

**NOTICE OF DELINQUENT TAXES  
AND TREASURER'S SALE OF REAL PROPERTY  
WARREN 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-to-Live Simulcast** (with online and in person bidding) public auction, which will commence at **The Warren County Government Center, 220 North Commerce Avenue, Suite 601, on May 18, 2023 at 12:00 PM** or soon thereafter as may be affected. The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by For Sale At Auction (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”), and any such terms and conditions which may be announced on the day of the auction. 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
N1	Aaron Wayne Pearson	15E-4-4-200	5258	409900	Vacant; Bobbie Court, Front Royal
N2	Aaron Wayne Pearson	15E-4-4-131 and 15E-4-4-132	5193 and 5194	409900	Vacant; Venus Branch Road, Front Royal
N3	William A. Payne, Life Estate	16A-1-1-33	6310	409420	Vacant; Dogwood Blossom Lane, Front Royal
N4	Margaret H. Pittman	23A-319-84 and 23A-319-85	15709 and 15710	409487	Vacant; Wilderness Road, Linden
N5	Joseph Ricklefs/Marian Tolson	23A-4-7-3	15808	409222	Vacant; Ulysses Way, Linden
N6	Nikkel Stanley	20C-1-6-3	13454	409026	Vacant; Marys Shady Lane, Front Royal
N7	Lee J. Smith, Jr.	31A1-1-6-28	21294	409063	Vacant; Brookes Road, Front Royal

**GENERAL TERMS OF SALE:** The Treasurer has the right to reject any bids determined to be unreasonable in relation to 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:** The highest bidder shall remit payment in full at the time of the auction. **There will be a 10% buyer's premium or a \$150.00 flat fee, whichever is greater, added to the final bid.** Recording costs for deed recordation will also be the responsibility of the successful bidder and are due at the time of the auction.

**Terms applicable to In-Person Bidders ONLY:** The total balance is due from the highest bidder at the conclusion 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 Ken Sebastian, 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 auction price 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 Warren County 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 Warren County. Questions concerning the registration and bidding process should be directed to the Auctioneer online at <https://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 properties 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: Warren Non-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 real estate tax sale held on Thursday, May 18, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Tax Map Number:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$\_\_\_\_\_ (10% or \$150.00, whichever is greater), and recordation costs in the amount of \$\_\_\_\_\_ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without specific guarantee of covenants of title and is 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 these limitations. 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 a Special Commissioner's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

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 Warren County, including being named as a Defendant in any delinquent tax suit filed by Warren County, Virginia, that this contract will 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.

I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
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 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 N1  
Aaron Wayne Pearson**



**Current Owner:** Aaron Wayne Pearson

**Account No.:** 5258

**Map Number:** 15E-4-4-200

**Building Value:** n/a

**Land Value:** \$5,800

**Total Value:** \$5,800

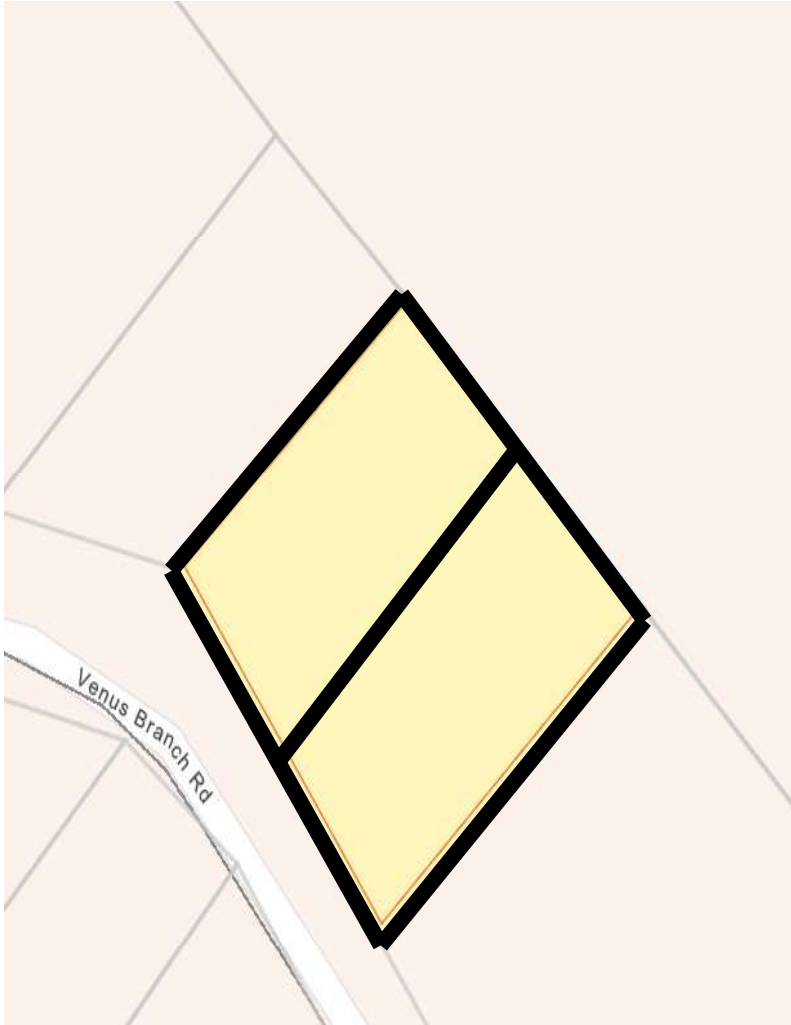
**Acreage:** ± 0.67 acre

**Property Description:** Vacant; Bobbie Court, 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 N2**

**Aaron Wayne Pearson**



**Current Owner:** Aaron Wayne Pearson

**Account No.:** 5193 and 5194

**Map Number:** 15E-4-4-131 and 15E-4-4-132

**Building Value:** n/a

**Land Value:** \$5,800

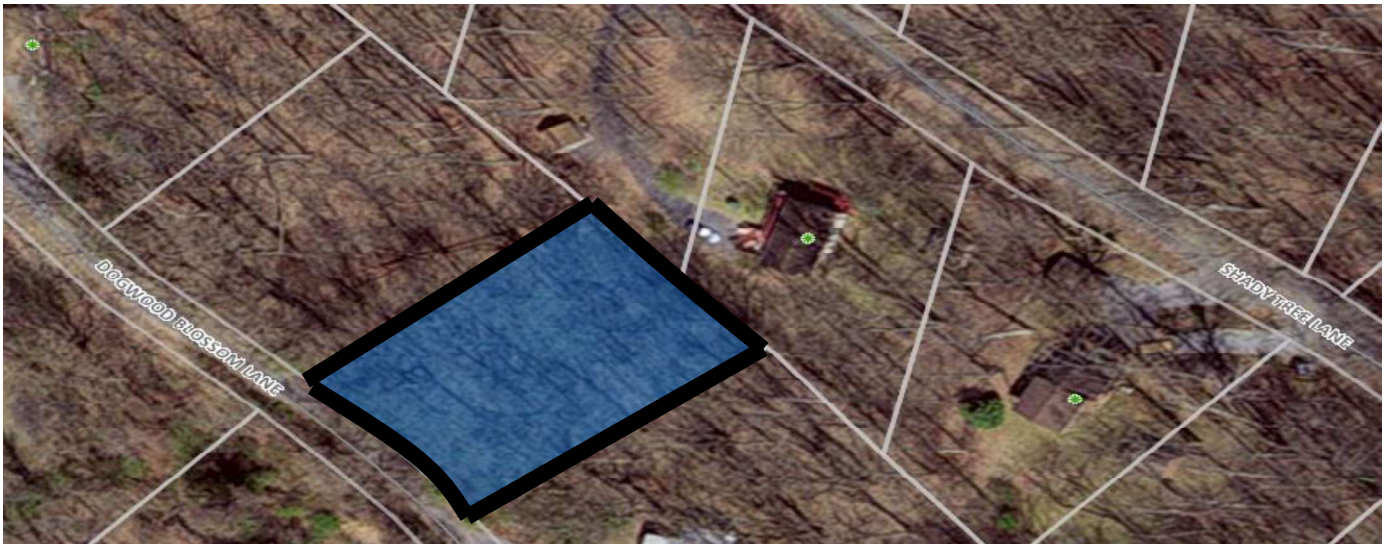
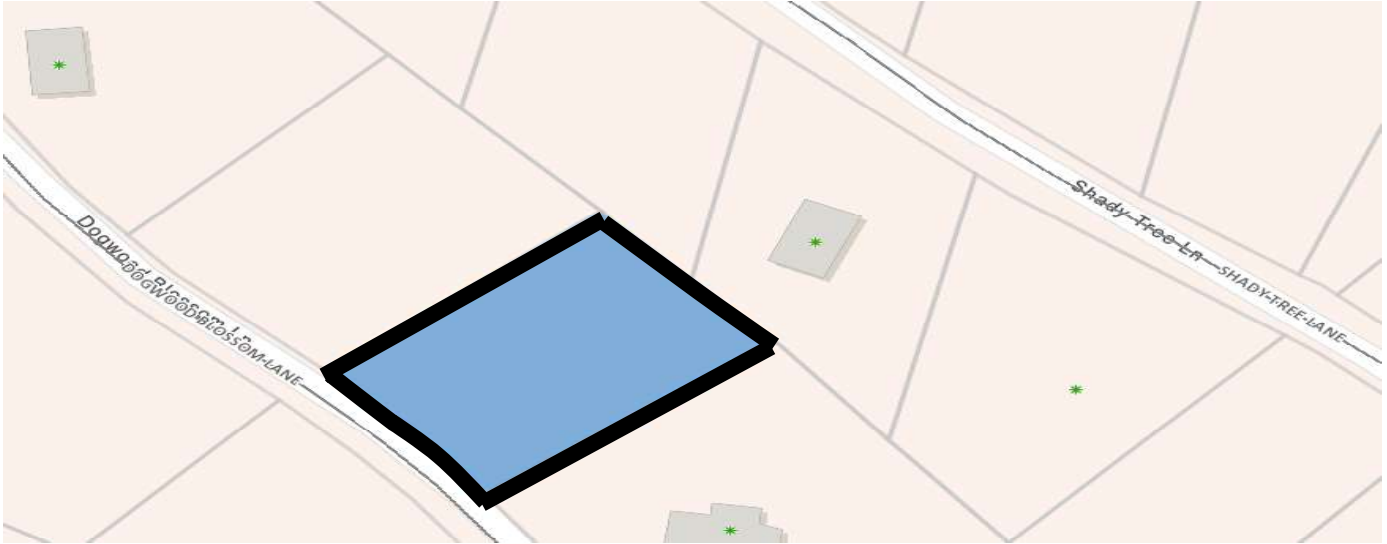
**Total Value:** \$5,800

**Acreage:** ± 1.50 acres total

**Property Description:** Vacant; Venus Branch Road, 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 N3**  
**William A. Payne, Life Estate**



**Current Owner:** William A. Payne, Life Estate

**Account No.:** 6310

**Map Number:** 16A-1-1-33

**Building Value:** n/a

**Land Value:** \$5,800

**Total Value:** \$5,800

**Acreage:** ± 0.50 acre

**Property Description:** Vacant; Dogwood Blossom Lane, 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, percibility, zoning, road frontage, and any other matters of interest related to this property.

**Property N4**  
**Margaret H. Pittman**



**Current Owner:** Margaret H. Pittman

**Account No.:** 15709 and 15710

**Map Number:** 23A-319-84 and 23A-319-85

**Building Value:** n/a

**Land Value:** \$11,600

**Total Value:** \$11,600

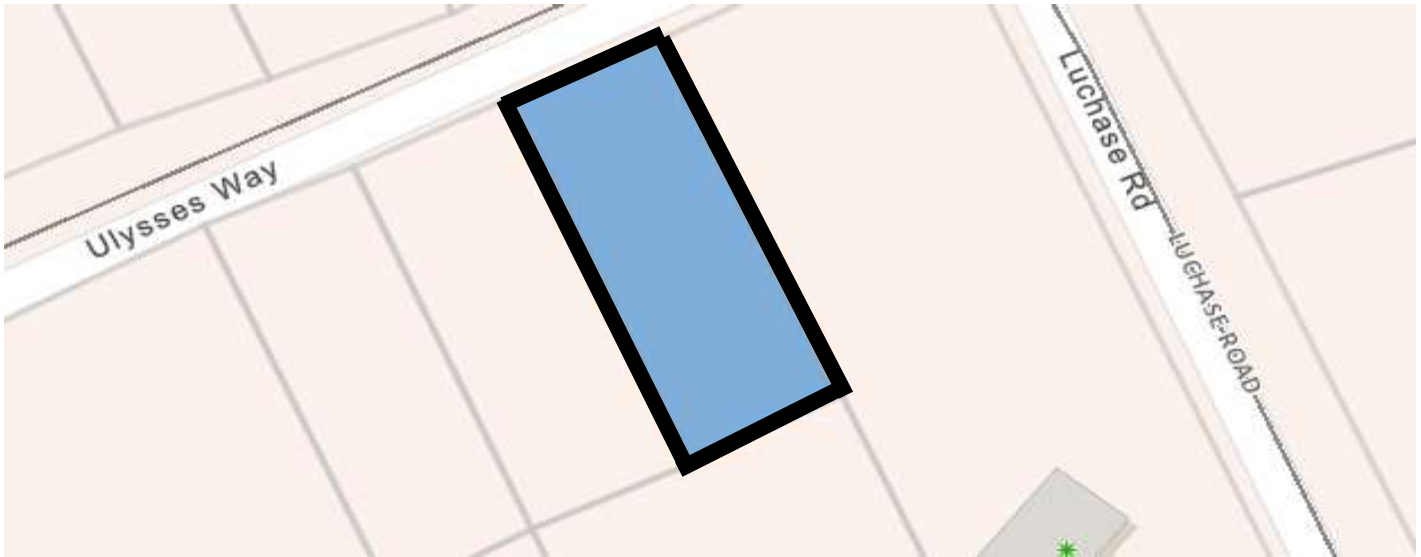
**Acreage:** ± 0.37 acre total

**Property Description:** Vacant; Wilderness Road, Linden

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 N5**  
**Joseph Ricklefs/Marian Tolson**



**Current Owner:** Joseph Ricklefs/ Marian Tolson

**Account No.:** 15808

**Map Number:** 23A-4-7-3

**Building Value:** n/a

**Land Value:** \$5,800

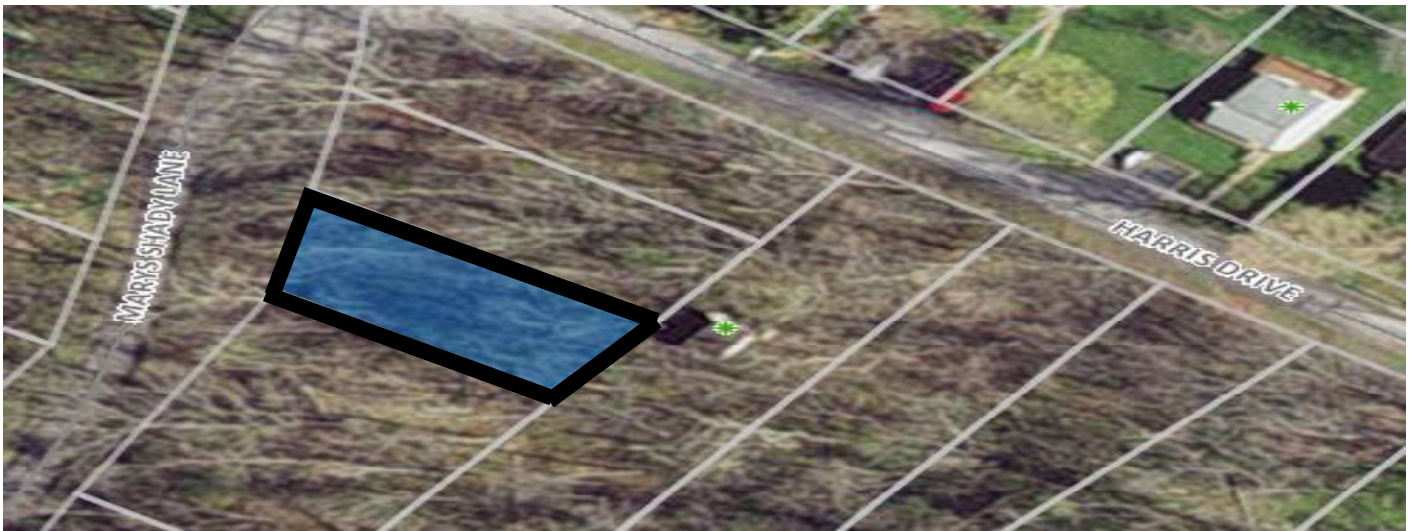
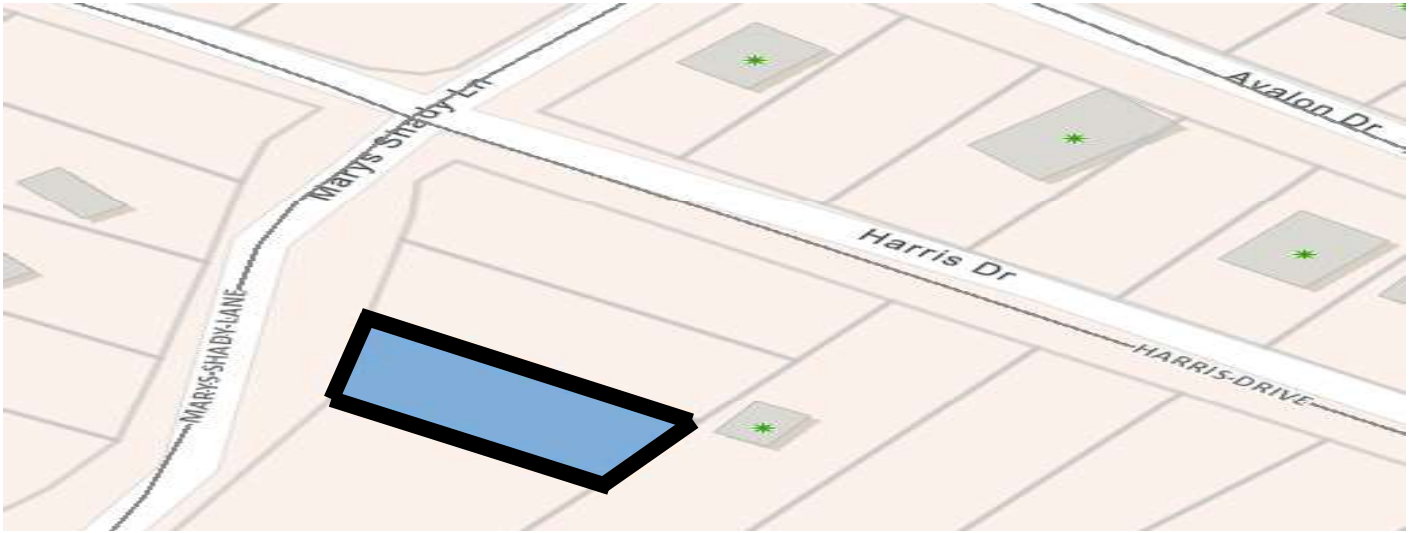
**Total Value:** \$5,800

**Acreage:** ± 0.21 acre

**Property Description:** Vacant; Ulysses Way, Linden

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 N6  
Nikkel Stanley**



**Current Owner:** Nikkel Stanley

**Account No.:** 13454

**Map Number:** 20C-1-6-3

**Building Value:** n/a

**Land Value:** \$5,800

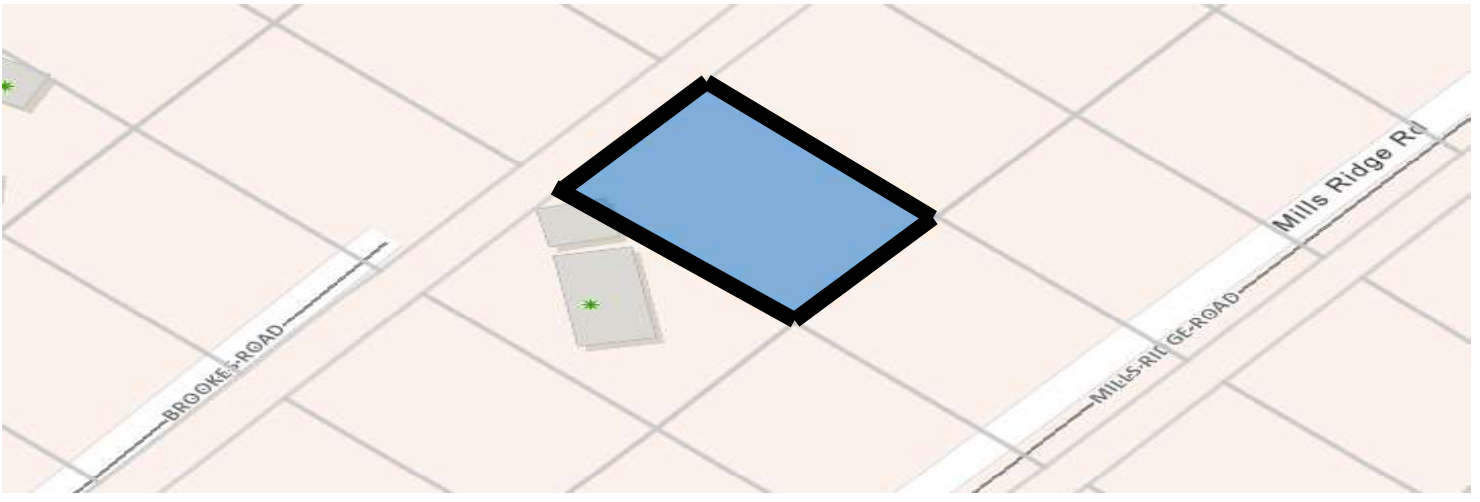
**Total Value:** \$5,800

**Acreage:** ± 0.13 acre

**Property Description:** Vacant; Marys Shady Lane, 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 N7**  
**Lee J. Smith, Jr.**



**Current Owner:** Lee J. Smith, Jr.

**Account No.:** 21294

**Map Number:** 31A1-1-6-28

**Building Value:** n/a

**Land Value:** \$1,200

**Total Value:** \$1,200

**Acreage:** ± 0.22 acre

**Property Description:** Vacant; Brookes Road, 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.