

**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 1, 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 take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	Owner Unknown	18-81F	6717	409181	Vacant; Front Royal
2	Loren A. Zaremba, et ux	13C-6-61043	3159	409428	Vacant; Wilson Lane, Front Royal
3	William J. Varley, et ux	24B-2-6-279	18900	409335	Vacant; Blue Mountain Road, Linden
4	Norma O. Robinson	21-79F	13695	409797	Vacant; John E. Drive, Front Royal
5	Lee S. & Sibyl G. Salsbery	23C-62A-81	18202	570384	Vacant; Front Royal
6	Lee S. & Sibyl G. Salsbery	23C-62A-8	18129	570384	Vacant; Front Royal
7	Frank & Claudia S. Russo	13C-1-1-205	2498	409278	Vacant; Beech Road, Front Royal
8	Kalyan S. Mukerji, et ux	39B-2-90	23624	409523	Vacant; Bluebird Way, Front Royal
9	Christian A. Petrovics	23C-8-4-17	18448	570897	Vacant; Bragg Drive, Front Royal
10	Pamela Lynn Moyer, Trustee	27C-1-B-10; 27C-1-B-11; and, 27C-1-B-12	19689; 19690; and, 19691	409690	1898 Barnett Drive and Fox Chase Drive, Front Royal

11	Young Hi Suh	23C-3-3-107; 23C-3-3-108; 23C-3-3-109; 23C-3-3-110; and, 23C-3-3-111	17249; 17250; 17251; 17252; and, 17253	409643	Vacant; Front Royal
12	Young Hi Suh	23C-3-3-141; 23C-3-3-142; 23C-3-3-143; 23C-3-3-144; and, 23C-3-3-145	17285; 17286; 17287; 17288; and, 17289	409643	Vacant; Front Royal
13	Young Hi Suh	23C-3-3-163; 23C-3-3-164; and, 23C-3-3-165	17307; 17308; and, 17309	409653	Vacant; Front Royal
14	Young Hi Suh	23C-3-3-167	17311	409653	Vacant; Front Royal
15	Young Hi Suh	23C-3-3-184	17328	409653	Vacant; Front Royal
16	Young Hi Suh/ Jae Sang Park/Michelle Park	23C-3-3-322; 23C-3-3-323; 23C-3-3-324; 23C-3-3-325; 23C-3-3-326; and, 23C-3-3-327	17460; 17461; 17462; 17463; 17464; and, 17465	409653	Vacant; Front Royal

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, 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 November 8, 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 the 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 the 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.

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

At that certain real estate tax sale which closed on Wednesday, November 1, 2023, 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 (November 1, 2023). 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:

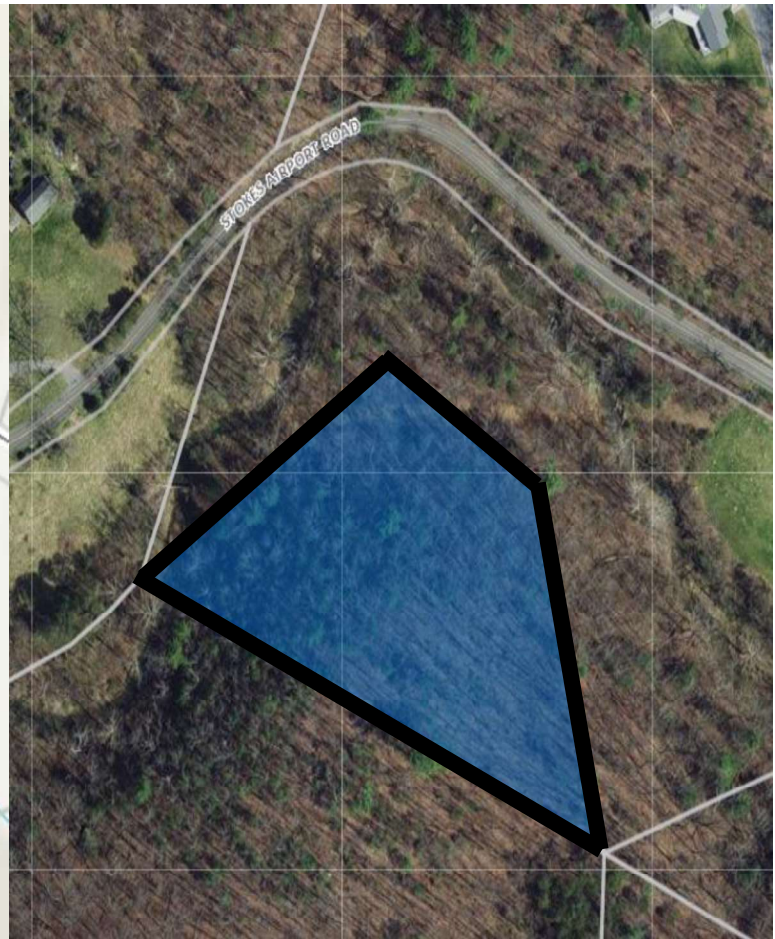
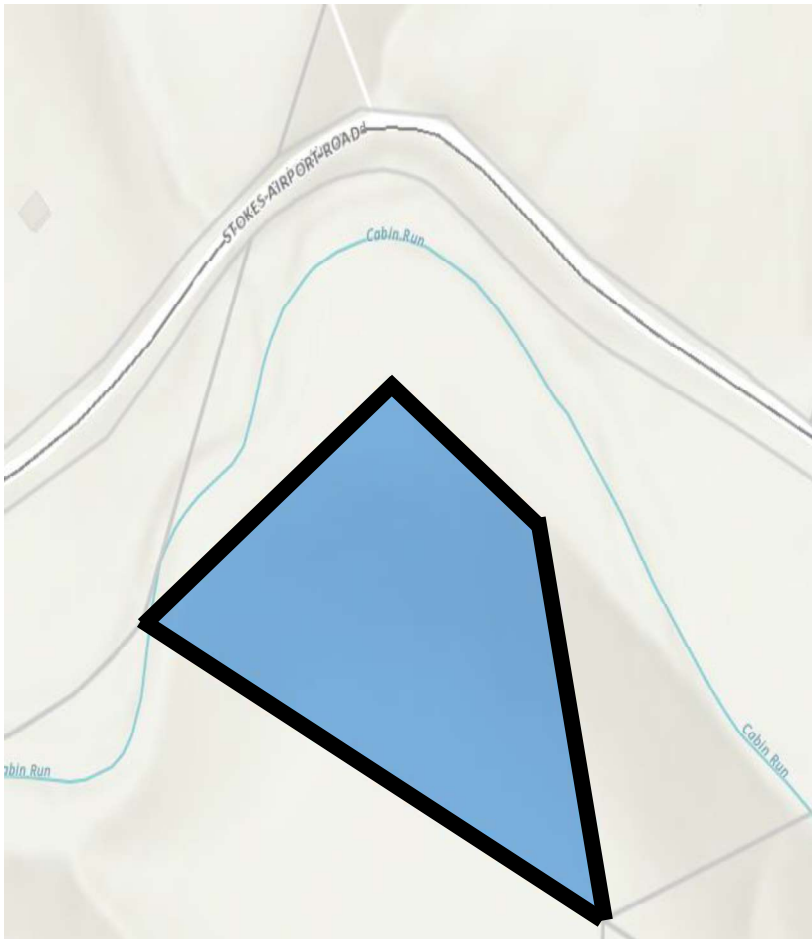
Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants ☐ None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 1st day of November 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
Owner Unknown



Owner: OWNER UNKNOWN

Tax Map #: 18 81F

Account #: 6717

Total Value: \$15,400

Land Value: \$15,400

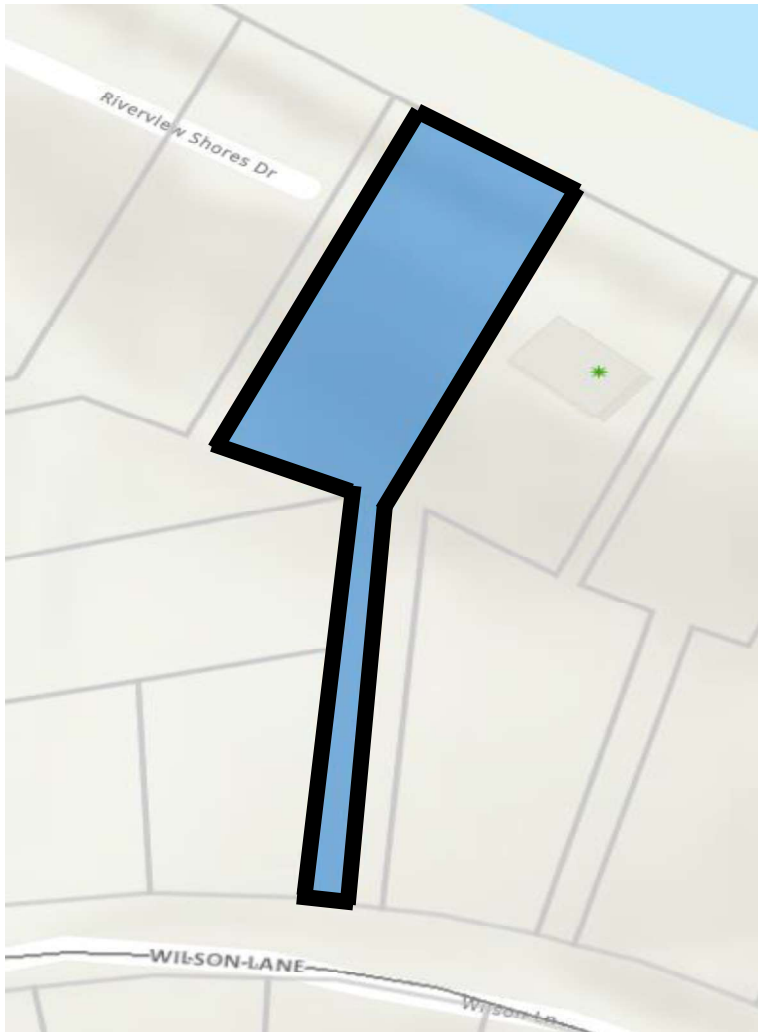
Improvement Value: N/A

Zoning: Agricultural

Acres: 3.08

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Property 2
Loren A. Zaremba, et ux



Owner: ZAREMBA LOREN A ET UX

Tax Map #: 13C 6 61043

Account #: 3159

Total Value: \$23,000

Land Value: \$23,000

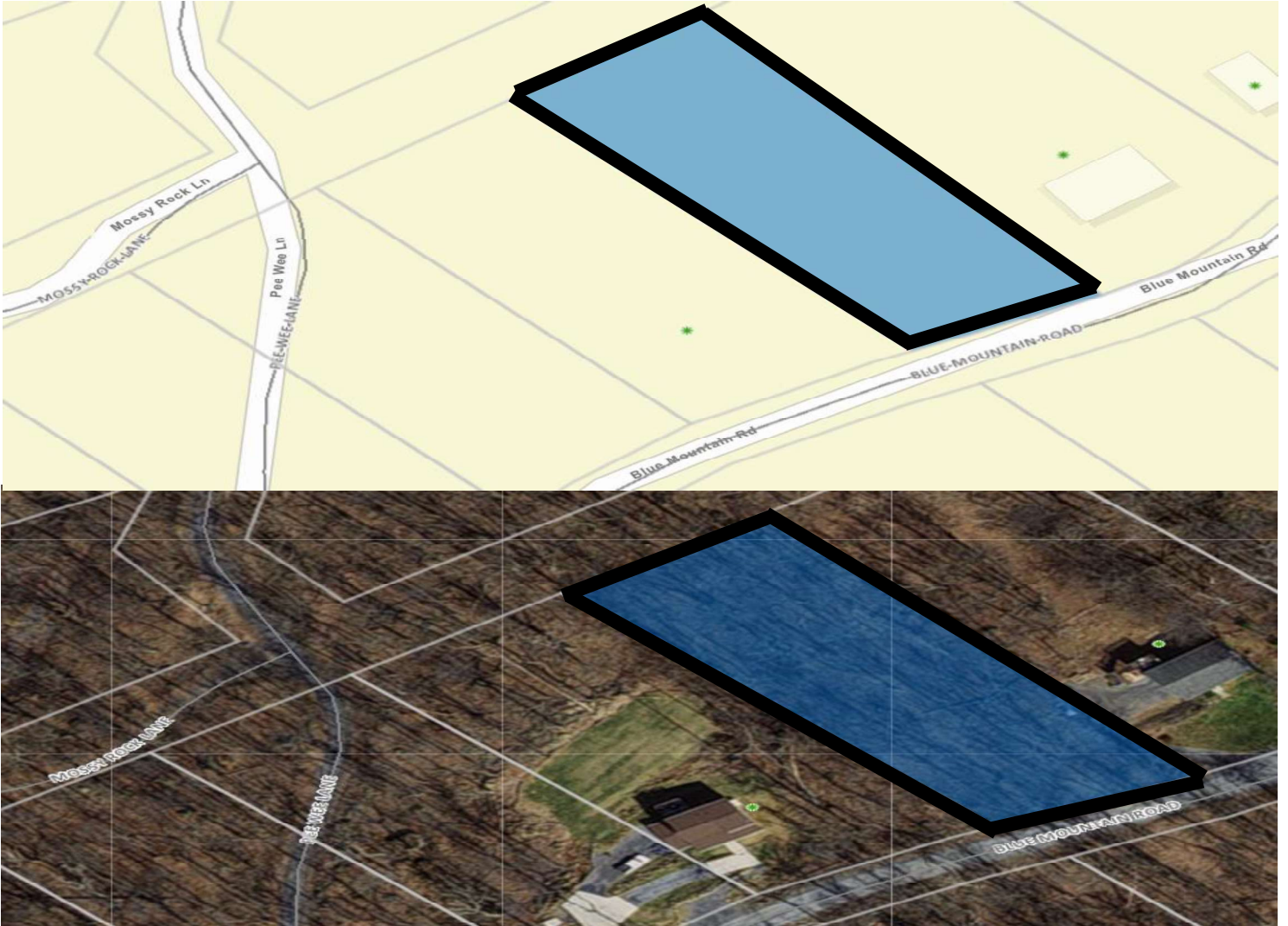
Improvement Value: N/A

Zoning: Residential One

Acres: .33

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Property 3
William J. Varley, et ux



Owner: VARLEY WILLIAM J ET UX

Tax Map #: 24B 2 6 279

Account #: 18900

Total Value: \$17,300

Land Value: \$17,300

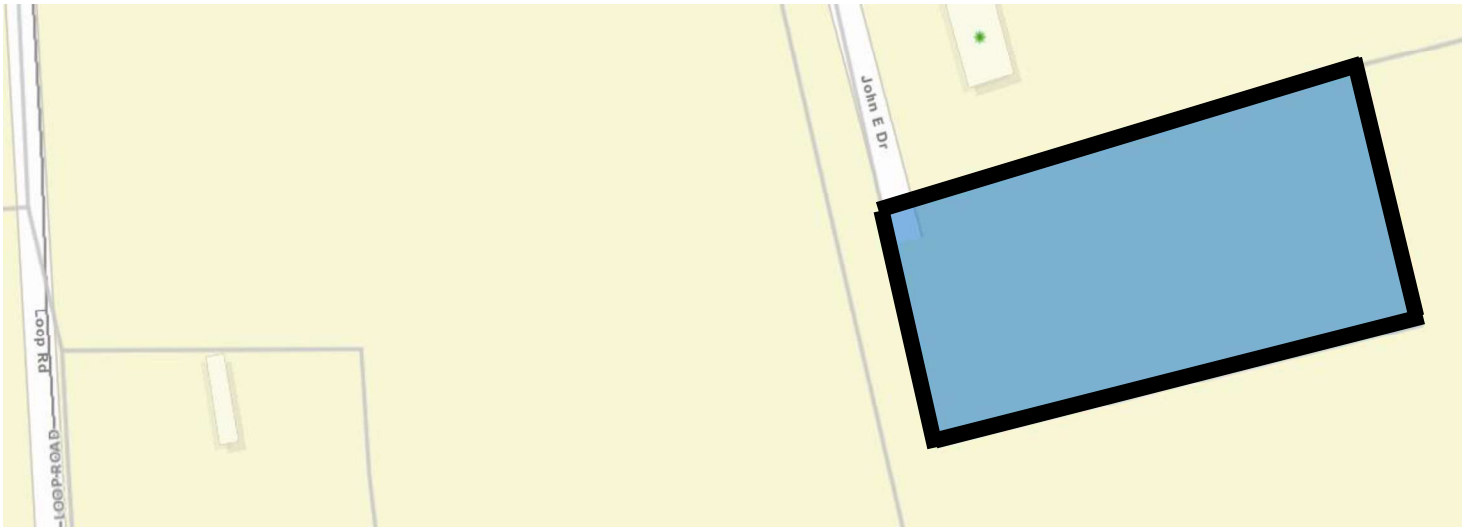
Improvement Value: N/A

Zoning: Residential One

Acres: .993

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Property 4
Norma O. Robinson



Owner: ROBINSON NORMA O

Tax Map #: 21 79F

Account #: 13695

Total Value: \$23,000

Land Value: \$23,000

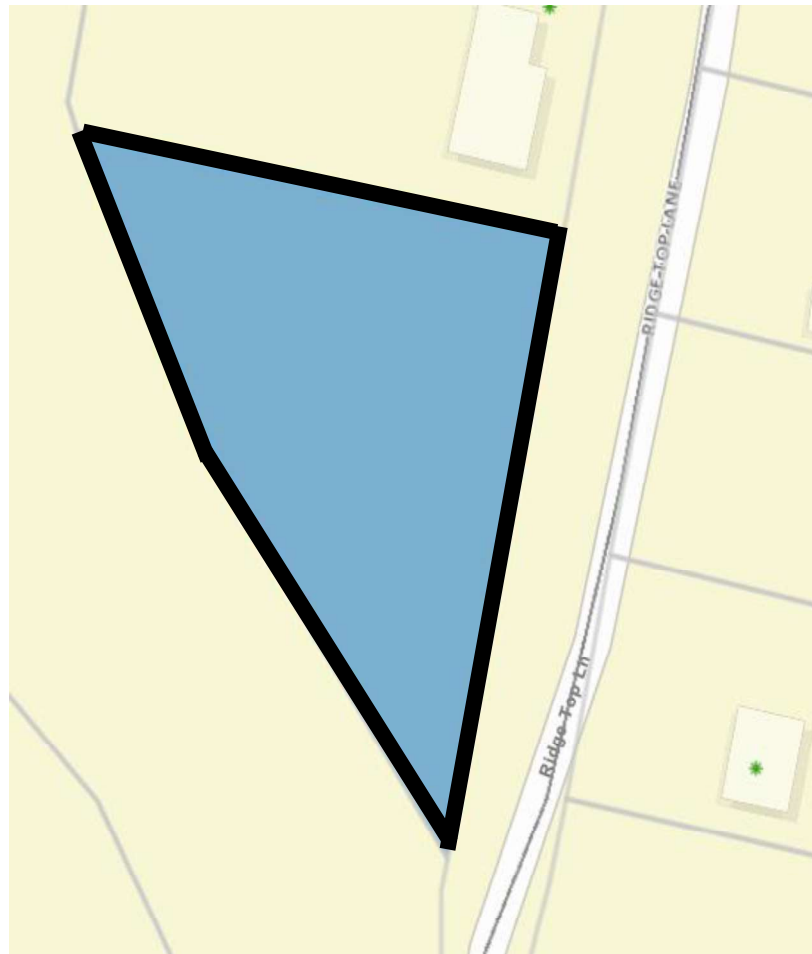
Improvement Value: N/A

Zoning: Agricultural

Acres: 1.00

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Property 5
Lee S. & Sibyl G. Salsbery



Owner: SALSBERY LEE S & SIBYL G

Tax Map #: 23C 62A 81

Account #: 18202

Total Value: \$23,000

Land Value: \$23,000

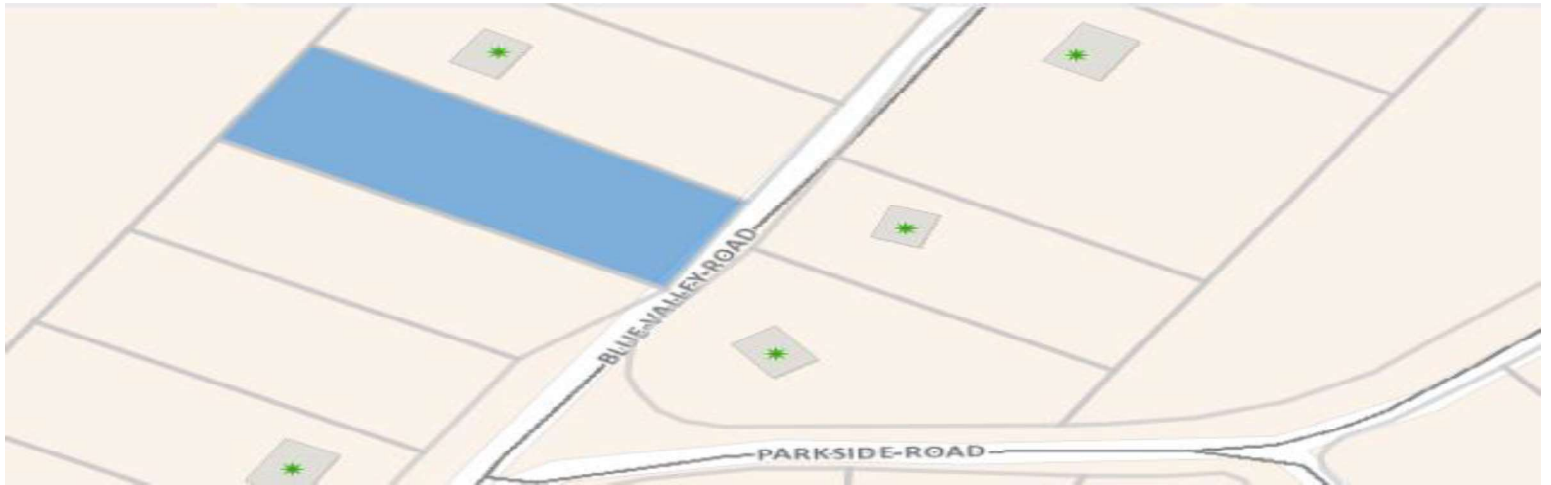
Improvement Value: N/A

Zoning: Residential One

Acres: 0.85

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Property 6
Lee S. & Sibyl G. Salsbery



Owner: SALSBERY LEE S & SIBYL G

Tax Map #: 23C 62A 8

Account #: 18129

Total Value: \$23,000

Land Value: \$23,000

Improvement Value: N/A

Zoning: Residential One

Acres: 0.77

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Property 7
Frank & Claudia S. Russo



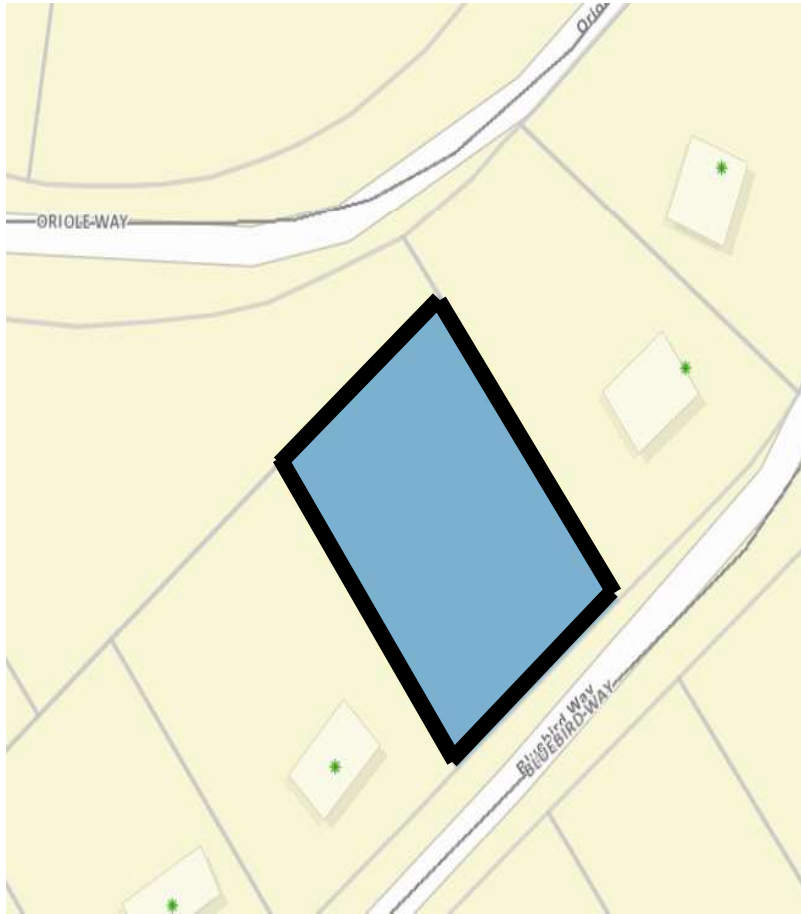
Owner: RUSSO FRANK & CLAUDIA S
Tax Map #: 13C 1 1 205
Account #: 2498

Total Value: \$23,000
Land Value: \$23,000
Improvement Value: N/A

Zoning: Residential One
Acres: 0.33

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Property 8
Kalyan S. Mukerji, et ux



Owner: MUKERJI KALYAN S ET UX

Tax Map #: 39B 2 90

Account #: 23624

Total Value: \$23,000

Land Value: \$23,000

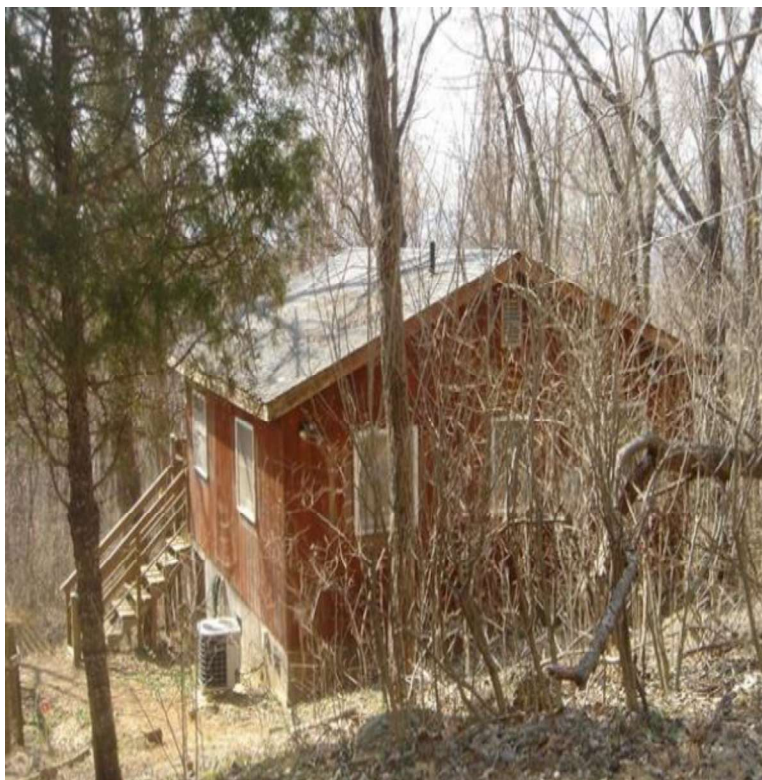
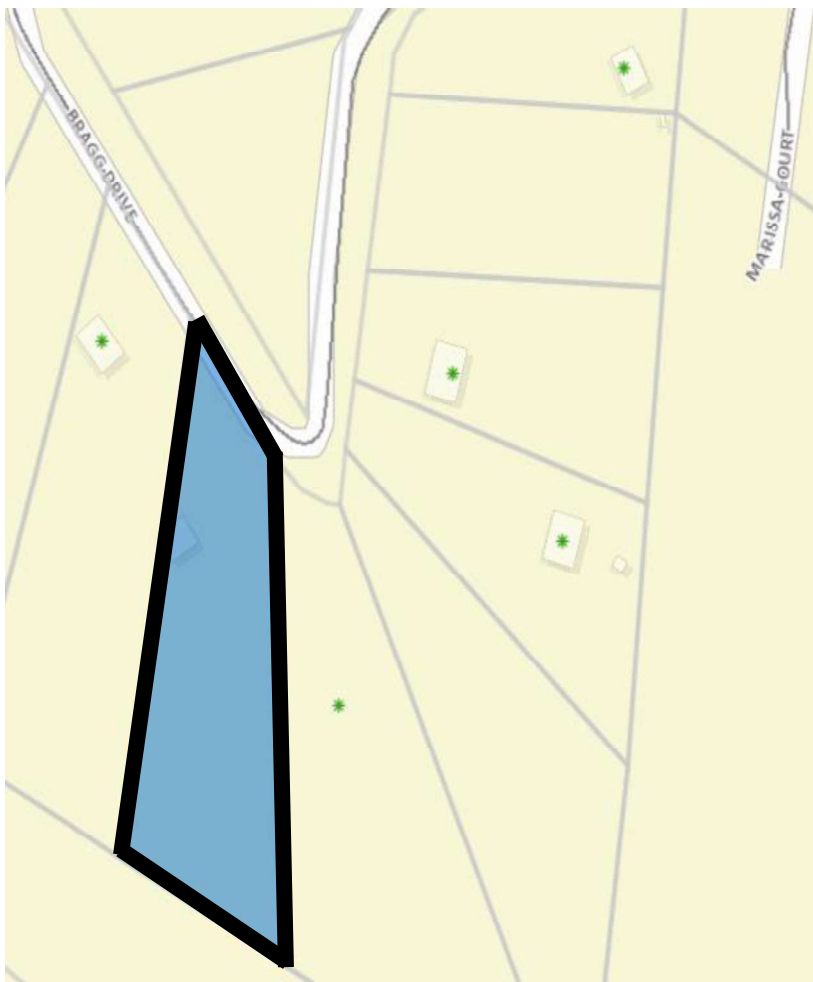
Improvement Value: N/A

Zoning: Residential One

Acres: .49

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Property 9
Christian A. Petrovics



Owner: PETROVICS CHRISTIAN A

Tax Map #: 23C 8 4 17

Account #: 18448

Total Value: \$38,800

Land Value: \$28,800

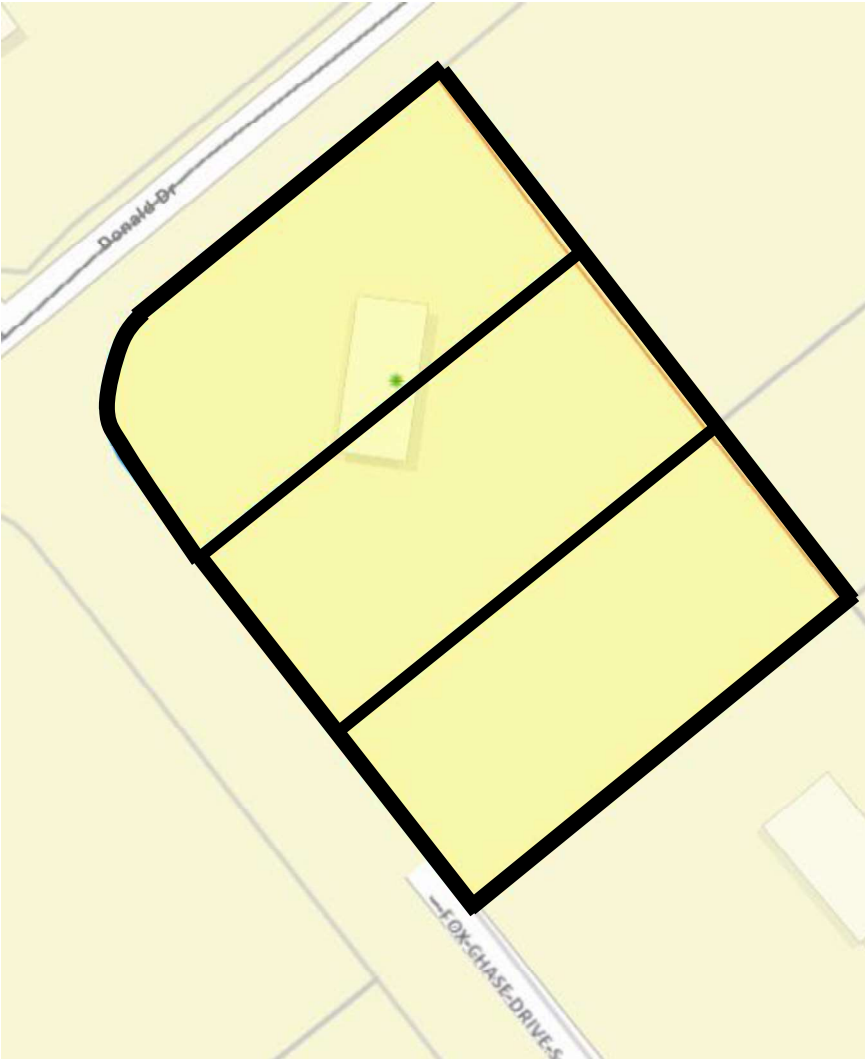
Improvement Value: \$10,000

Zoning: Residential One

Acres: 1.34

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Property 10
Pamela Lynn Moyer, Trustee



Owner: MOYER PAMELA LYNN TTEE

Tax Map #: 27C 1 B 10

Account #: 19689

Total Value: \$46,000

Land Value: \$46,000

Improvement Value: N/A

Zoning: Residential One

Acres: .331

Owner: MOYER PAMELA LYNN TTEE

Tax Map #: 27C 1 B 11

Account #: 19690

Total Value: \$23,000

Land Value: \$23,000

Improvement Value: N/A

Zoning: Residential One

Acres: .50

Owner: MOYER PAMELA LYNN TTEE

Tax Map #: 27C 1 B 12

Account #: 19691

Total Value: \$23,000

Land Value: \$23,000

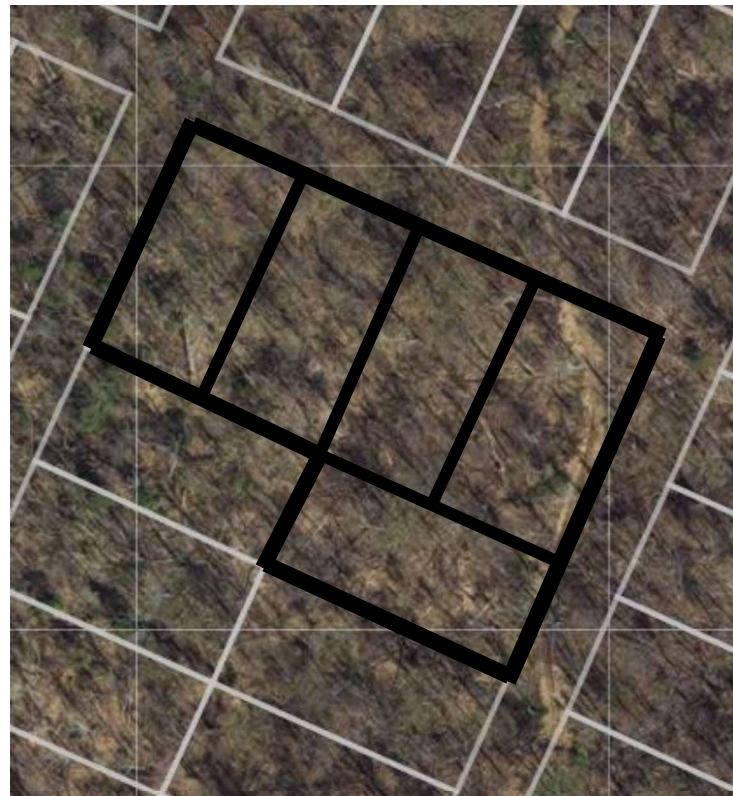
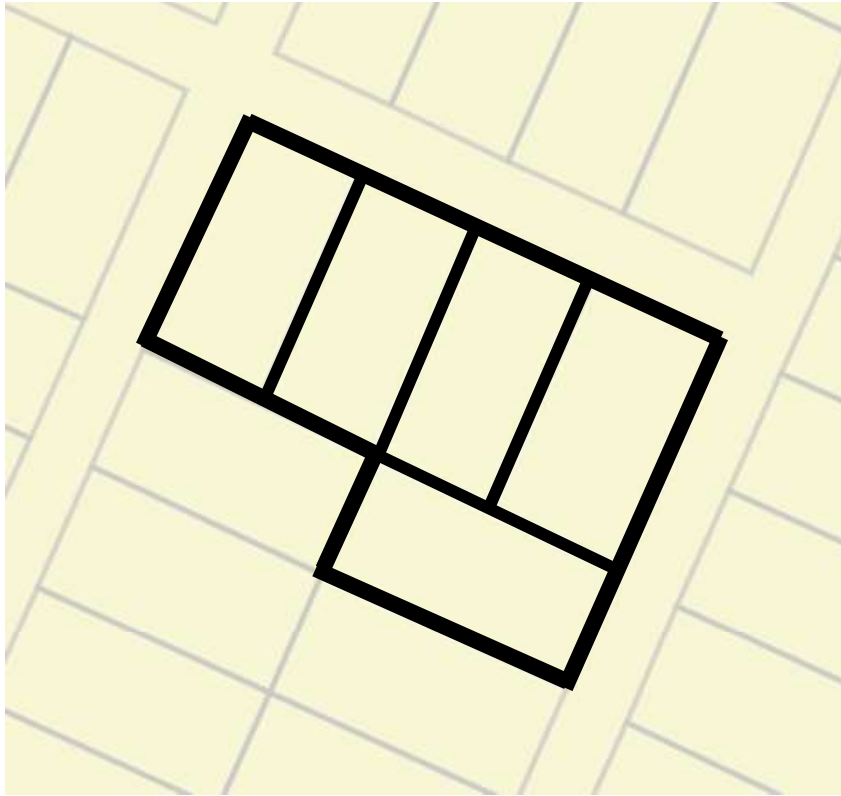
Improvement Value: N/A

Zoning: Residential One

Acres: .50

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Property 11
Young Hi Suh



Owner: SUH YOUNG HI
Tax Map #: 23C 3 3 107
Account #: 17249

Total Value: \$5,800
Land Value: \$5,800
Improvement Value: N/A

Zoning: Residential One
Acres: .46

Owner: SUH YOUNG HI
Tax Map #: 23C 3 3 108
Account #: 17250

Total Value: \$5,800
Land Value: \$5,800
Improvement Value: N/A

Zoning: Residential One
Acres: .46

Owner: SUH YOUNG HI
Tax Map #: 23C 3 3 109
Account #: 17251

Total Value: \$5,800
Land Value: \$5,800
Improvement Value: N/A

Zoning: Residential One
Acres: .46

Owner: SUH YOUNG HI
Tax Map #: 23C 3 3 110
Account #: 17252

Total Value: \$5,800
Land Value: \$5,800
Improvement Value: N/A

Zoning: Residential One
Acres: .46

Owner: SUH YOUNG HI
Tax Map #: 23C 3 3 111
Account #: 17253

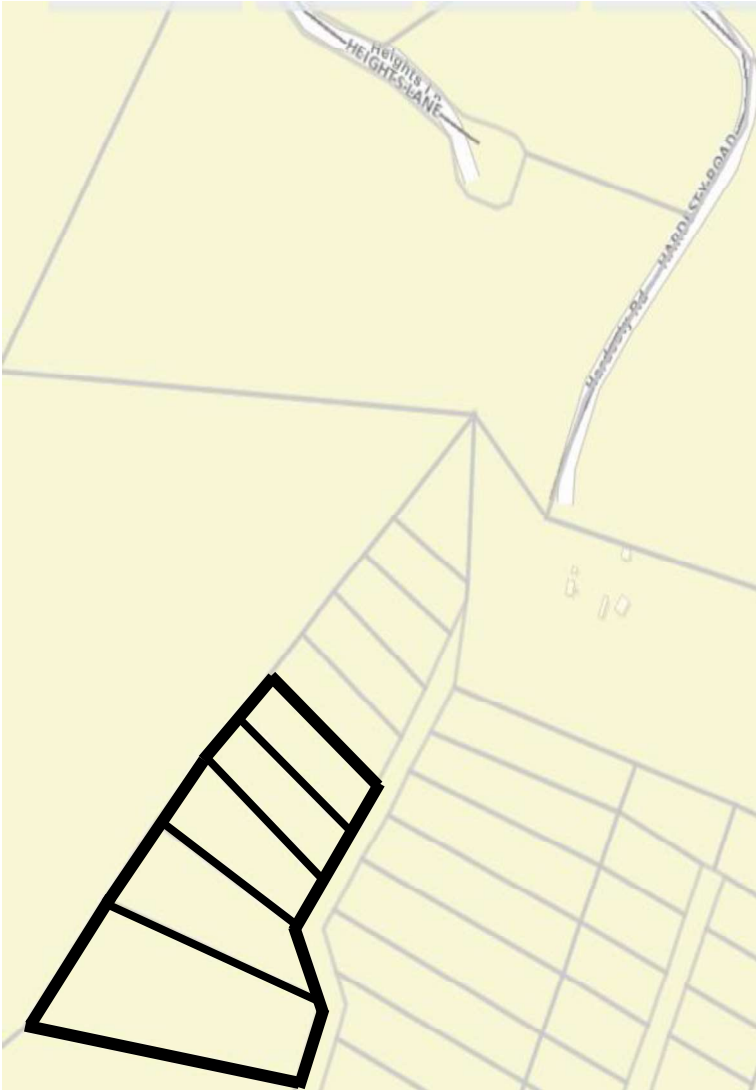
Total Value: \$5,800
Land Value: \$5,800
Improvement Value: N/A

Zoning: Residential One
Acres: .46

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Property 12

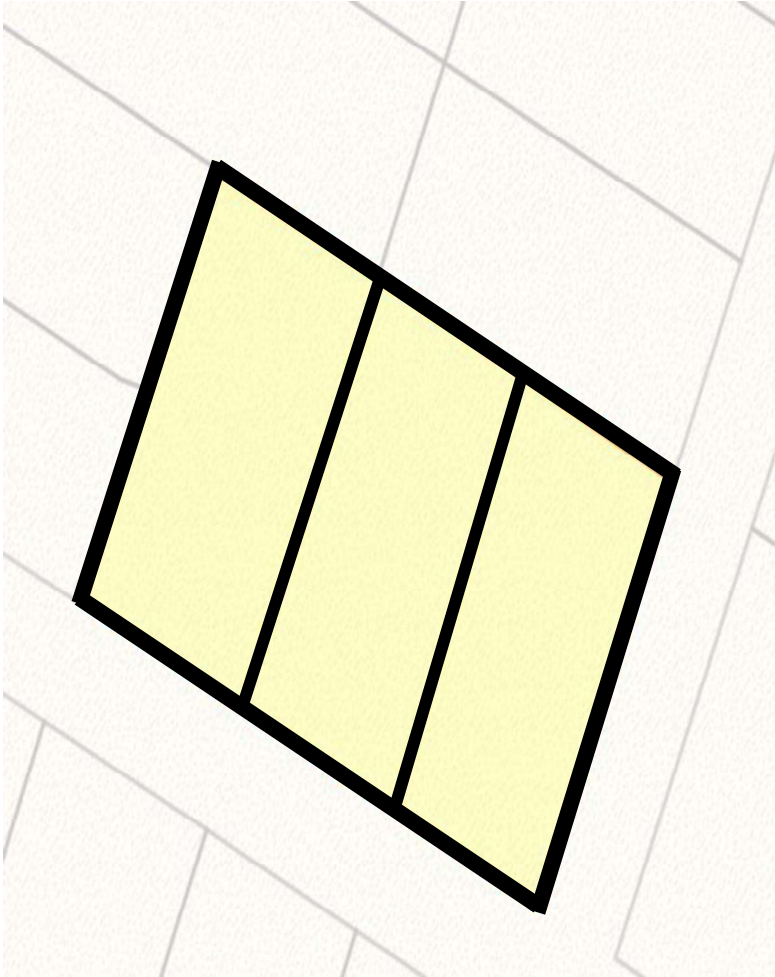
Young Hi Suh



Owner: SUH YOUNG HI Tax Map #: 23C 3 3 141 Account #: 17285 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: 1.41	Owner: SUH YOUNG HI Tax Map #: 23C 3 3 142 Account #: 17286 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: 1.22	Owner: SUH YOUNG HI Tax Map #: 23C 3 3 143 Account #: 17287 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .78	Owner: SUH YOUNG HI Tax Map #: 23C 3 3 144 Account #: 17288 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .78	Owner: SUH YOUNG HI Tax Map #: 23C 3 3 145 Account #: 17289 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .78
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Property 13
Young Hi Suh



Owner: SUH YOUNG HI

Tax Map #: 23C 3 3 163

Account #: 17307

Total Value: \$5,800

Land Value: \$5,800

Improvement Value: N/A

Zoning: Residential One

Acres: .46

Owner: SUH YOUNG HI

Tax Map #: 23C 3 3 164

Account #: 17308

Total Value: \$5,800

Land Value: \$5,800

Improvement Value: N/A

Zoning: Residential One

Acres: .46

Owner: SUH YOUNG HI

Tax Map #: 23C 3 3 165

Account #: 17309

Total Value: \$5,800

Land Value: \$5,800

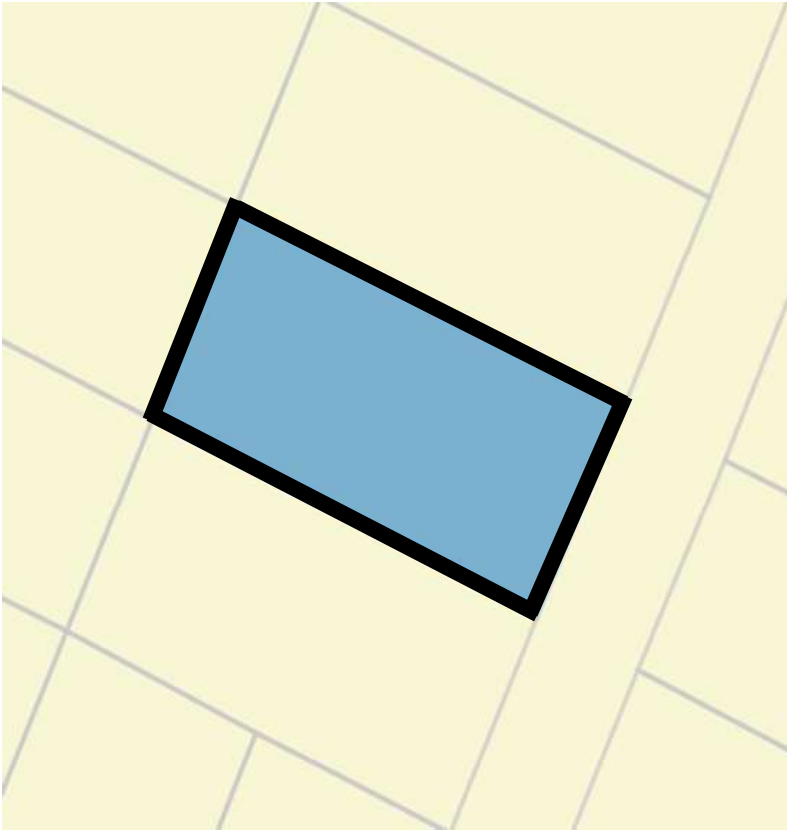
Improvement Value: N/A

Zoning: Residential One

Acres: .46

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Property 14
Young Hi Suh



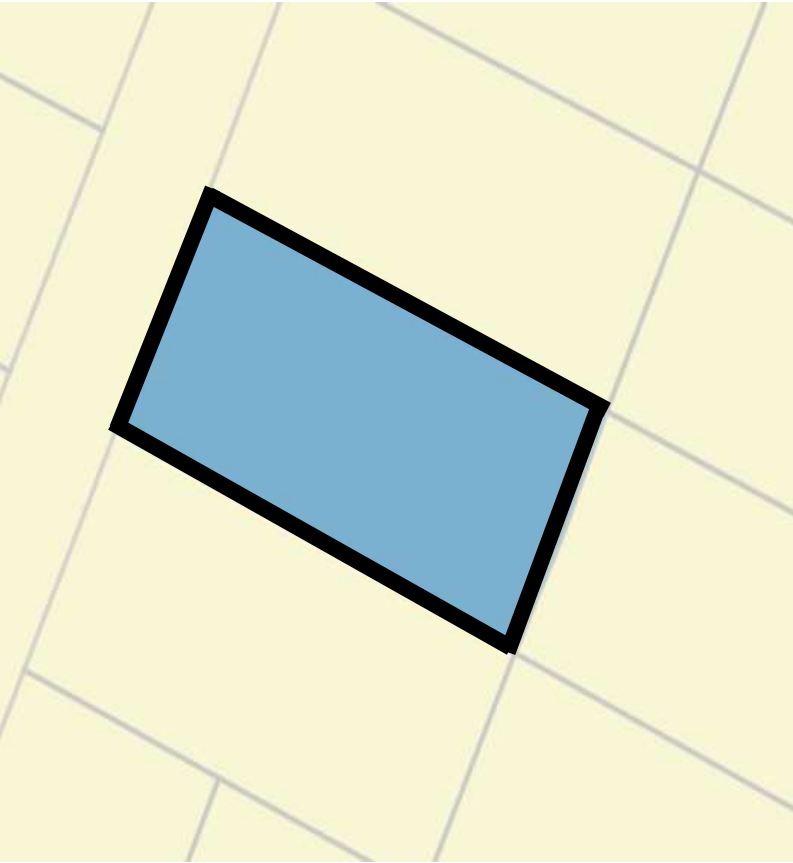
Owner: SUH YOUNG HI
Tax Map #: 23C 3 3 167
Account #: 17311

Total Value: \$5,800
Land Value: \$5,800
Improvement Value: N/A

Zoning: Residential One
Acres: .46

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Property 15
Young Hi Suh



Owner: SUH YOUNG HI

Tax Map #: 23C 3 3 184

Account #: 17328

Total Value: \$5,800

Land Value: \$5,800

Improvement Value: N/A

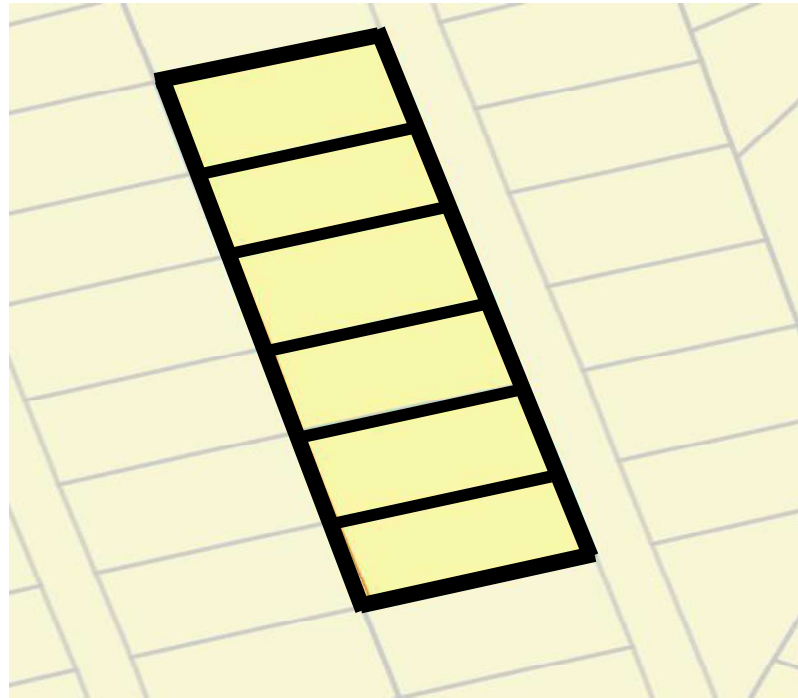
Zoning: Residential One

Acres: .46

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Property 16

Young Hi Suh/ Jae Park



Owner: SUH YOUNG HI/PARK JAE Tax Map #: 23C 3 3 322 Account #: 17460 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .46	Owner: SUH YOUNG HI/PARK JAE Tax Map #: 23C 3 3 323 Account #: 17461 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .46	Owner: SUH YOUNG HI/PARK JAE Tax Map #: 23C 3 3 324 Account #: 17462 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .46	Owner: SUH YOUNG HI/PARK JAE Tax Map #: 23C 3 3 325 Account #: 17463 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .46	Owner: SUH YOUNG HI/PARK JAE Tax Map #: 23C 3 3 326 Account #: 17464 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .46
Owner: SUH YOUNG HI/PARK JAE Tax Map #: 23C 3 3 327 Account #: 17465 Total Value: \$5,800 Land Value: \$5,800 Improvement Value: N/A Zoning: Residential One Acres: .46				

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.