

**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 |
| | | | | | |

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|----|-------------------------|-------------|-------|--------|--|
| 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, by email to 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, 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, 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.

Signature

Print Name:

Address:

Phone:

Email:

Title will be taken in the name of:

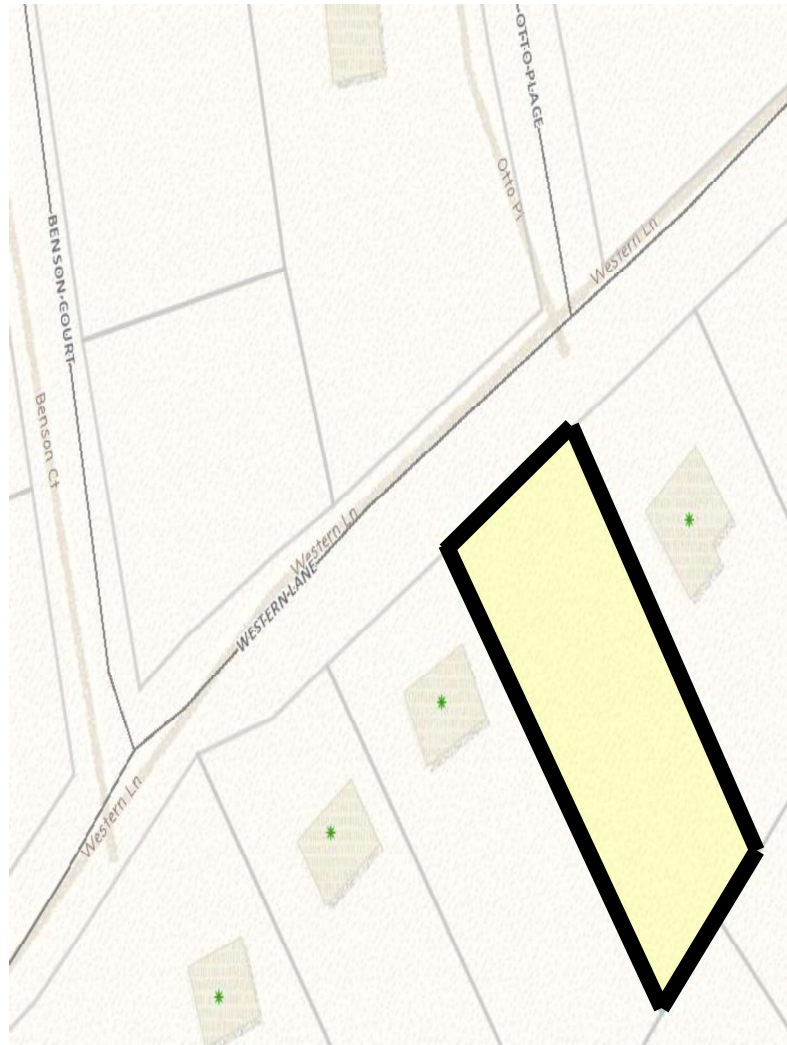
Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 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.

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: \$23,000

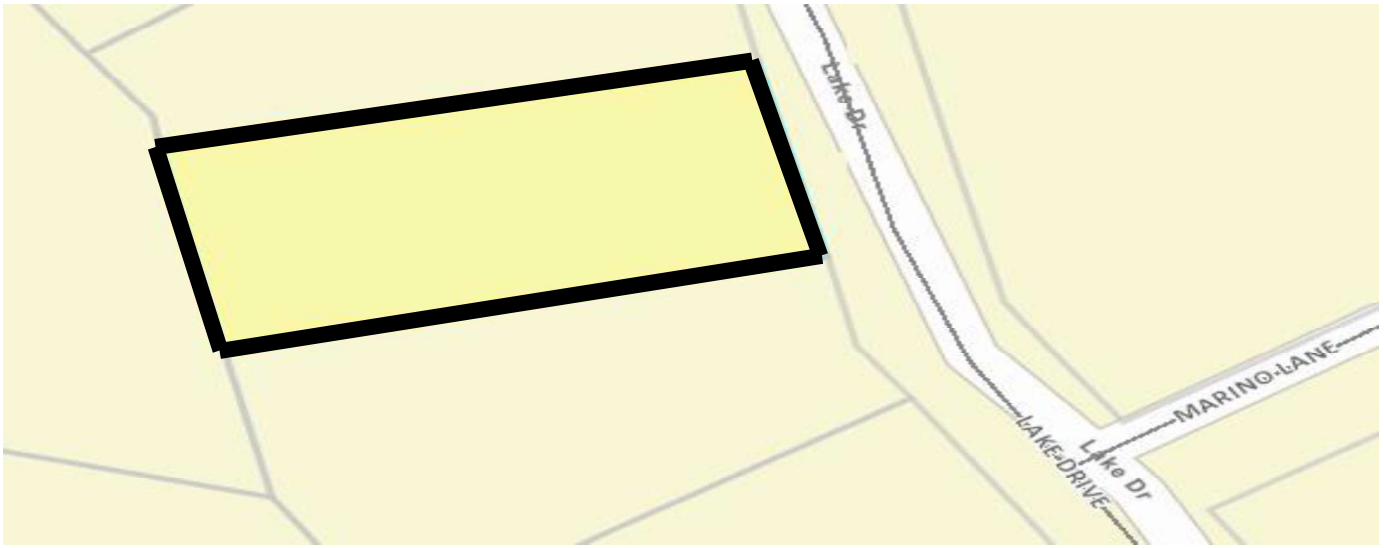
Total Value: \$23,000

Acreage: ± 0.56 acres

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

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
Ella Mae Vereen



Current Owner: Ella Mae Vereen

Account No.: 4315

Map Number: 15D-2-5-303

Building Value: n/a

Land Value: \$11,500

Total Value: \$11,500

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: \$17,300

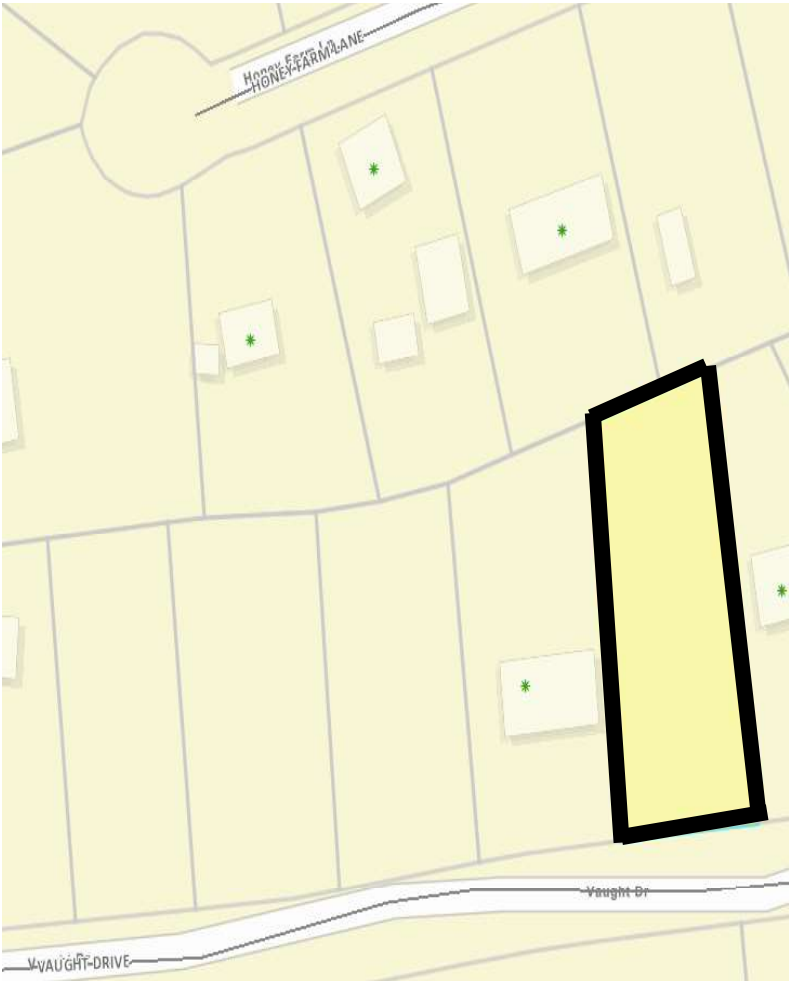
Total Value: \$17,300

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: \$23,000

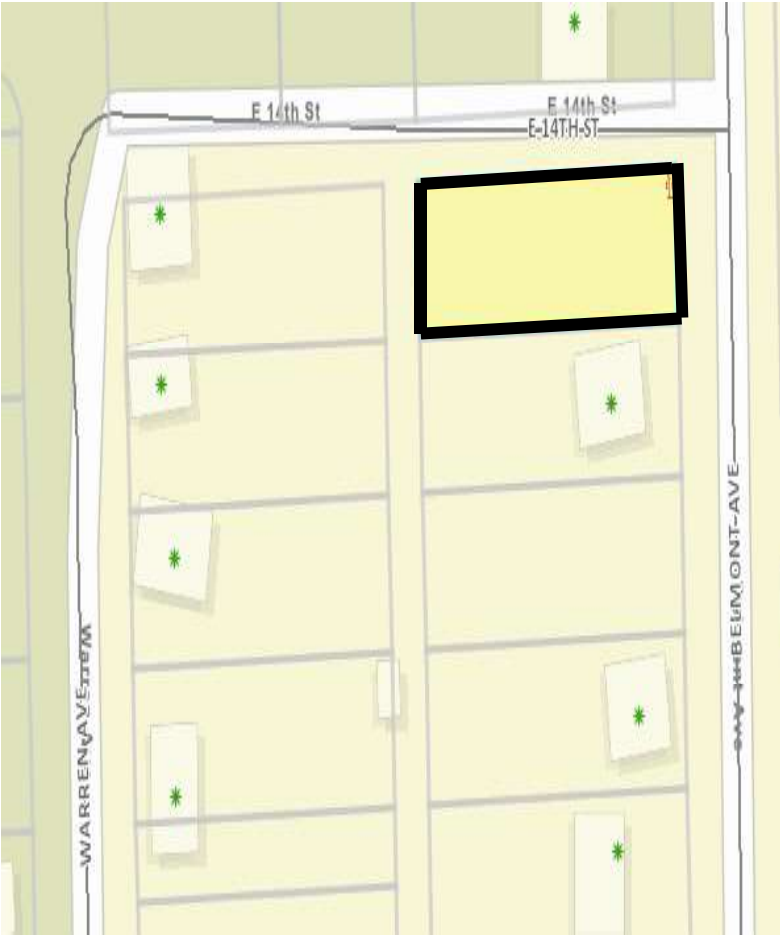
Total Value: \$23,000

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: \$23,000

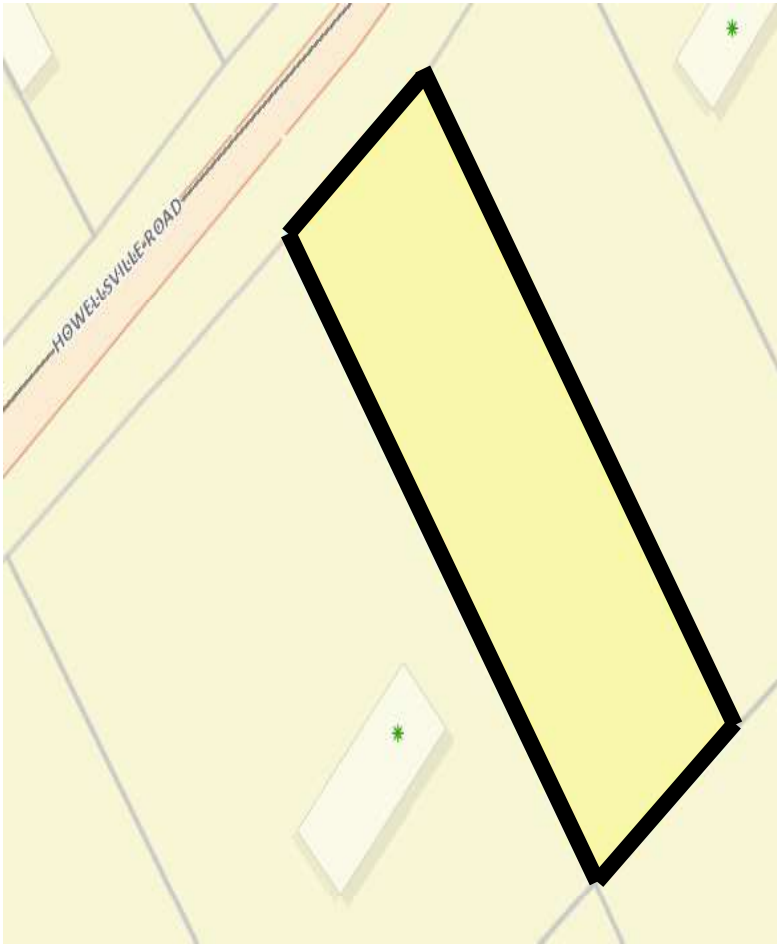
Total Value: \$23,000

Acreage: ± 0.172 acre

Property Description: Vacant; near E 14th 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: \$23,000

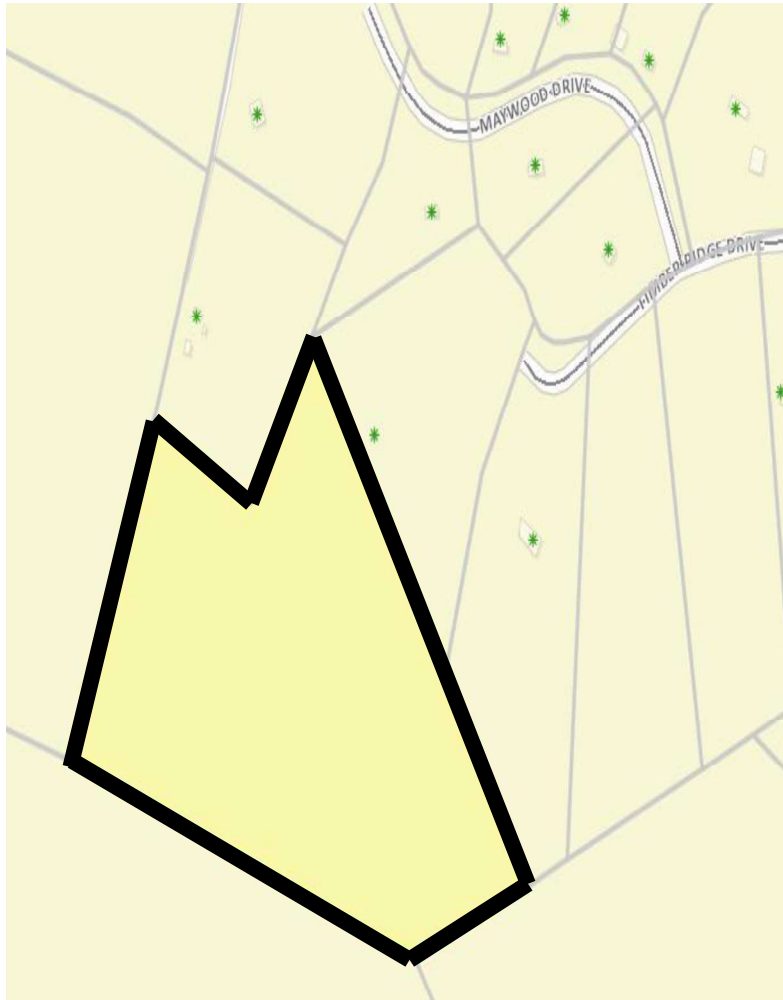
Total Value: \$23,000

Acreage: ± 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

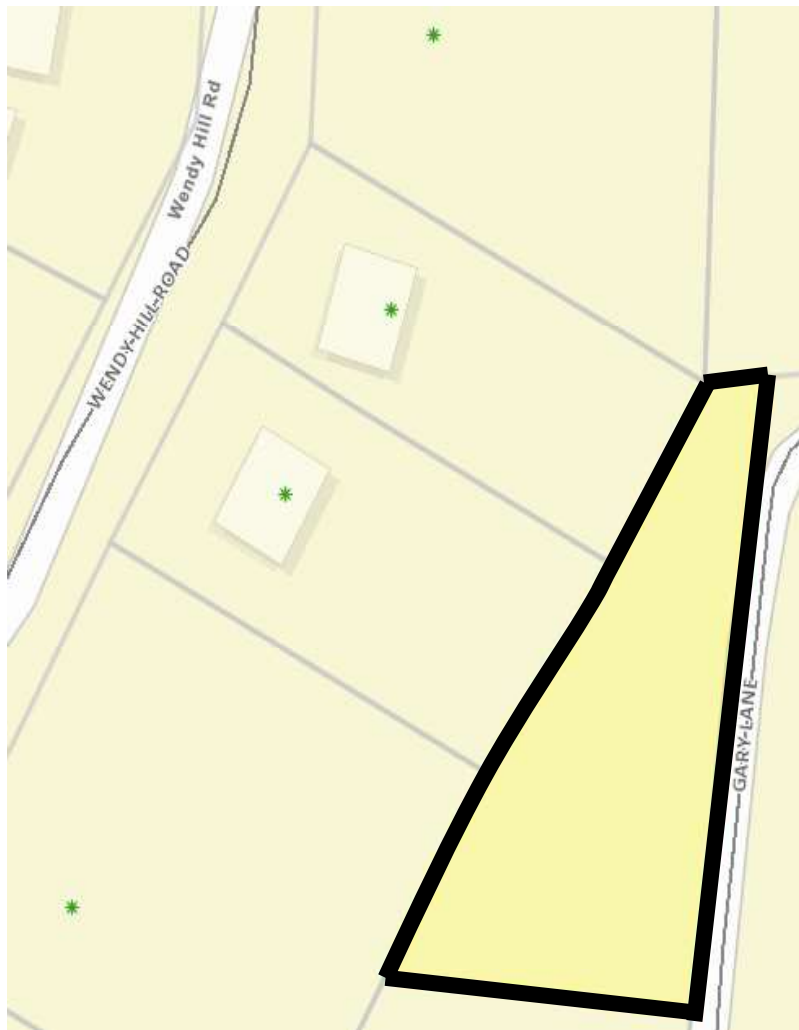
Total Value: \$59,500

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: \$17,300

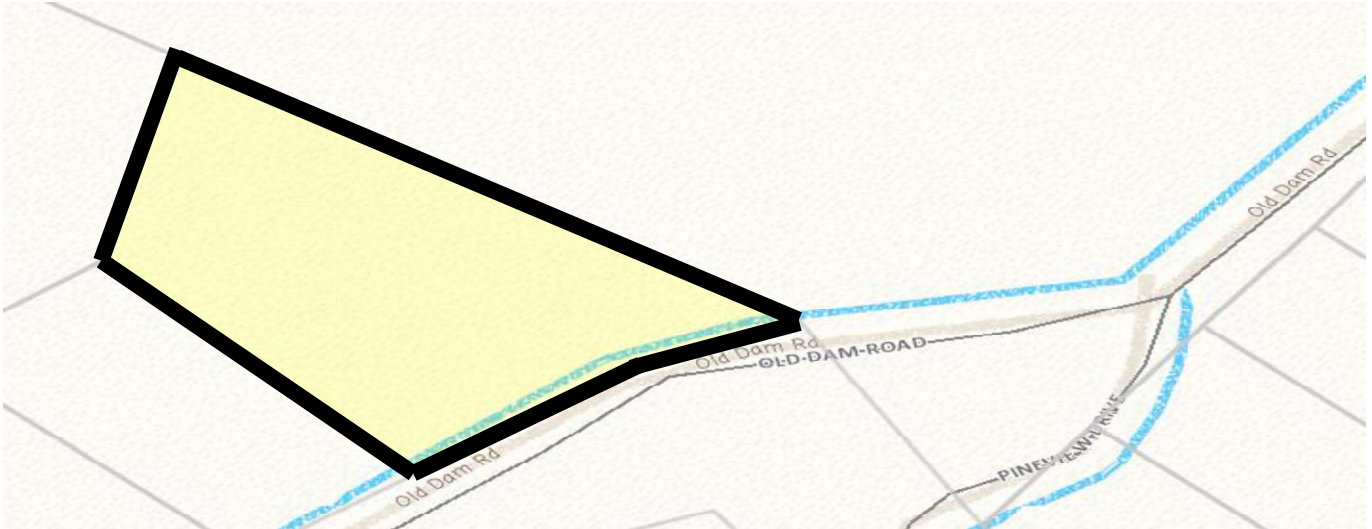
Total Value: \$17,300

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: \$17,300

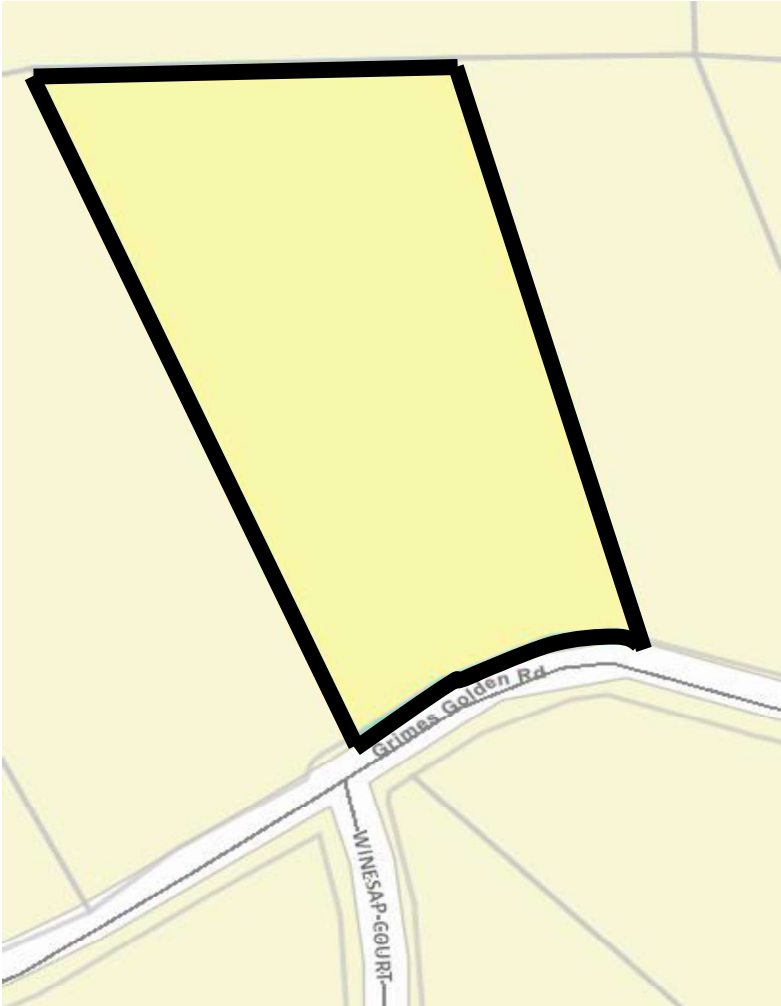
Total Value: \$17,300

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

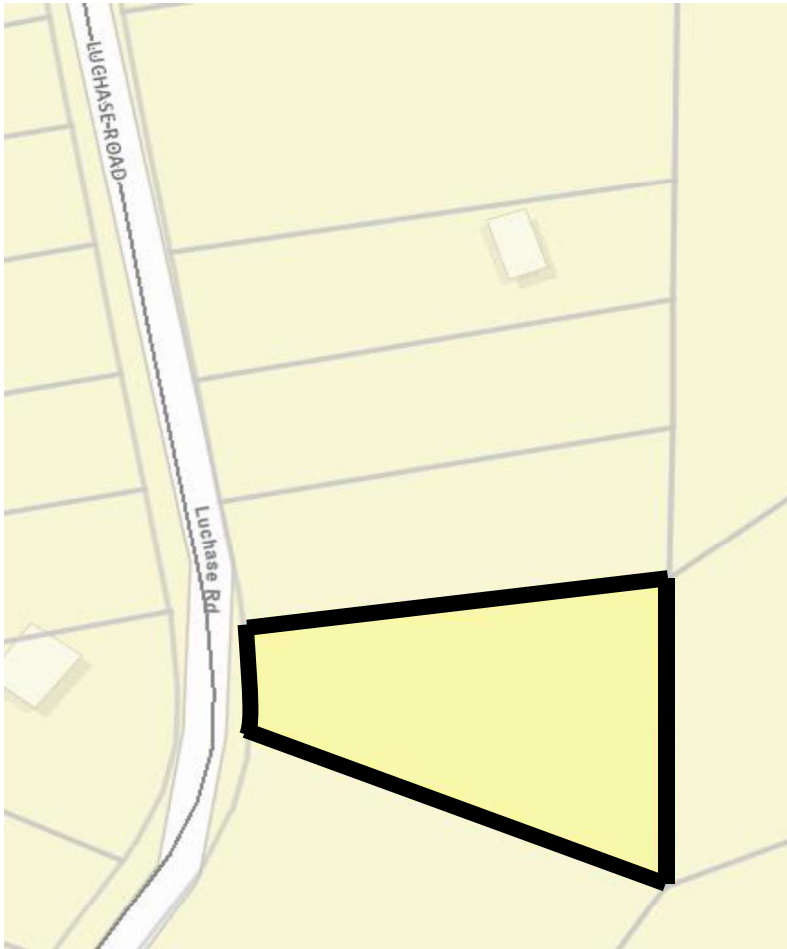
Total Value: \$15,000

Acreage: ± 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: \$23,000

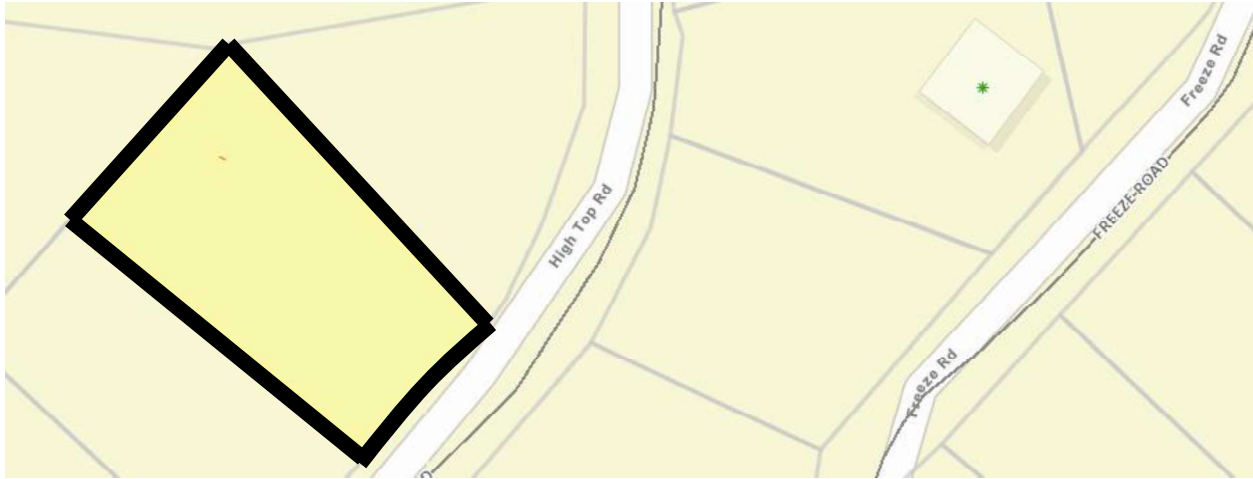
Total Value: \$23,000

Acreage: ± 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: \$17,300

Total Value: \$17,300

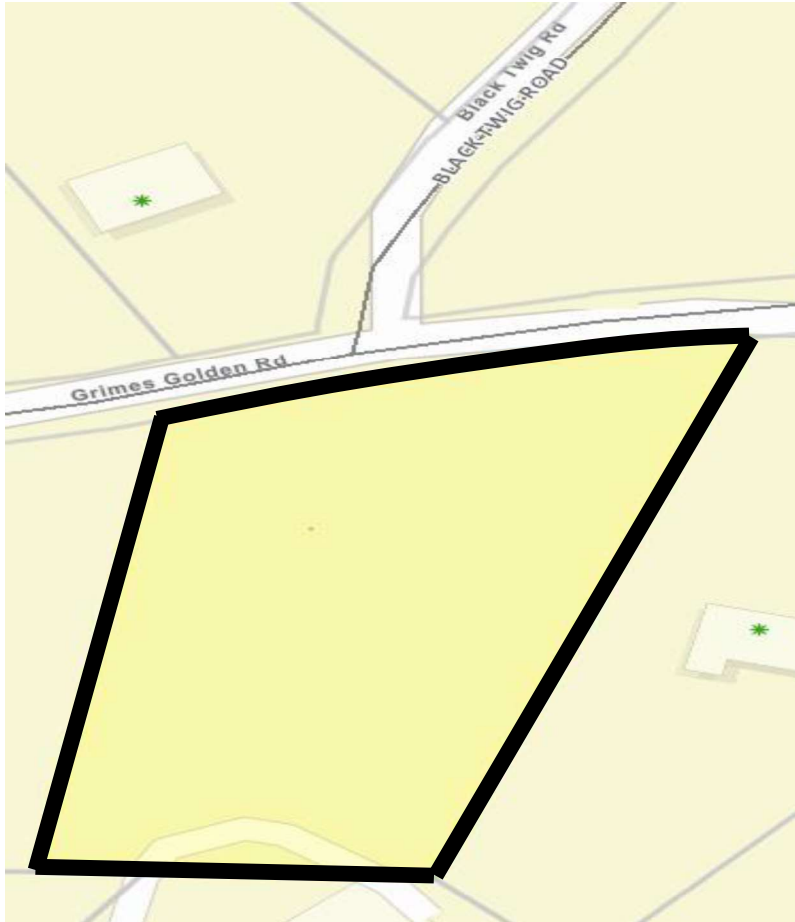
Acreage: ± 0.46 acre

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: \$28,800

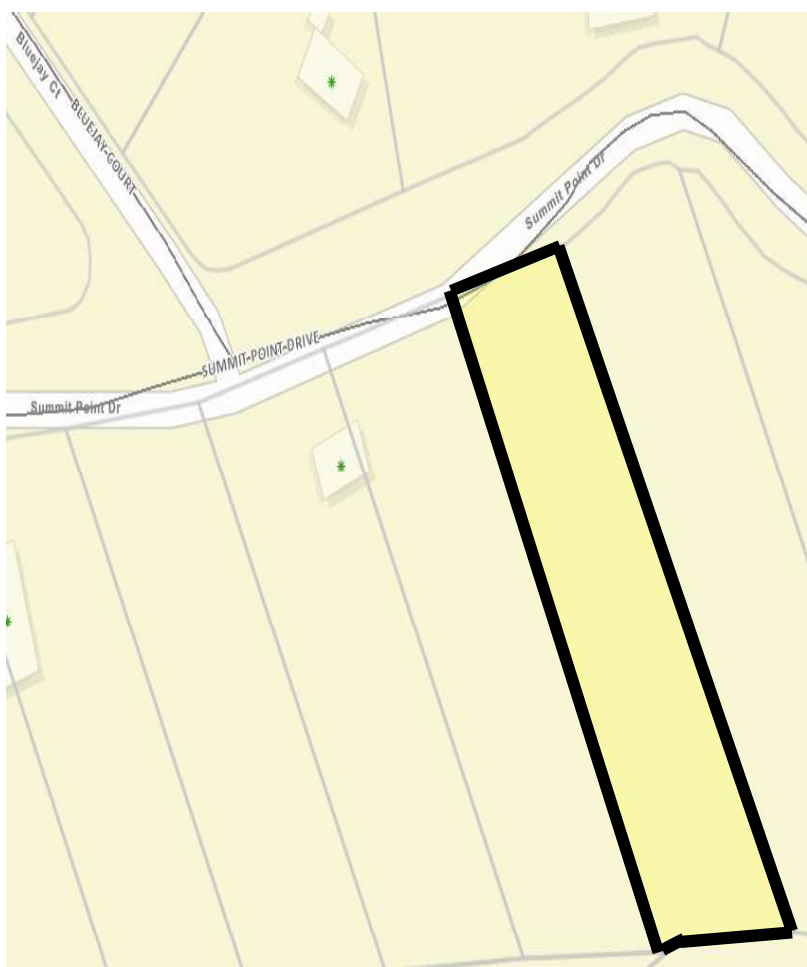
Total Value: \$28,800

Acreage: ± 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: \$23,000

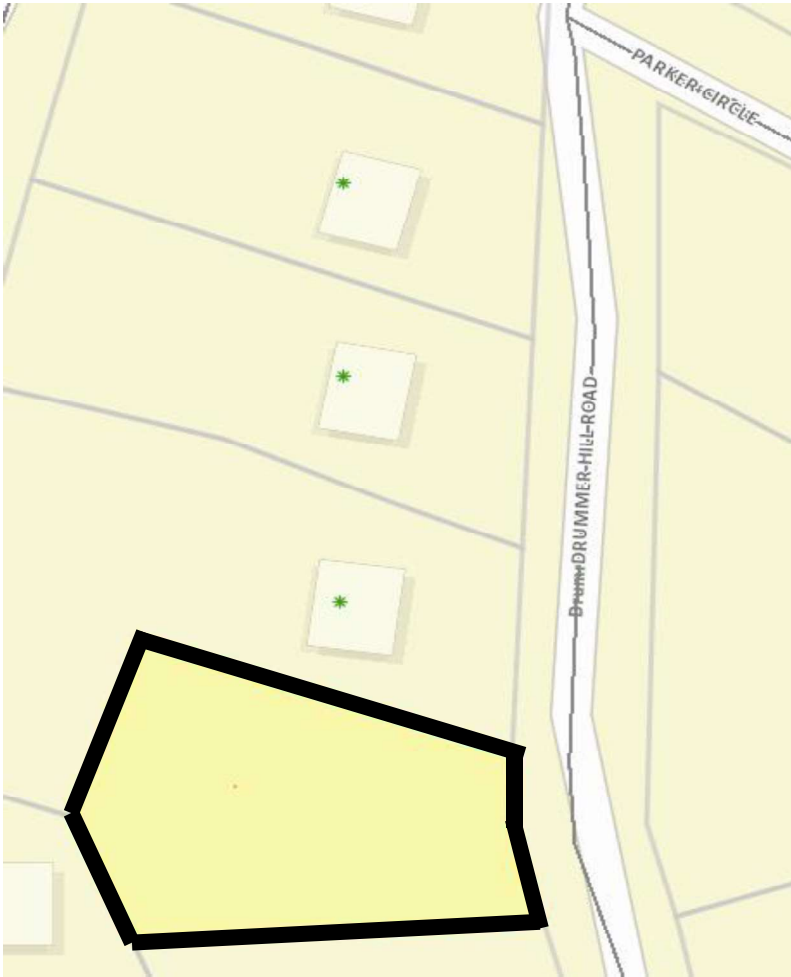
Total Value: \$23,000

Acreage: ± 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: \$17,300

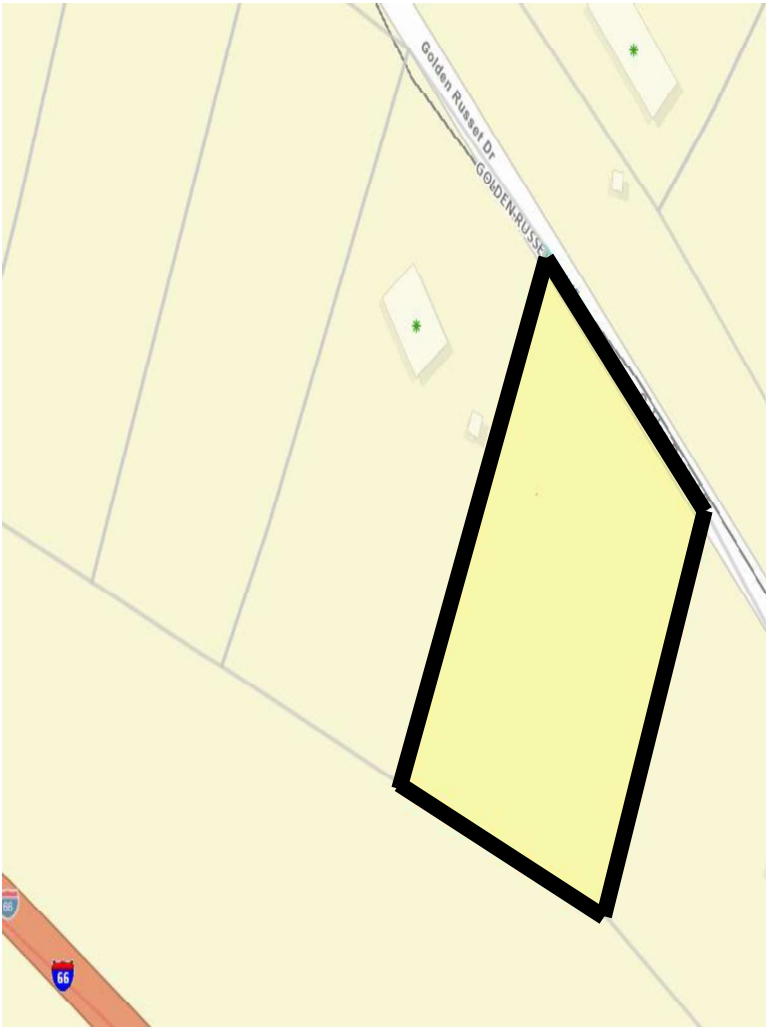
Total Value: \$17,300

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: \$17,300

Total Value: \$17,300

Acreage: ± 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: \$355,200

Land Value: \$66,300

Total Value: \$355,200

Acreage: ± 6.1965 acres

Property Description: 213 Marian Lane, Bentonville

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