

**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 **May 18, 2023 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, Inc. ("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	Richard A. Pendergist, et ux	15E-1-1-16A	4400	409143	Vacant; L 16A Shen Farms Mt Lake Sec Pt 1, Front Royal
2	Ella Mae Vereen	15D-2-5-303	4315	409141	Vacant; L 303 Shen Farms Riverview Sec 5, Front Royal
3	Dereck L. & Jacqueline R. Tingle	15E-5-5-440	5491	409219	Vacant; Briar Lane L440 Shen Farms Pt 5 Mt Lake Sec, Front Royal
4	Idajean Elizabeth Moore	15E-1-1-452	4823	409285	Vacant; L452 Shen Farms Mt Lake Sec 1, Front Royal
5	Owner Unknown	20A3-454-7	9895	409452	Vacant; L7 B54, Front Royal
6	Bernard F. Rosenberg, et ux	15D-1-3-91	4110	409433	Vacant; L91 Shen Farms Riverview Pt 3, Front Royal
7	Richard Stokes Estate	19-48	7061	409741	Vacant; Hall, Front Royal Virginia
8	Sando Paterno, et ux	15D-2-5-191	4209	409732	Vacant; L191 Shen Farms Riverview Sec Pt 5, Front Royal

9	O L Payne, et al	21B-2-5-A	13777	409027	Vacant; Old Dam Road L A B5 Megeath, Front Royal
10	Rebecca L. Williams	22B-B-12	14147	409294	Vacant; Grimes Golden Road L 12 Apple Mt Lake Sec B, Linden
11	Frances V. Wier	23A-4-8-38	15858	570375	Vacant; Luchase Road L38 B8 Skyland Est, Linden
12	Obaidullah Tawakul	23C-2-2-57	16650	409330	Vacant; L57 Shen Farms Mt View Sec Pt 2, Front Royal
13	Aletha McKenzie-Beckett	22B-G-20	14285	409621	Vacant; Grimes Golden Road L 20 Apple Mt Lake Sec G, Linden
14	Clifford L. Walter	39B-1-102	23496	570397	Vacant; Summit Point Drive L 102 Point-O-Woods Sh 1 Ac Per Plat DB 145-428 Front Royal
15	Ronald & Dawn Wagoner	15E-4-4-349	5402	409586	Vacant; L349 Shen Farms Mt Lake Sec Pt 4 Ac Per Survey LR07-7101, Front Royal
16	Ashraf M. Sherif, et ux	22B-V-30	14785	409804	Vacant; Golden Russet Drive L 30 Apple Mt Lake Sec V, Linden
17	Bruce Roberts, Jr	42-43A1A	24217	409845	213 Marian Lane; Bentonville

**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.

**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) 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, Inc., at (540) 841-2085 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 May 26, 2023).** 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.

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](http://www.forsaleatauction.biz), by email to [ken@ForSaleAtAuction.Biz](mailto:ken@ForSaleAtAuction.Biz) or by phone to Ken Sebastian, at (540) 841-2085. 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), 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, May 18, 2023 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.

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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 18th day of May 2023, 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

**Property 1**  
**Richard A. Pendergist, et ux**



**Current Owner:** Richard A. Pendergist, et ux

**Account No.:** 4400

**Map Number:** 15E-1-1-16A

**Building Value:** n/a

**Land Value:** \$20,000

**Total Value:** \$20,000

**Acreage:** ± 0.56 acres

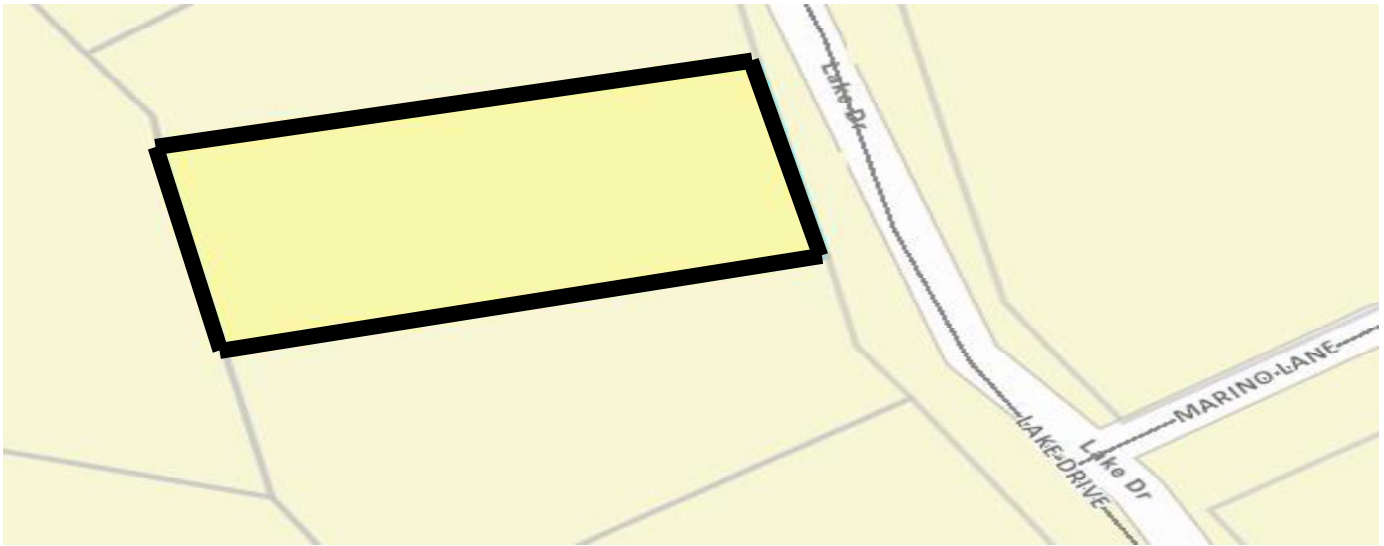
**Property Description:** Vacant, off Western Lane; L 16A Shen Farms Mt Lake Sec Pt 1, Front

Royal

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**Property 2**  
**Ella Mae Vereen**



**Current Owner:** Ella Mae Vereen

**Account No.:** 4315

**Map Number:** 15D-2-5-303

**Building Value:** n/a

**Land Value:** \$10,000

**Total Value:** \$10,000

**Acreage:** ± 0.43 acre

**Property Description:** Vacant; off Lake Drive; L 303 Shen Farms Riverview Sec 5, Front Royal

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### Property 3

Dereck L. & Jacqueline R. Tingle



**Current Owner:** Dereck L. & Jacqueline R. Tingle

**Account No.:** 5491

**Map Number:** 15E-5-5-440

**Building Value:** n/a

**Land Value:** \$15,000

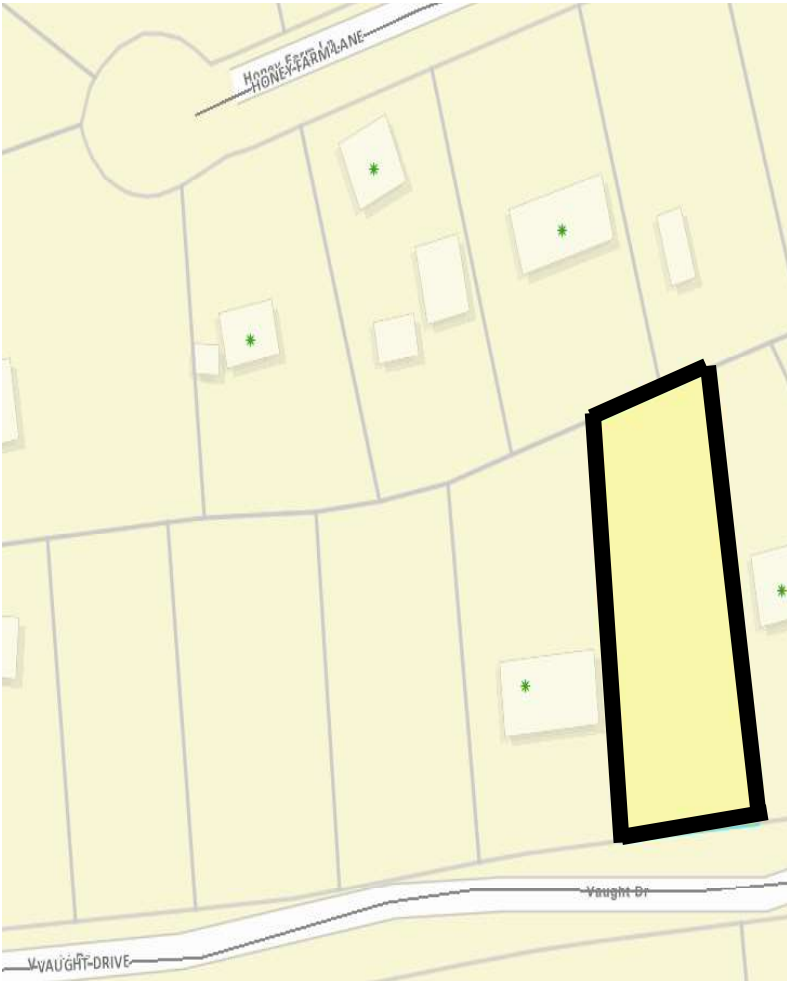
**Total Value:** \$15,000

**Acreage:** ± 1.02 acres

**Property Description:** Vacant; off Briar Lane; L440 Shen Farms Pt 5 Mt Lake Sec, Front Royal

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**Property 4**  
**Idajean Elizabeth Moore**



**Current Owner:** Idajean Elizabeth Moore

**Account No.:** 4823

**Map Number:** 15E-1-1-452

**Building Value:** n/a

**Land Value:** \$20,000

**Total Value:** \$20,000

**Acreage:** ± 0.47 acre

**Property Description:** Vacant; off Vaught Drive; L452 Shen Farms Mt Lake Sec 1, Front Royal

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**Property 5**  
**Owner Unknown**



**Current Owner:** Owner Unknown

**Account No.:** 9895

**Map Number:** 20A3-454-7

**Building Value:** n/a

**Land Value:** \$20,000

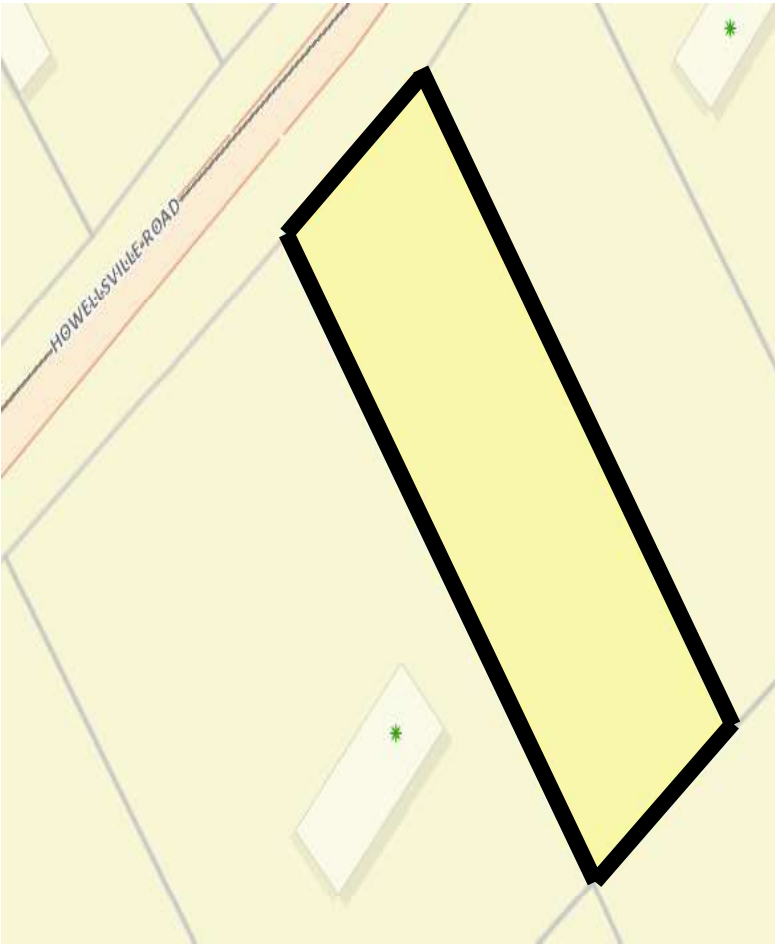
**Total Value:** \$20,000

**Acreage:**  $\pm 0.172$  acre

**Property Description:** Vacant; near E 14<sup>th</sup> Street and Belmont Avenue; L7 B54, Front Royal

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**Property 6**  
**Bernard F. Rosenberg, et ux**



**Current Owner:** Bernard F. Rosenberg, et ux

**Account No.:** 4110

**Map Number:** 15D-1-3-91

**Building Value:** n/a

**Land Value:** \$20,000

**Total Value:** \$20,000

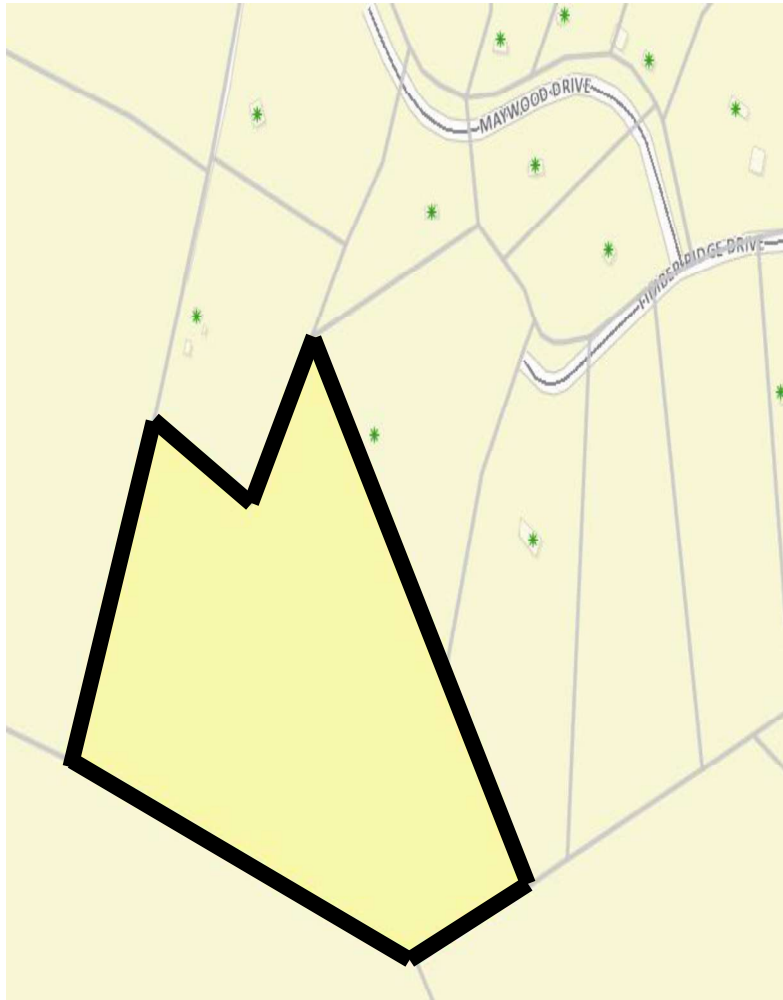
**Acreage:**  $\pm 0.689$  acre

**Property Description:** Vacant; off Howellsville Road; Shen Farms Riverview Pt 3, Front Royal

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**Property 7**  
**Richard Stokes Estate**



**Current Owner:** Richard Stokes Estate

**Account No.:** 7061

**Map Number:** 19-48

**Building Value:** n/a

**Land Value:** \$59,500

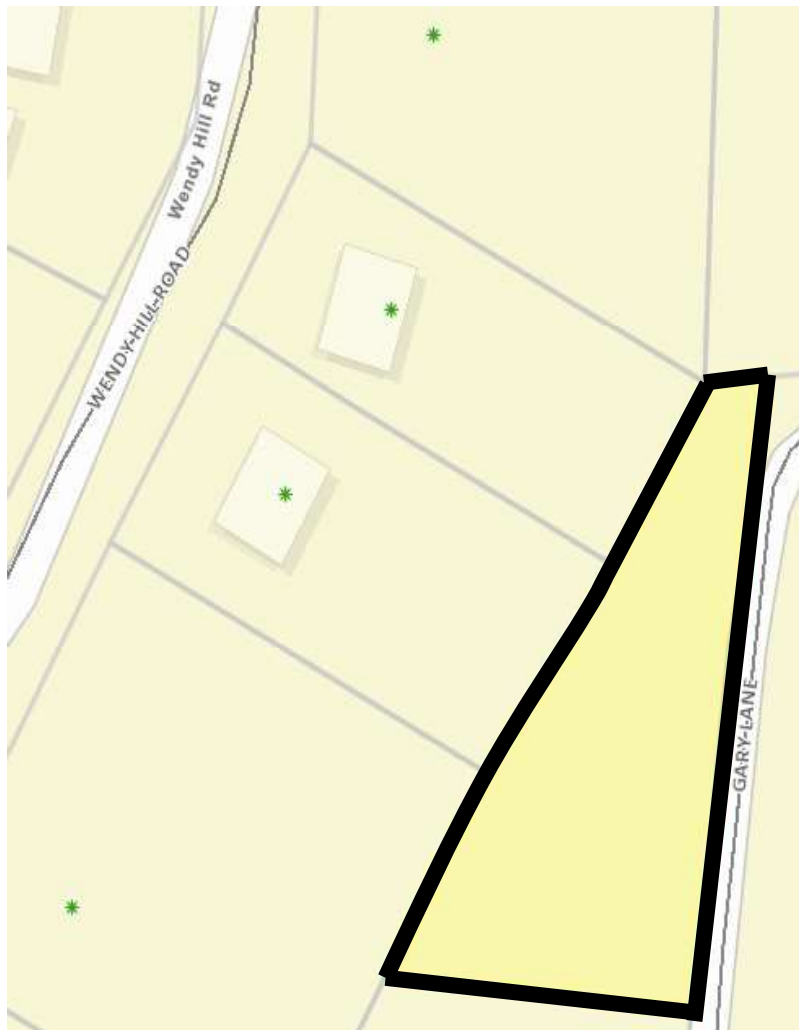
**Total Value:** \$59,500

**Acreage:** ± 17.00 acres

**Property Description:** Vacant; near Timber Ridge Road and Maywood Drive; Hall, Front Royal

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**Property 8**  
**Sando Paterno, et ux**



**Current Owner:** Sando Paterno, et ux

**Account No.:** 4209

**Map Number:** 15D-2-5-191

**Building Value:** n/a

**Land Value:** \$15,000

**Total Value:** \$15,000

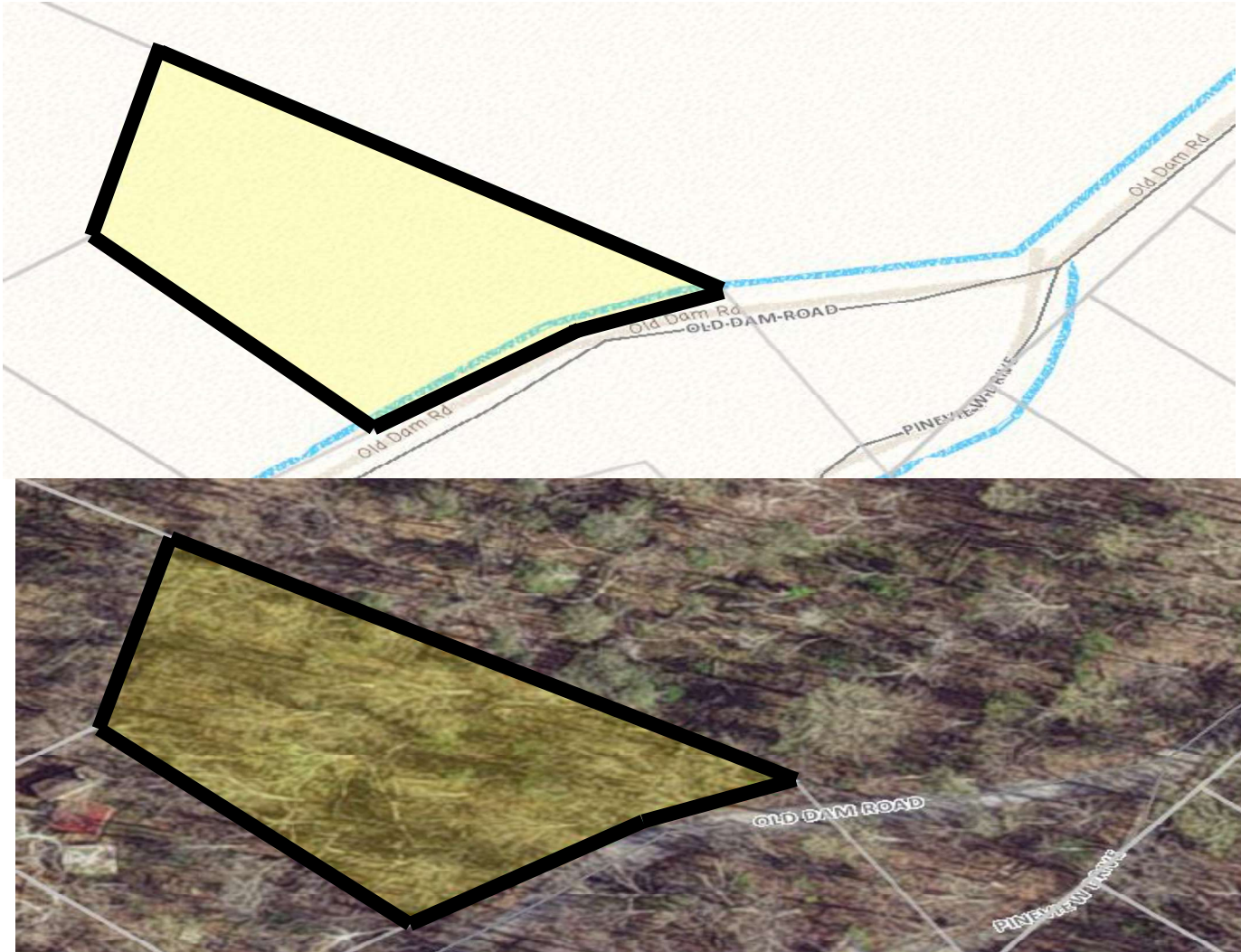
**Acreage:** ± 0.49 acre

**Property Description:** Vacant, off Gary Lane; L191 Shen Farms Riverview Sec Pt 5, Front Royal

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**Property 9**  
**O L Payne, et al**



**Current Owner:** O L Payne, et al

**Account No.:** 13777

**Map Number:** 21B-2-5-A

**Building Value:** n/a

**Land Value:** \$15,000

**Total Value:** \$15,000

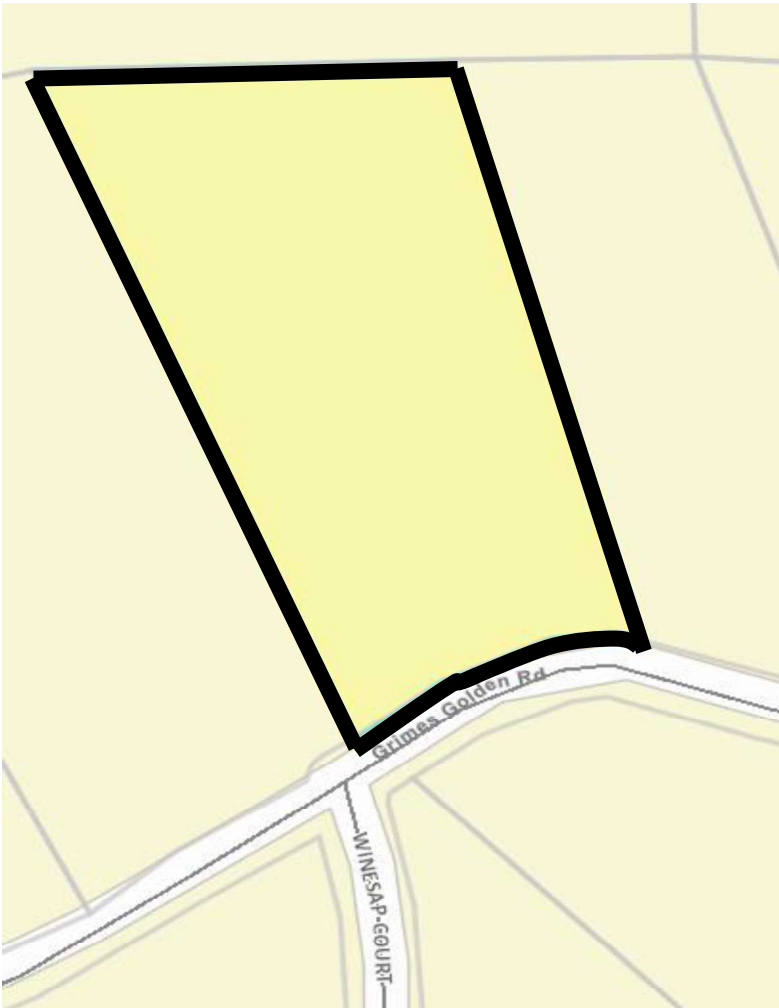
**Acreage:** ± 0.85 acre

**Property Description:** Vacant, off Old Dam Road; L A B5 Megeath, Front Royal

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**Property 10**  
**Rebecca L. Williams**



**Current Owner:** Rebecca L Williams

**Account No.:** 14147

**Map Number:** 22B-B-12

**Building Value:** n/a

**Land Value:** \$15,000

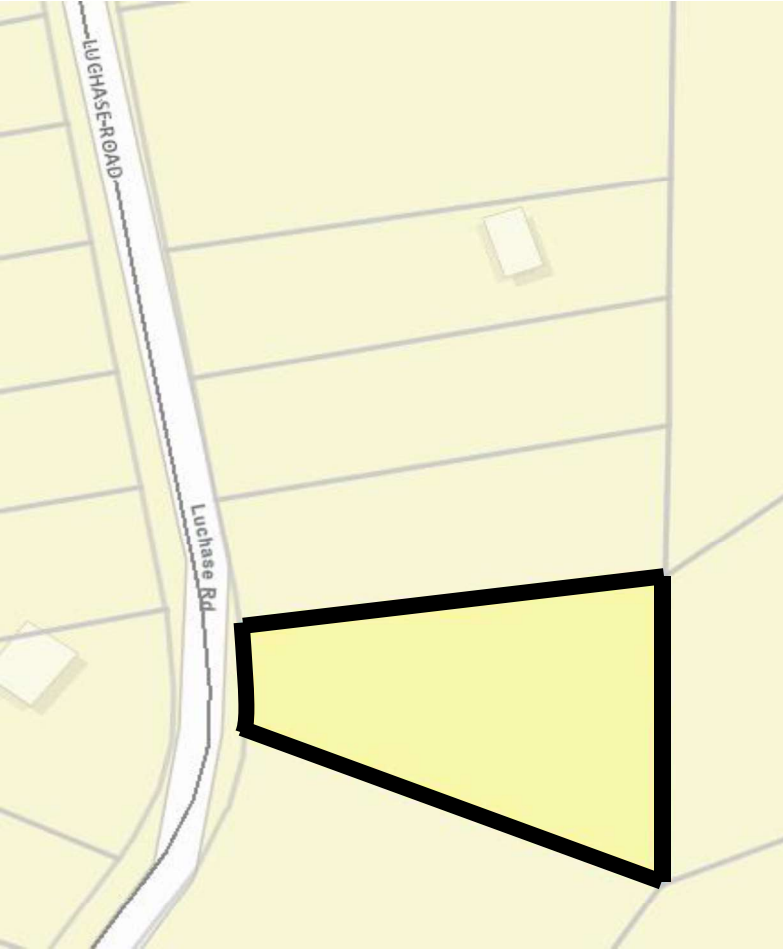
**Total Value:** \$15,000

**Acreage:**  $\pm$  1.05 acres

**Property Description:** Vacant, Grimes Golden Road; L 12 Apple Mt Lake Sec B, Linden

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**Property 11**  
**Frances V. Wier**



**Current Owner:** Frances V. Wier

**Account No.:** 15858

**Map Number:** 23A-4-8-38

**Building Value:** n/a

**Land Value:** \$20,000

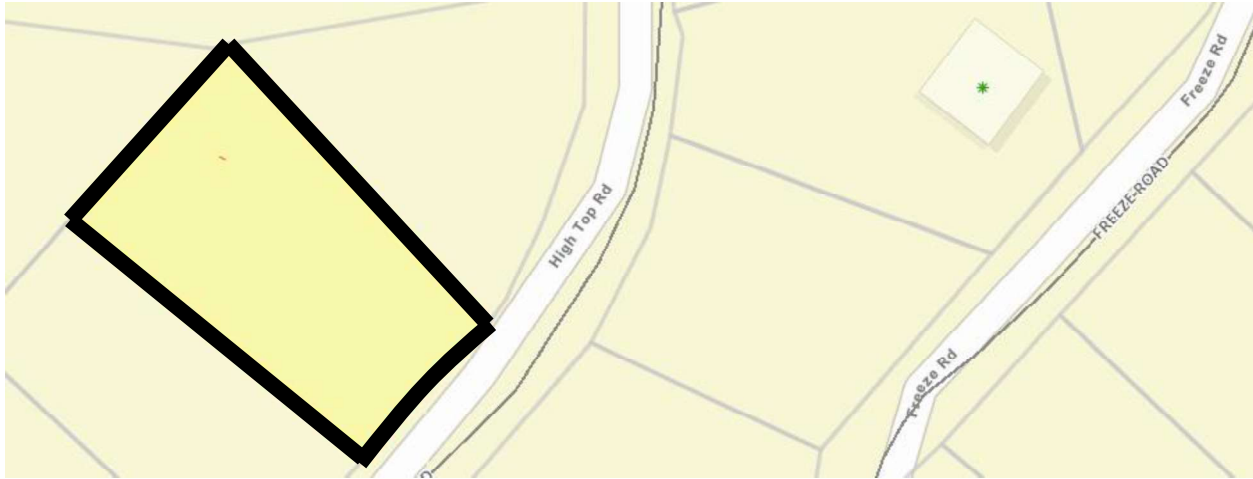
**Total Value:** \$20,000

**Acreage:**  $\pm 0.43$

**Property Description:** Vacant, Luchase Road; L38 B8 Skyland Est, Linden

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**Property 12**  
**Obaidullah Tawakul**



**Current Owner:** Obaidullah Tawakul

**Account No.:** 16650

**Map Number:** 23C-2-2-57

**Building Value:** n/a

**Land Value:** \$15,000

**Total Value:** \$15,000

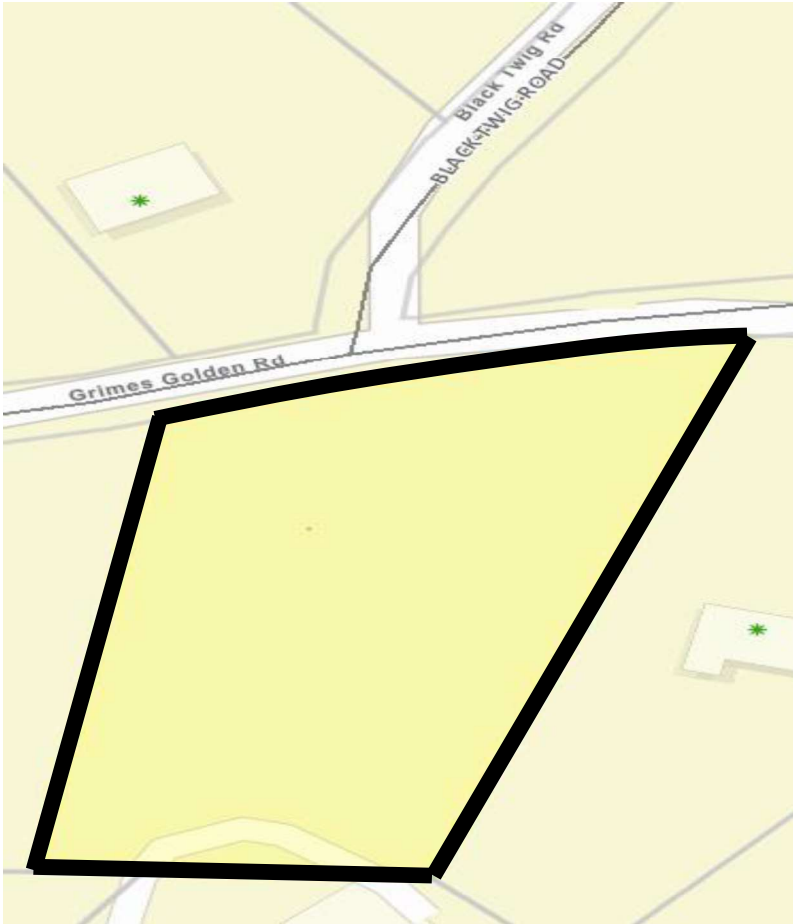
**Acreage:**  $\pm$  0.46 acre

**Property Description:** Vacant, off High Top Road; L57 Shen Farms Mt View Sec Pt 2, Front Royal

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**Property 13**  
**Aletha McKenzie-Beckett**



**Current Owner:** Aletha McKenzie-Beckett

**Account No.:** 14285

**Map Number:** 22B-G-20

**Building Value:** n/a

**Land Value:** \$25,000

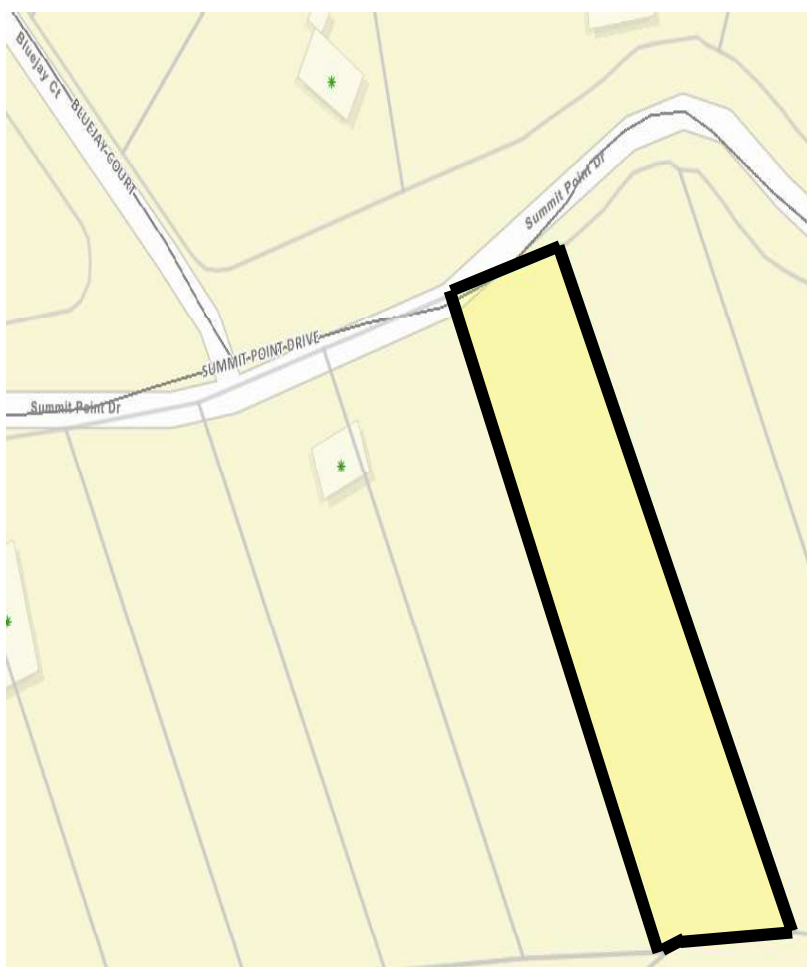
**Total Value:** \$25,000

**Acreage:**  $\pm$  1.04 acres

**Property Description:** Vacant, Grimes Golden Road; L 20 Apple Mt Lake Sec G, Linden

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**Property 14**  
**Clifford L. Walter**



**Current Owner:** Clifford L. Walter

**Account No.:** 23496

**Map Number:** 39B-1-102

**Building Value:** n/a

**Land Value:** \$20,000

**Total Value:** \$20,000

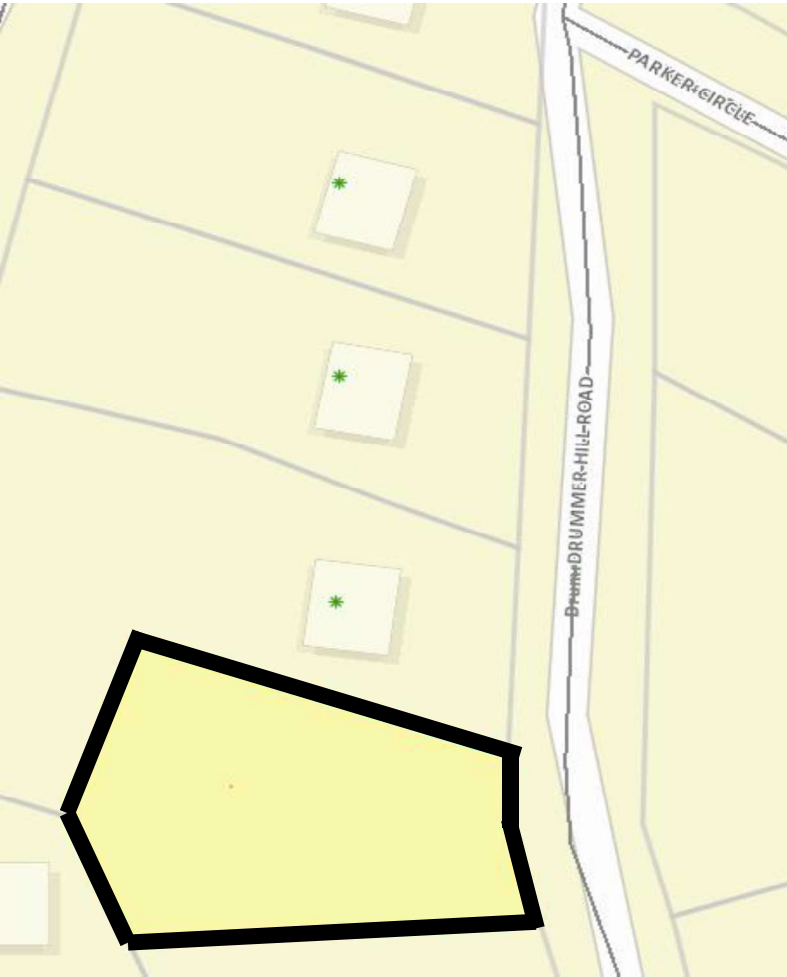
**Acreage:**  $\pm$  0.50 acre

**Property Description:** Vacant, Summit Point Drive; L 102 Point-O-Woods Sh 1 Ac Per Plat DB  
145-428 Front Royal

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**Property 15**  
**Ronald & Dawn Wagoner**



**Current Owner:** Ronald & Dawn Wagoner

**Account No.:** 5402

**Map Number:** 15E-4-4-349

**Building Value:** n/a

**Land Value:** \$15,000

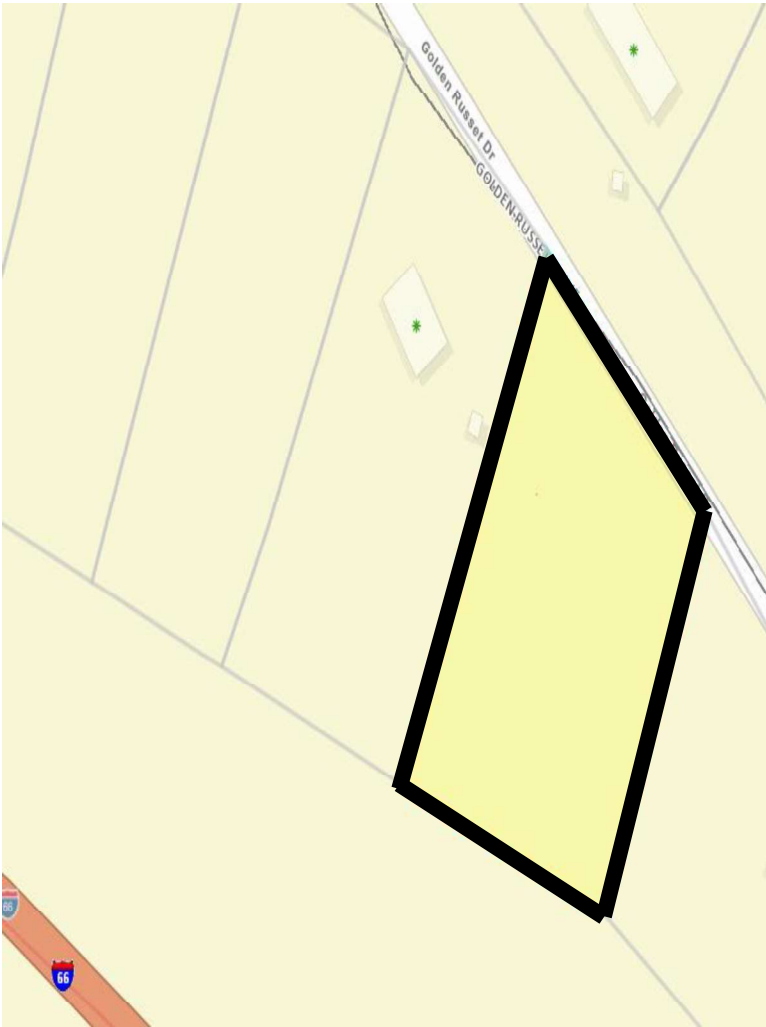
**Total Value:** \$15,000

**Acreage:** ± 0.467 acre

**Property Description:** Vacant, Drummer Hill Road; L349 Shen Farms Mt Lake Sec Pt 4 Ac Per Survey LR07-7101, Front Royal

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**Property 16**  
**Ashraf M. Sherif, et ux**



**Current Owner:** Ashraf M. Sherif, et ux

**Account No.:** 14785

**Map Number:** 22B-V-30

**Building Value:** n/a

**Land Value:** \$15,000

**Total Value:** \$15,000

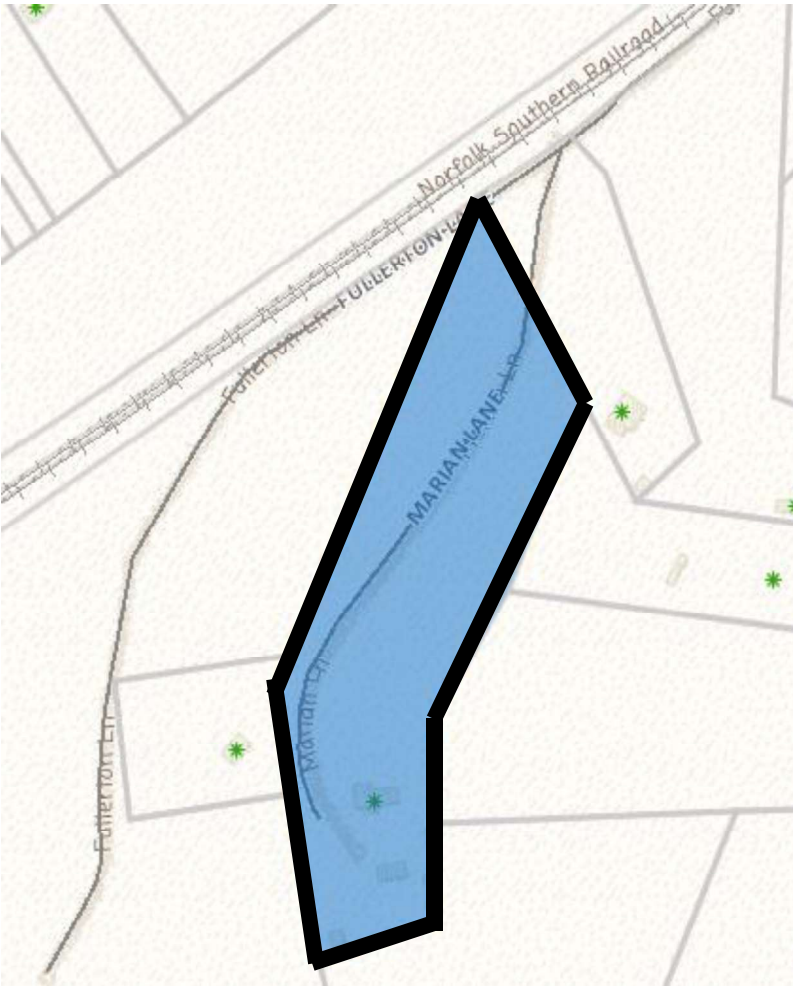
**Acreage:**  $\pm$  0.91 acre

**Property Description:** Vacant, off Golden Russet Drive; Golden Russet Drive L 30 Apple Mt Lake Sec V, Linden

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**Property 17**  
**Bruce Roberts, Jr.**



**Current Owner:** Bruce Roberts, Jr

**Account No.:** 24217

**Map Number:** 42-43A1A

**Building Value:** \$289,000

**Land Value:** \$66,300

**Total Value:** \$355,300

**Acreage:** ± 6.1965 acres

**Property Description:** 213 Marian Lane, Bentonville

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