ±0.31 acre

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Property 3

John E. Trowbridge, Et Ux



Current Data

Tax Map No.: 13C-1-T-9

Account No.: 2469

Owner: John E. Trowbridge, Et Ux

Property Address and Description: Vacant, Riverview Shores Drive, Front Royal

Land Value: \$10,000

Building Value: n/a

Total Value: \$10,000

Acreage: ±0.33 acre

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Property 4

Samuel J. Ulitzky, Et Ux



Current Data

Tax Map No.: 13C-4-4-631

Account No.: 2848

Owner: Samuel J. Ulitzky, Et Ux

Property Address and Description: Vacant, Riverview Shores Drive, Front Royal

Land Value: \$15,000

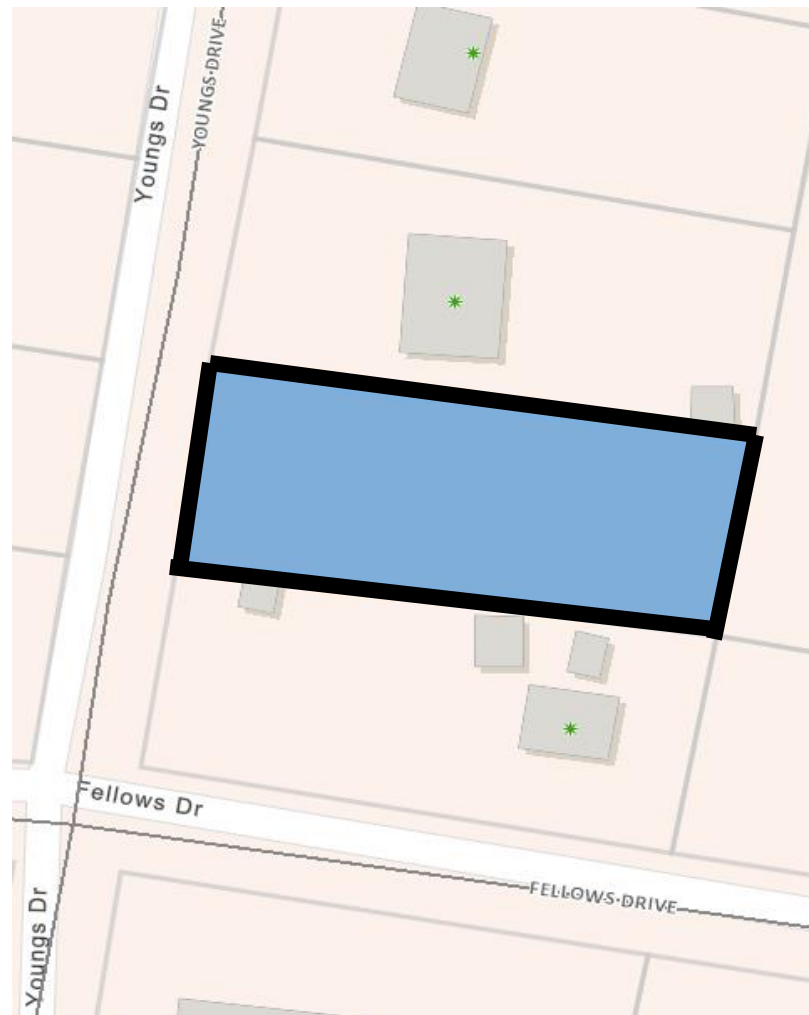
Building Value: n/a

Total Value: \$15,000

Acreage: ±0.28 acre

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Property 5
Issac Greer Paisley



Current Data

Tax Map No.: 15B-2-2-83

Account No.: 3820

Owner: Issac Greer Paisley, Et Ux

Property Address and Description: Vacant, Lot 83 Shen Farms, Front Royal

Land Value: \$15,000

Building Value: n/a

Total Value: \$15,000

Acreage: ±0.574 acre

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Property 6

Richard A. Pendergist, Et Ux



Current Data

Tax Map No.: 15E-1-1-16A

Account No.: 4400

Owner: Richard A. Pendergist, Et Ux

Property Address and Description: Vacant, L 16A Shen Farms Mt. Lake, Front Royal

Land Value: \$20,000

Building Value: n/a

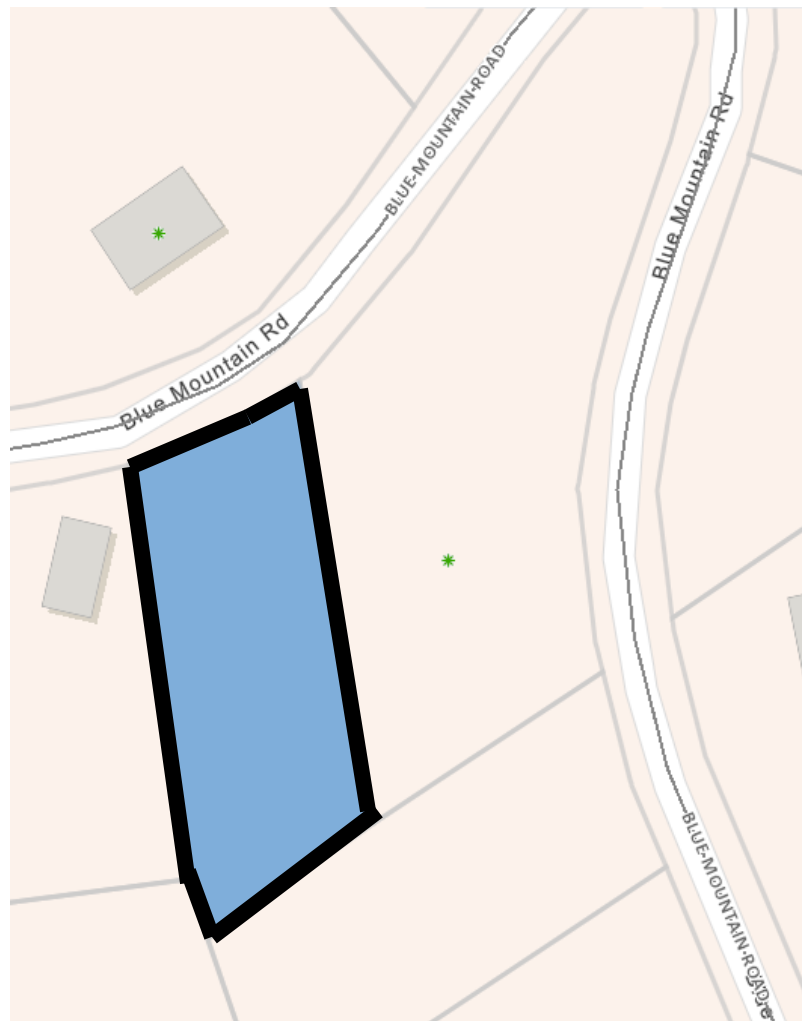
Total Value: \$20,000

Acreage: ±0.56 acre

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Property 7

Shenandoah Farms, Inc.



Current Data

Tax Map No.: 15E-1-1-570

Account No.: 4942

Owner: Shenandoah Farms, Inc.

Property Address and Description: Vacant, L570 Shen Farms, Front Royal

Land Value: \$20,000

Building Value: n/a

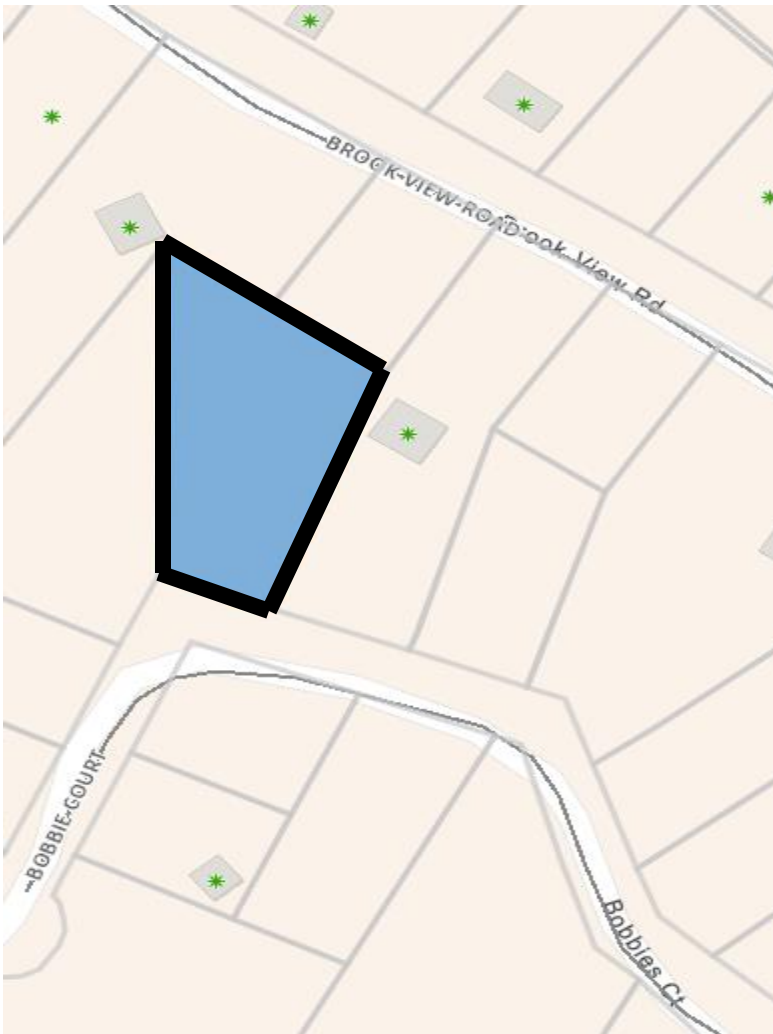
Total Value: \$20,000

Acreage: ±0.50 acre

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Property 8

Raymond C. Price, Et Ux



Current Data

Tax Map No.: 15E-4-4-198

Account No.: 5256

Owner: Raymond C. Price, Et Ux

Property Address and Description: Vacant, Front Royal

Land Value: \$5,000

Building Value: n/a

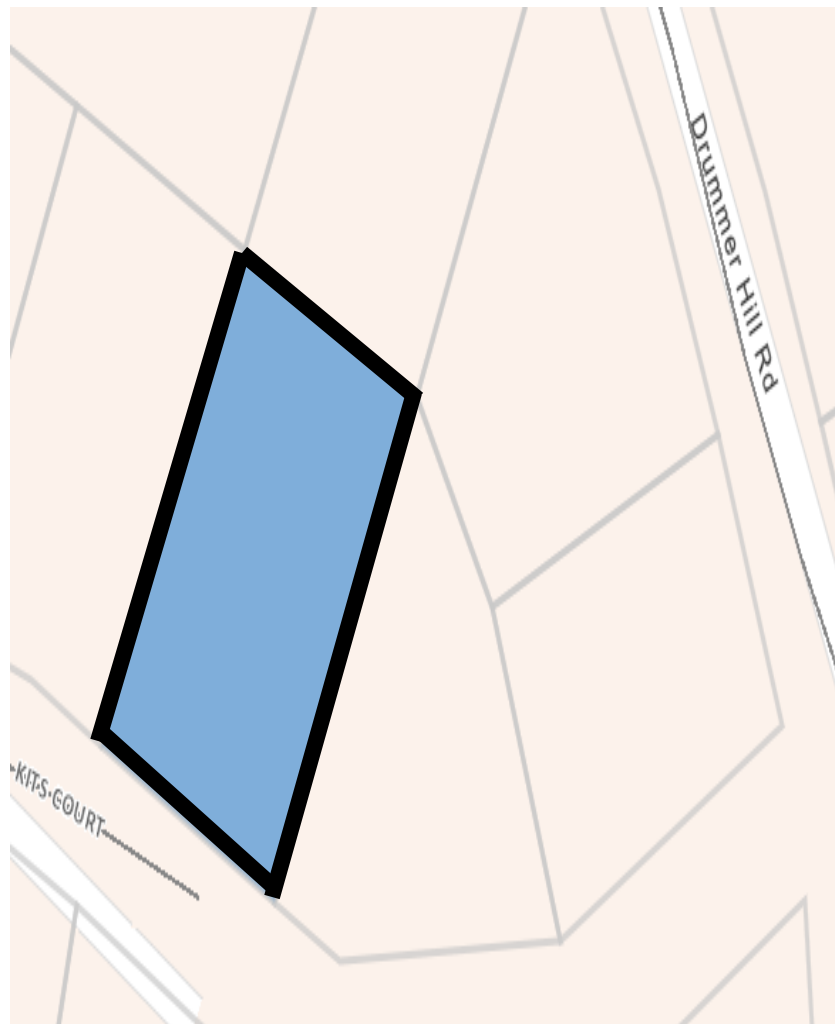
Total Value: \$5,000

Acreage: ±0.95 acre

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Property 9

United Contractors Inc



Current Data

Tax Map No.: 15E-4-4-376

Account No.: 5429

Owner: United Contractors Inc

Property Address and Description: Vacant, L376 Shen Farms Pt 4, Front Royal

Land Value: \$10,000

Building Value: n/a

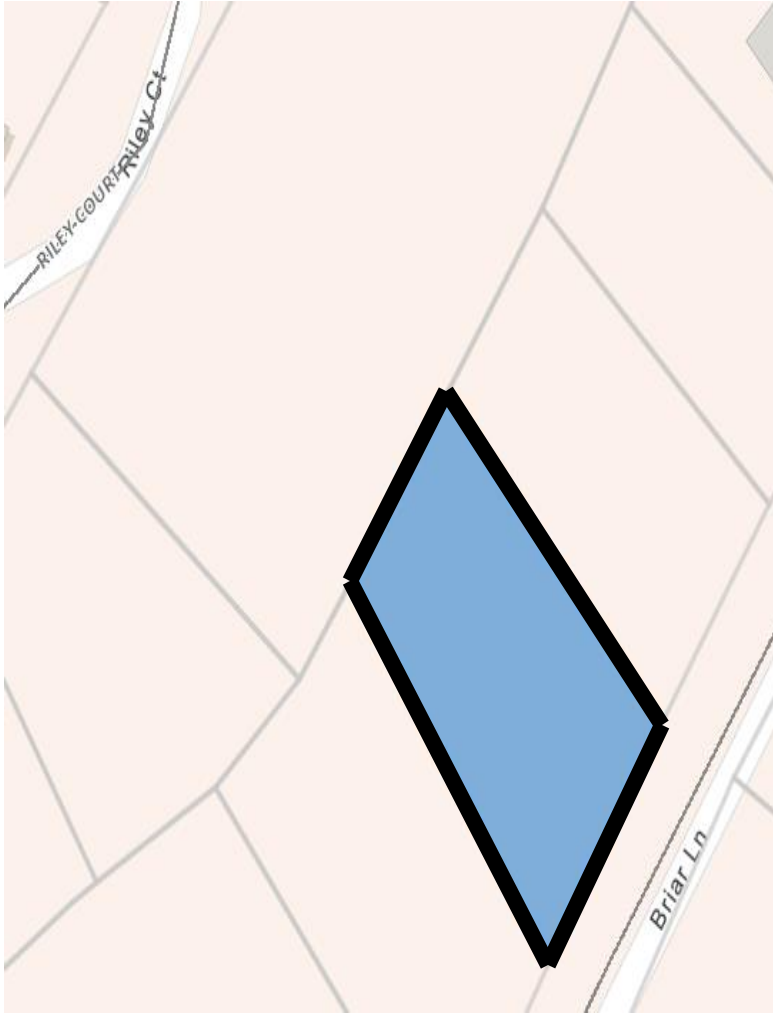
Total Value: \$10,000

Acreage: ±0.39 acre

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Property 10

Thomas D. Swanson



Current Data

Tax Map No.: 15E-5-5-426

Account No.: 5477

Owner: Thomas D. Swanson

Property Address and Description: Vacant, Briar Lane, Front Royal

Land Value: \$5,000

Building Value: n/a

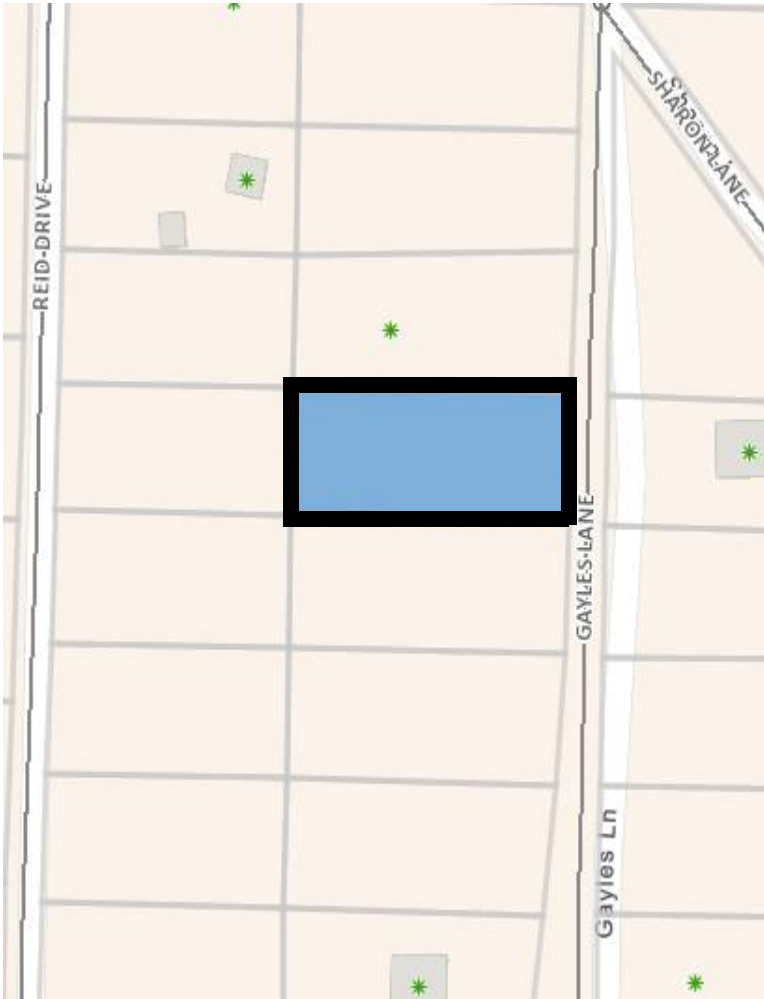
Total Value: \$5,000

Acreage: ±0.40 acre

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Property 11

Marie S. Rountree



Current Data

Tax Map No.: 15E-5-5-615

Account No.: 5649

Owner: Marie S. Rountree

Property Address and Description: Vacant, Gayles Lane, Front Royal

Land Value: \$10,000

Building Value: n/a

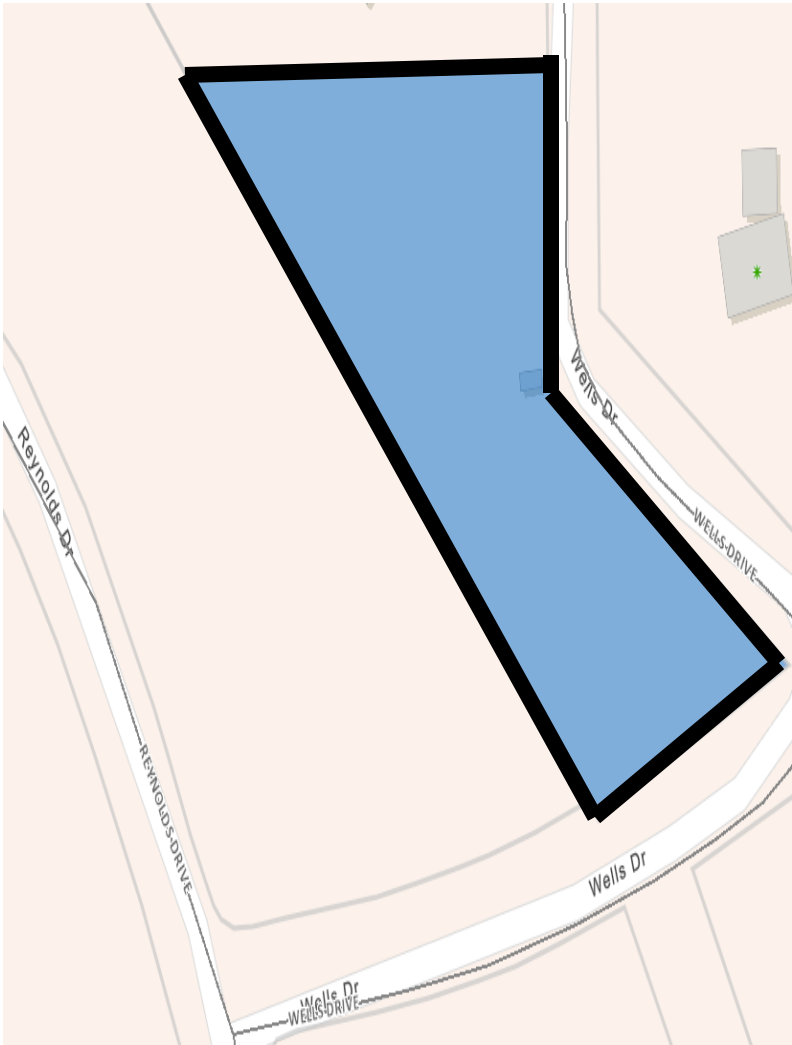
Total Value: \$10,000

Acreage: ±0.44 acre

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Property 12

Mary E. Smitherman



Current Data

Tax Map No.: 15G-1-5-57

Account No.: 6021

Owner: Mary E. Smitherman

Property Address and Description: Vacant, L57 Shen Farms Mt View, Front Royal

Land Value: \$15,000

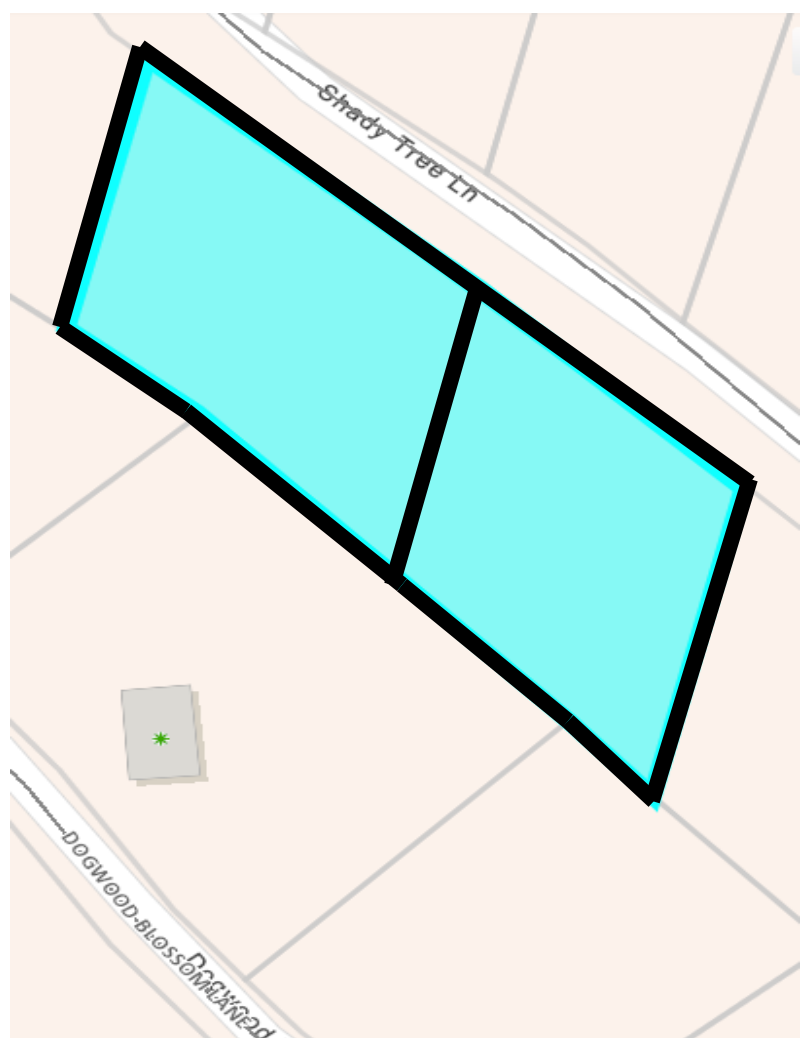
Building Value: n/a

Total Value: \$15,000

Acreage: ±1.301 acres

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Property 13
Tech Homes LLC



Current Data

Tax Map No.: 16A-2-2-66 and 16A-2-2-67

Account No.: 6341 and 6342

Owner: Tech Homes LLC

Property Address and Description: Vacant, Shady Tree Lane, Front Royal

Total Land Value: \$20,000

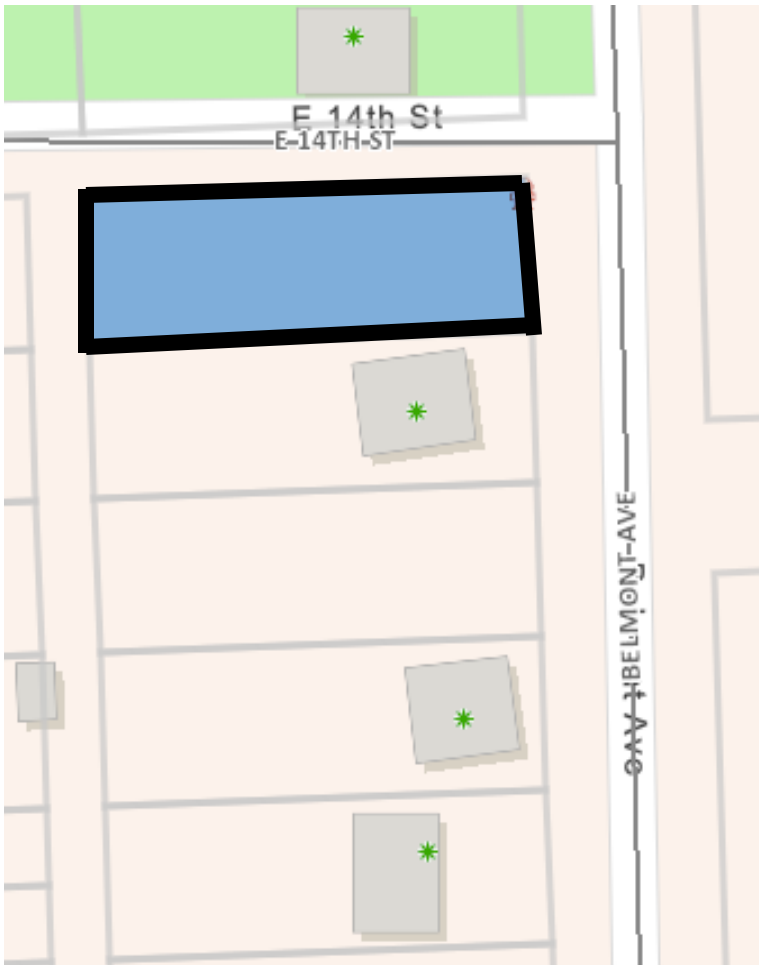
Building Value: n/a

Total Value: \$20,000

Total Acreage: ±1.136 acres

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Property 14
Unknown Owner



Current Data

Tax Map No.: 20A3-454-7

Account No.: 9895

Owner: Unknown Owner

Property Address and Description: Vacant, L7 B54, Front Royal

Land Value: \$20,000

Building Value: n/a

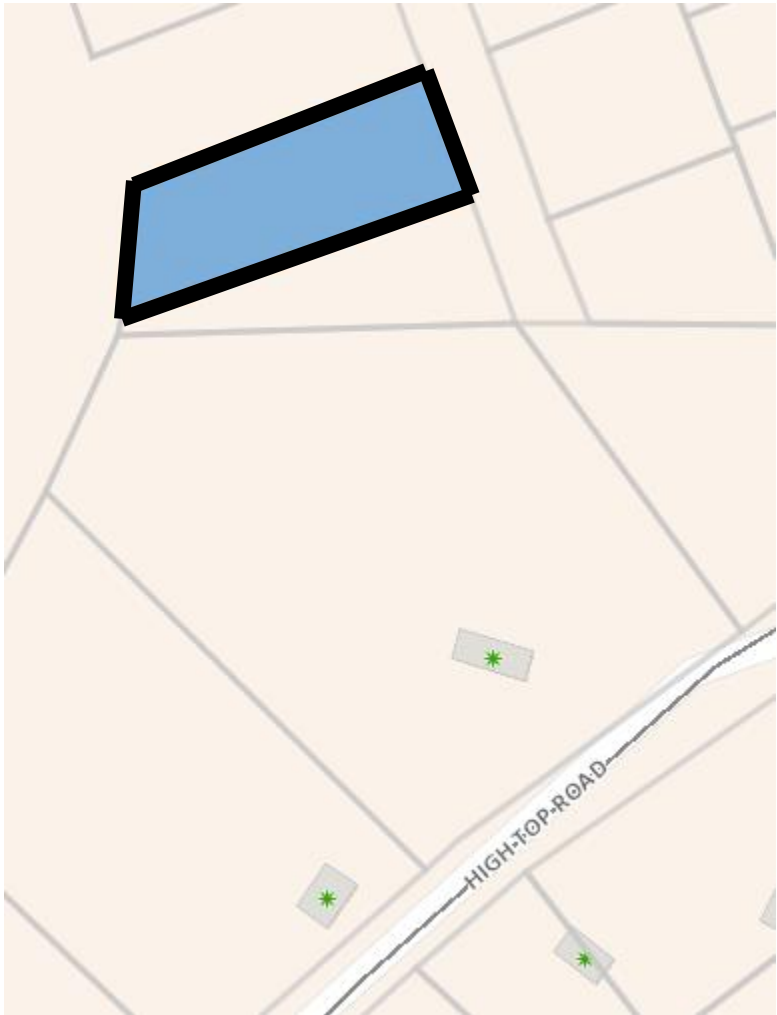
Total Value: \$20,000

Acreage: ±0.172 acre

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Property 15

United Contractors Inc



Current Data

Tax Map No.: 23C-4-4-2

Account No.: 17565

Owner: United Contractors Inc

Property Address and Description: Vacant, Bragg Drive, Front Royal

Land Value: \$5,000

Building Value: n/a

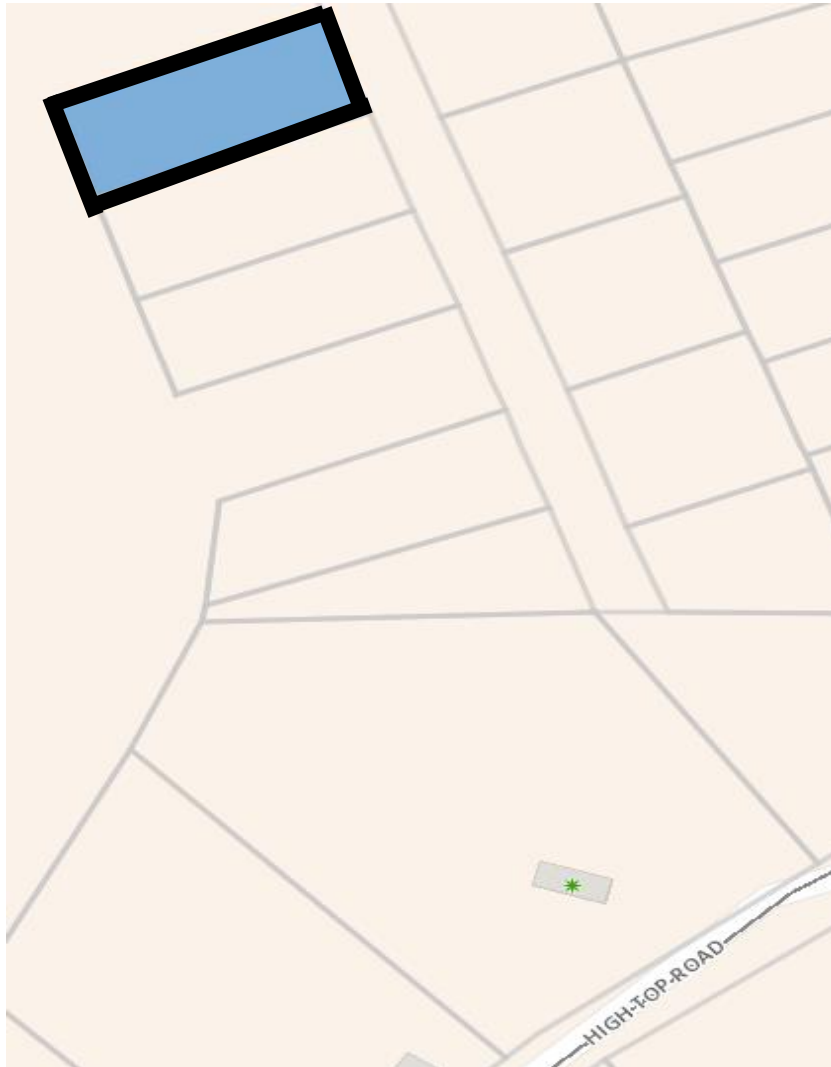
Total Value: \$5,000

Acreage: ±0.46 acre

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Property 16

United Contractors Inc



Current Data

Tax Map No.: 23C-4-4-6

Account No.: 17569

Owner: United Contractors Inc

Property Address and Description: Vacant, L6 Shen Farms, Linden

Land Value: \$5,000

Building Value: n/a

Total Value: \$5,000

Acreage: ±0.46 acre

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Property 17

United Contractors Inc



Current Data

Tax Map No.: 23C-8-4-2

Account No.: 18433

Owner: United Contractors Inc

Property Address and Description: Vacant, L2 Shen Farms Mt. View, Front Royal

Land Value: \$20,000

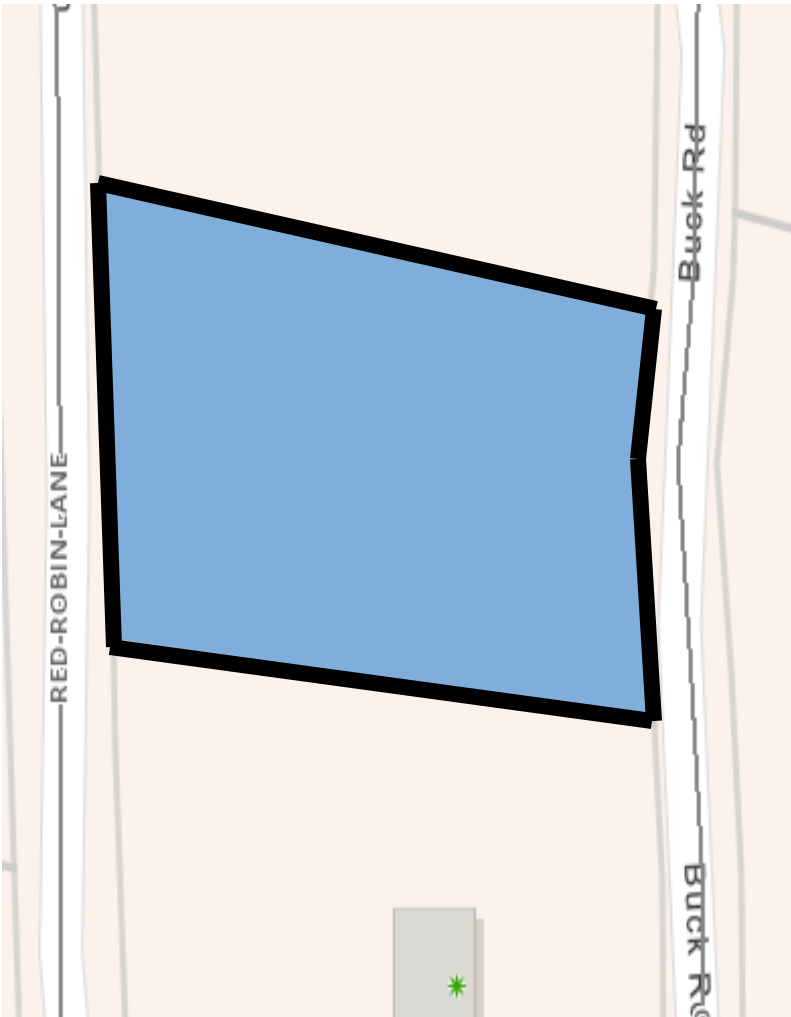
Building Value: n/a

Total Value: \$20,000

Acreage: ±0.93 acre

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Property 18
Lucette G. Nagourny



Current Data

Tax Map No.: 24A-28D-379

Account No.: 18615

Property Address and Description: Vacant, Buck Road, Linden

Land Value: \$15,000

Building Value: n/a

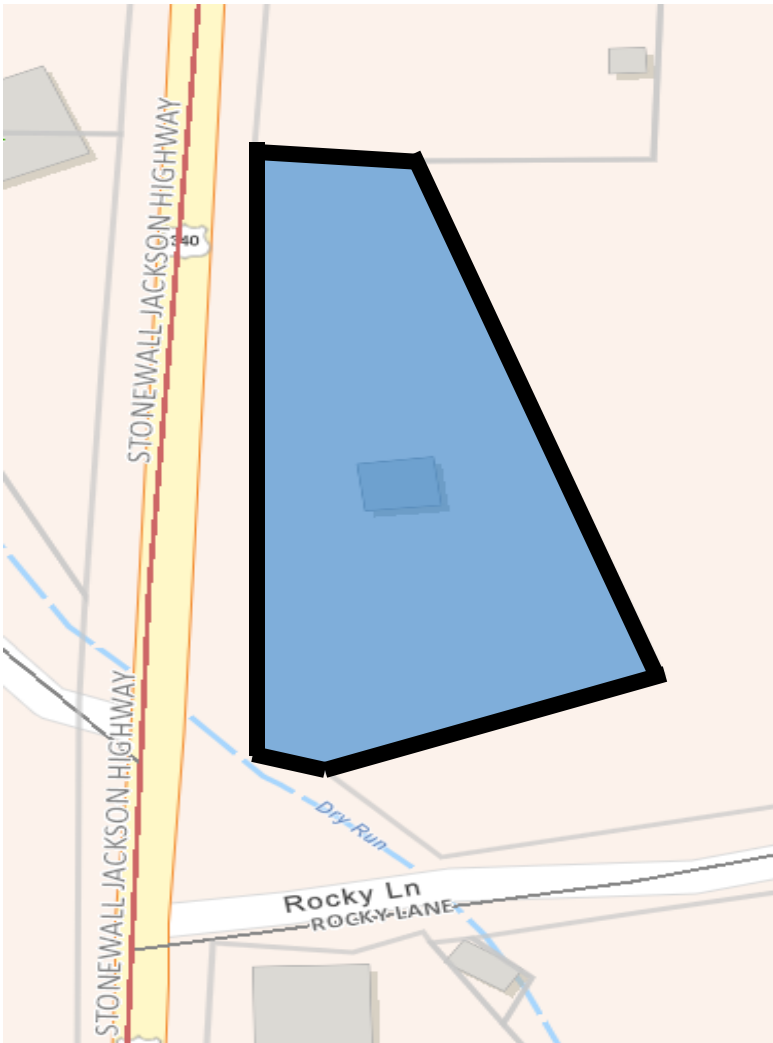
Total Value: \$15,000

Acreage: ±0.57 acre

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Property 19

John W. Ramey, Et Ux, Et Al



Current Data

Tax Map No.: 28B-1-7

Account No.: 20693

Owner: John W. Ramey, Et Ux, Et Al

Property Address and Description: Vacant, Stonewall Jackson Highway, Front Royal

Land Value: \$20,000

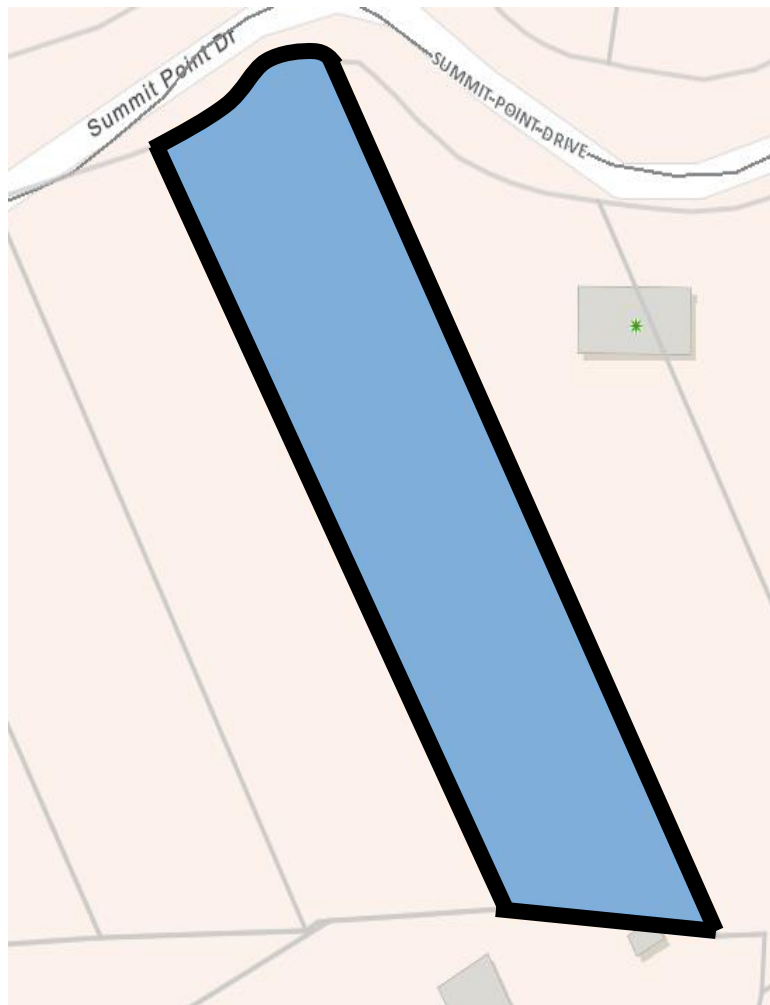
Building Value: n/a

Total Value: \$20,000

Acreage: ±0.72 acres

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Property 20
Wassily Smyrnov



Current Data

Tax Map No.: 39B-2-1

Account No.: 23541

Owner: Wassily Smyrnov

Property Address and Description: Vacant, Summit Point Drive, Front Royal

Land Value: \$20,000

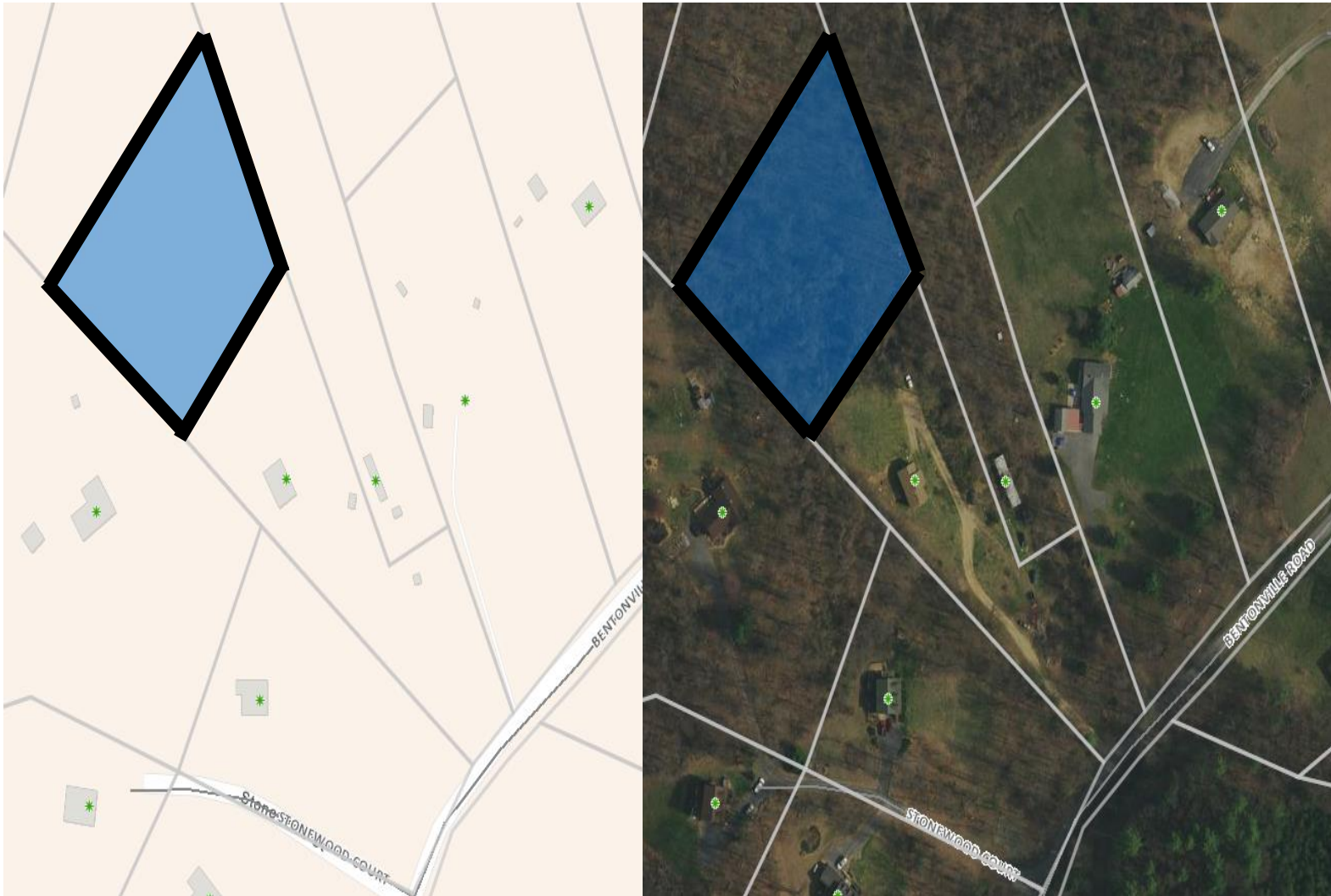
Building Value: n/a

Total Value: \$20,000

Acreage: ±0.85 acre

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 21
Kevin R. Noble



Current Data

Tax Map No.: 43-13A1B

Account No.: 32798

Owner: Kevin R. Noble

Property Address and Description: Vacant, Bentonville Road, Bentonville

Land Value: \$25,000

Building Value: n/a

Total Value: \$25,000

Acreage: ±1.8054 acres

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