

**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](http://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](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.

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.

_____ <b>Signature</b>	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

Title will be taken in the name of:

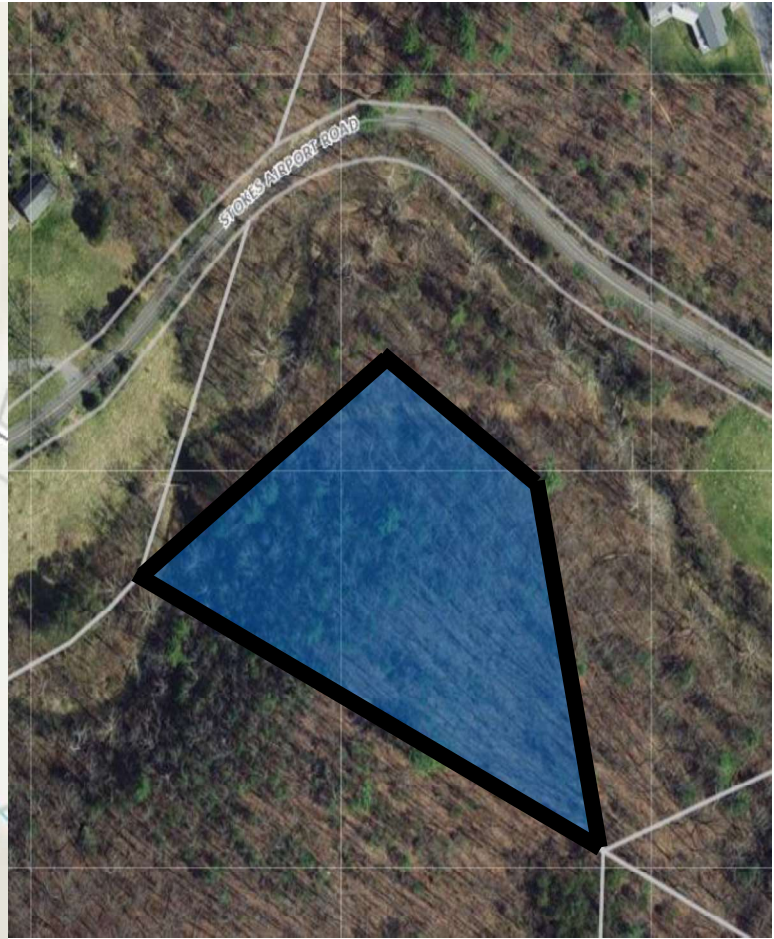
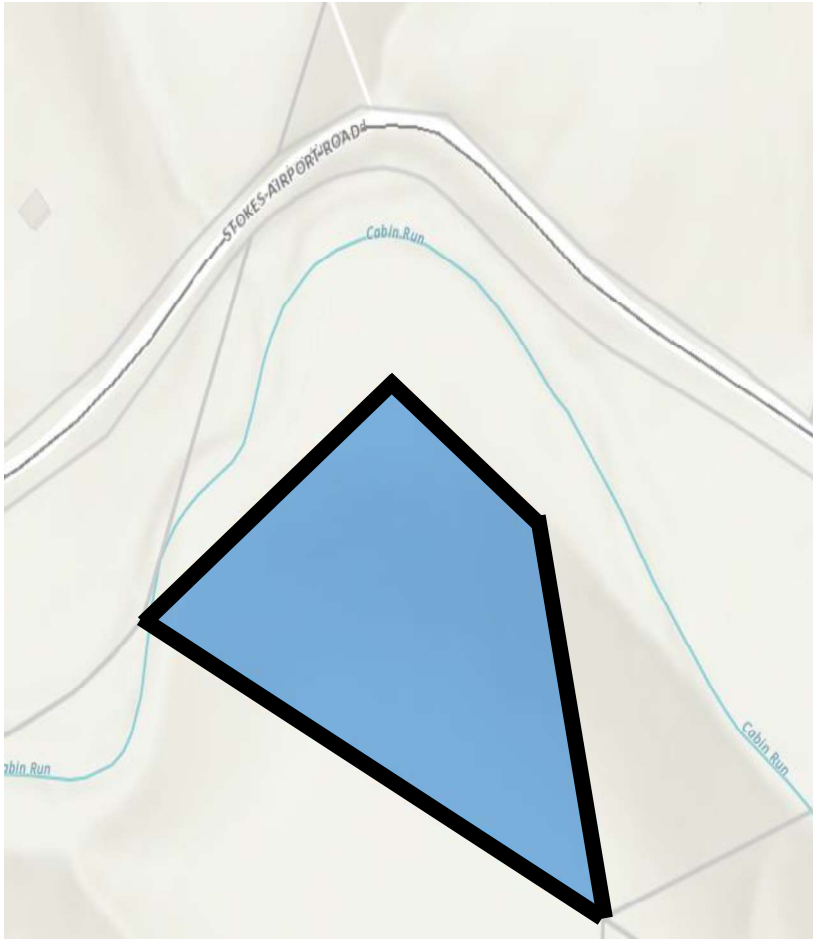
Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

**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

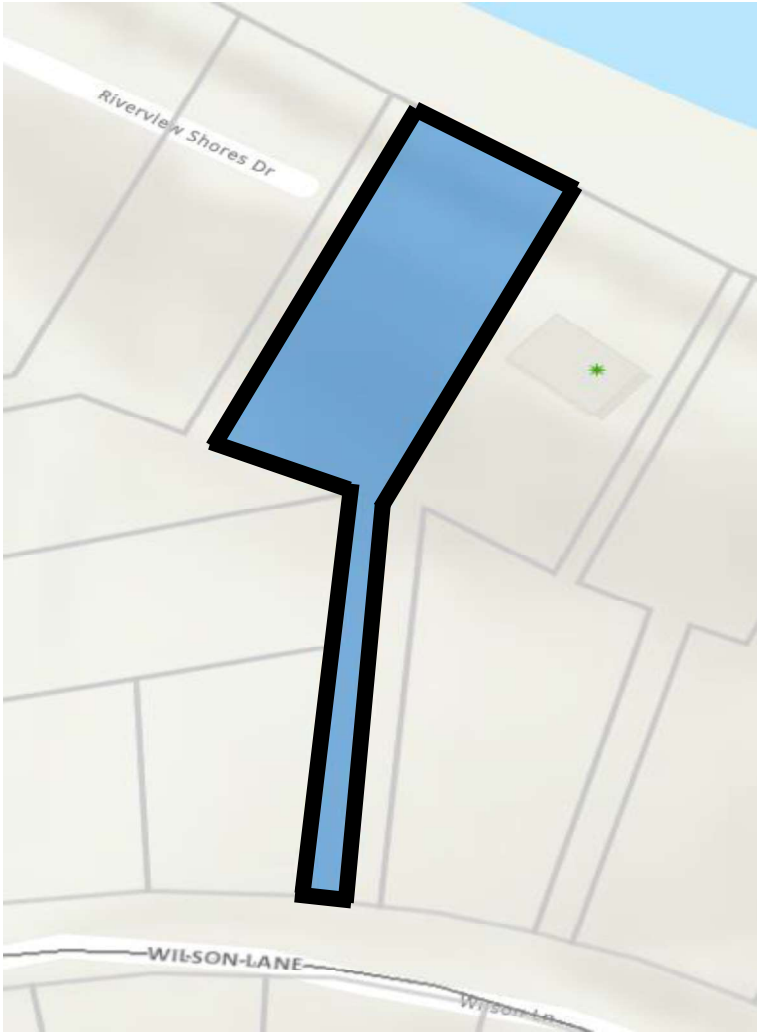
**Improvement Value:** N/A

**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

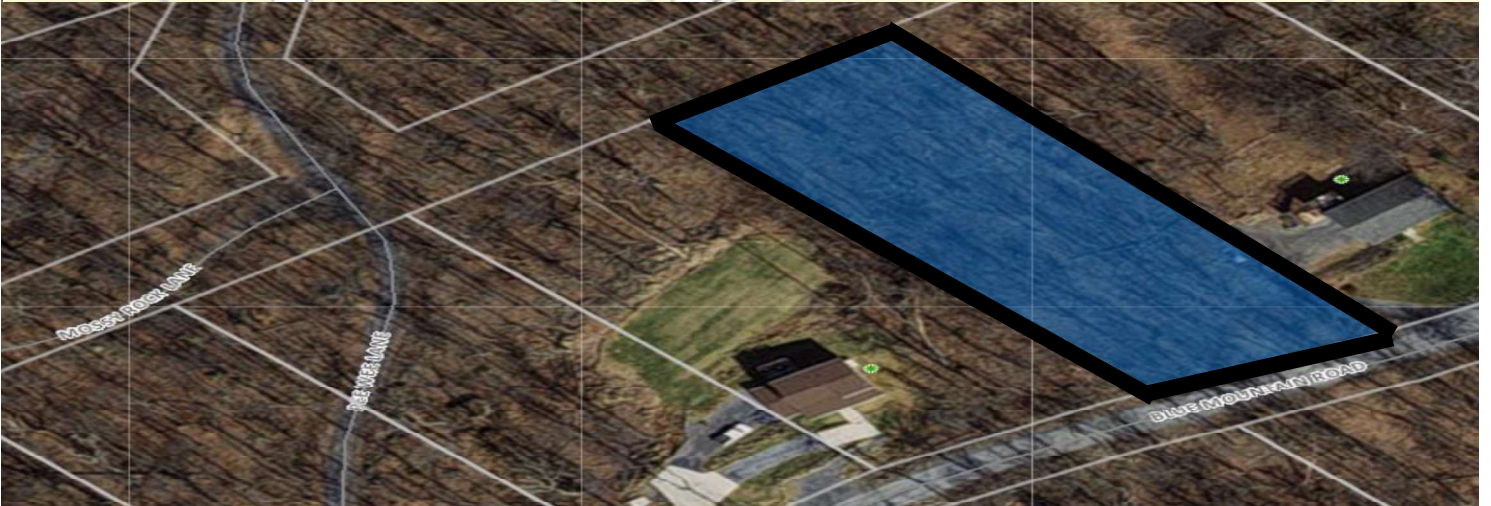
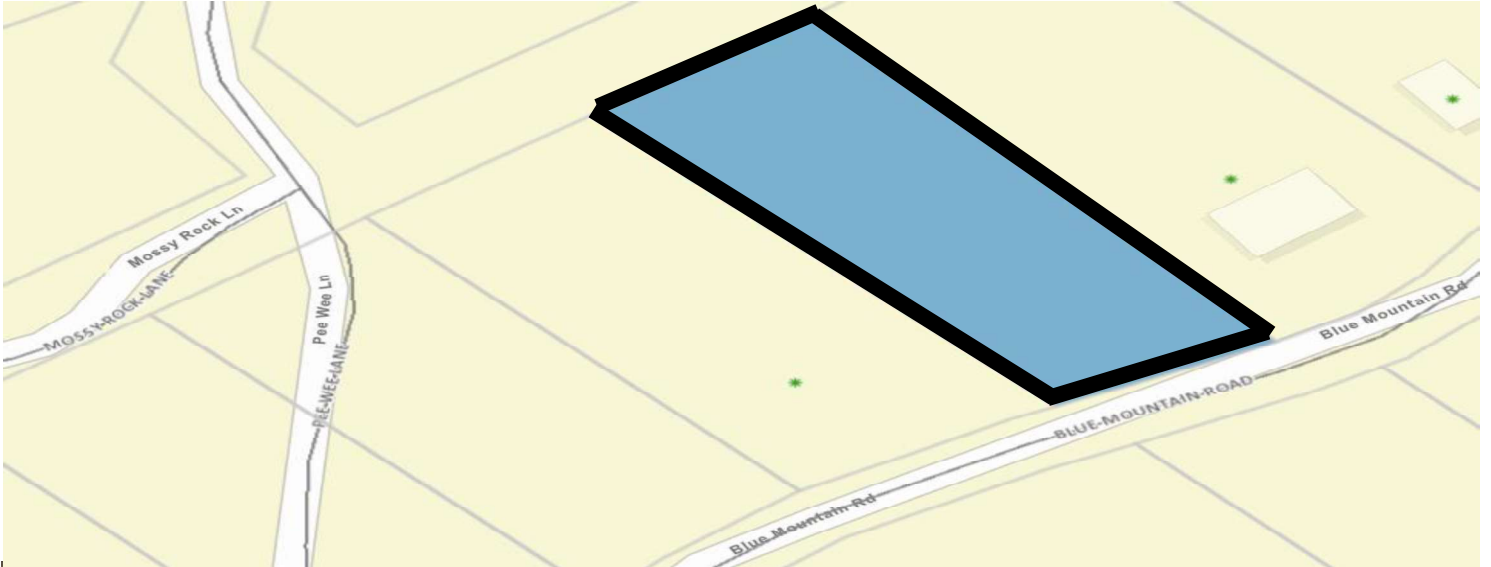
**Total Value:** \$23,000  
**Land Value:** \$23,000  
**Improvement Value:** N/A

**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

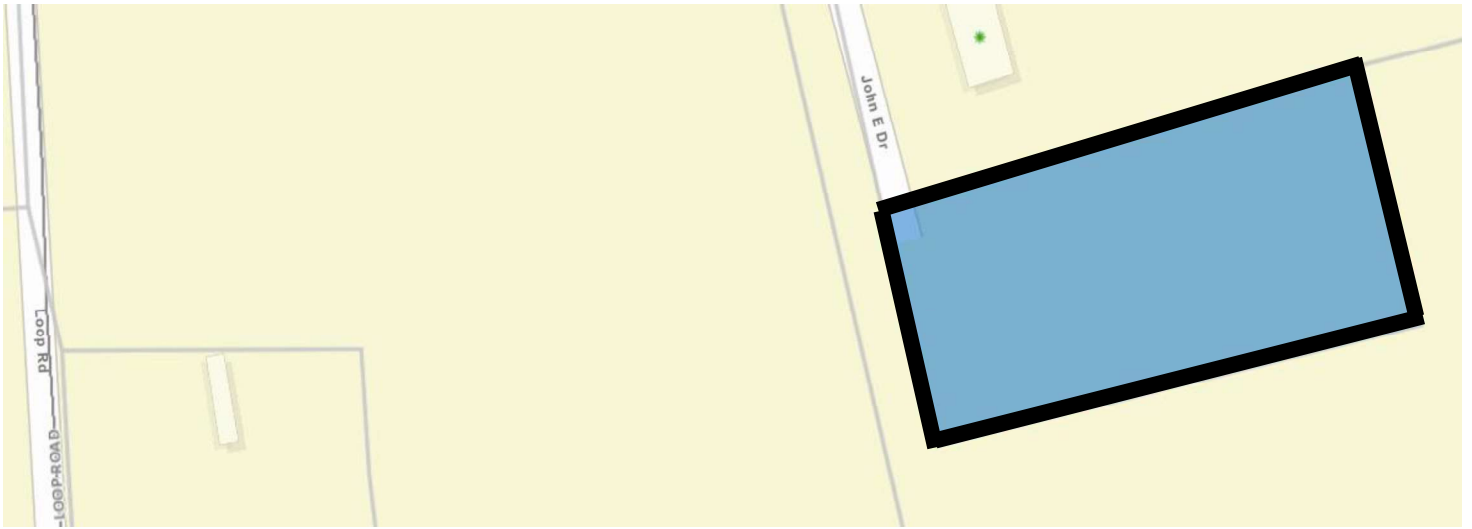
**Improvement Value:** N/A

**Zoning:** Residential One

**Acres:** .993

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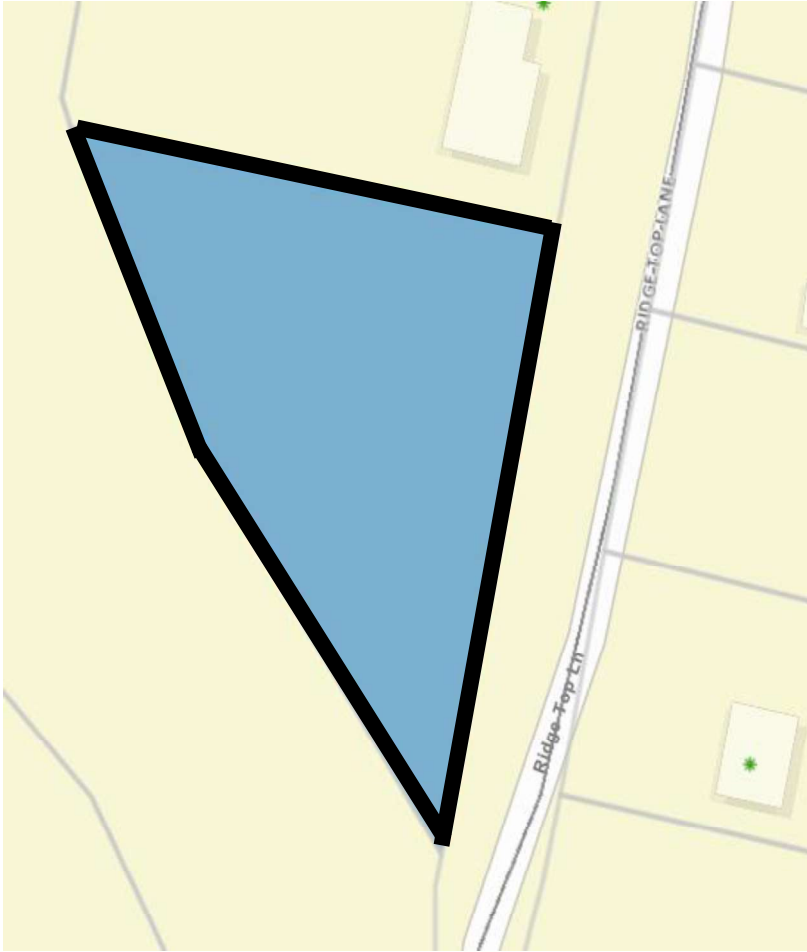
**Property 4**  
**Norma O. Robinson**



**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**



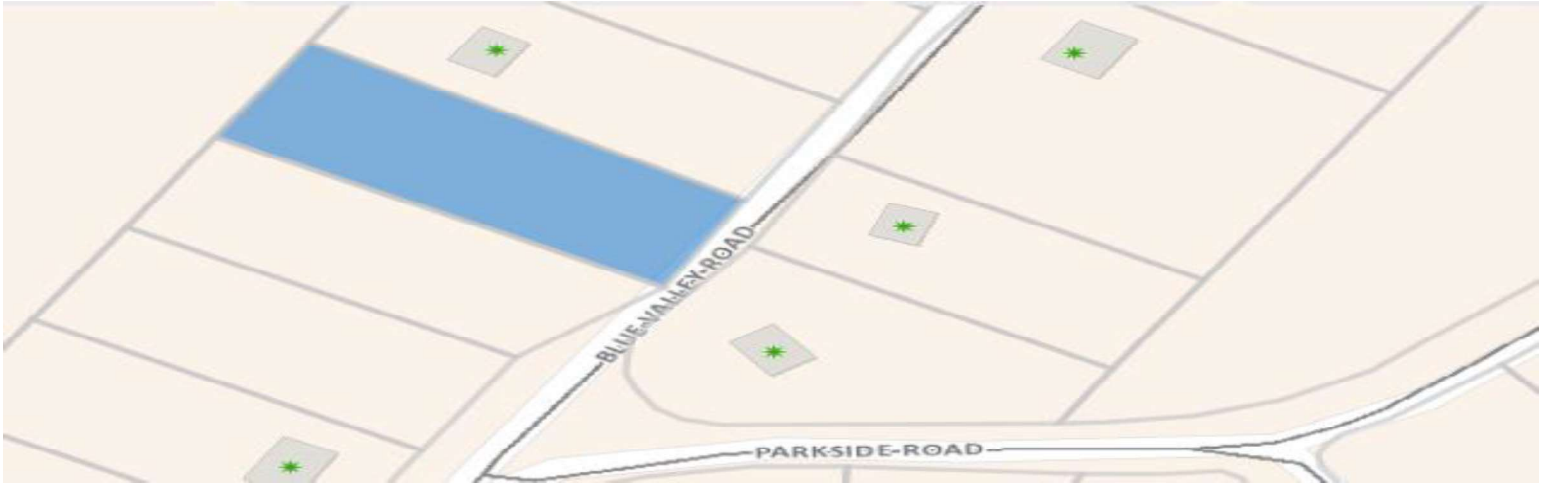
**Owner:** SALSBERY LEE S & SIBYL G  
**Tax Map #:** 23C 62A 81  
**Account #:** 18202

**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

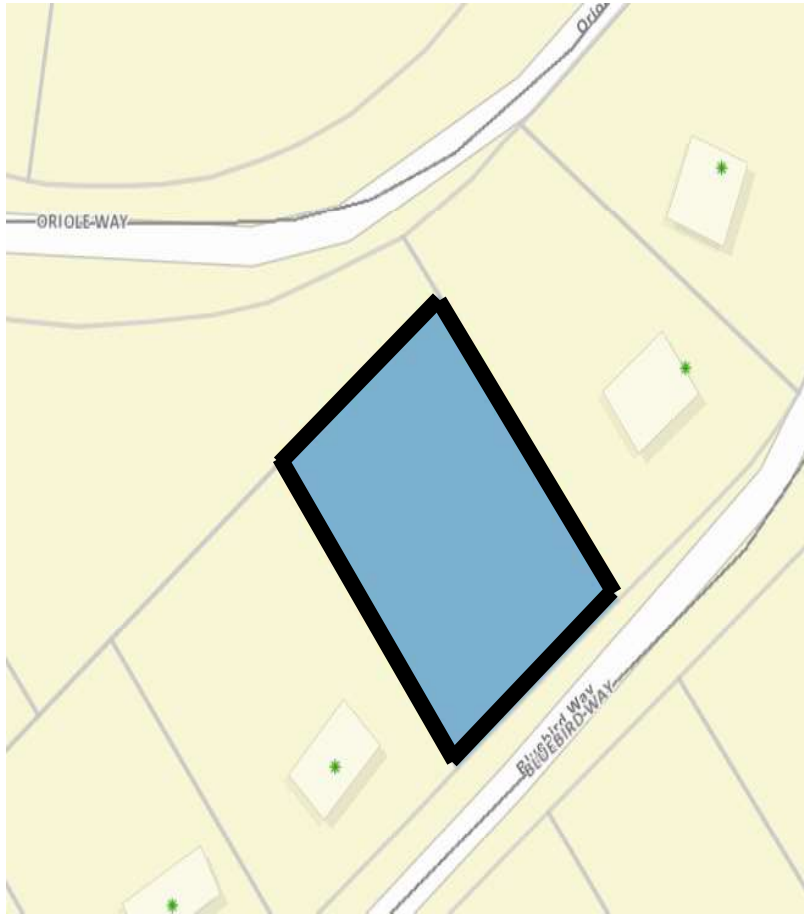
**Improvement Value:** N/A

**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

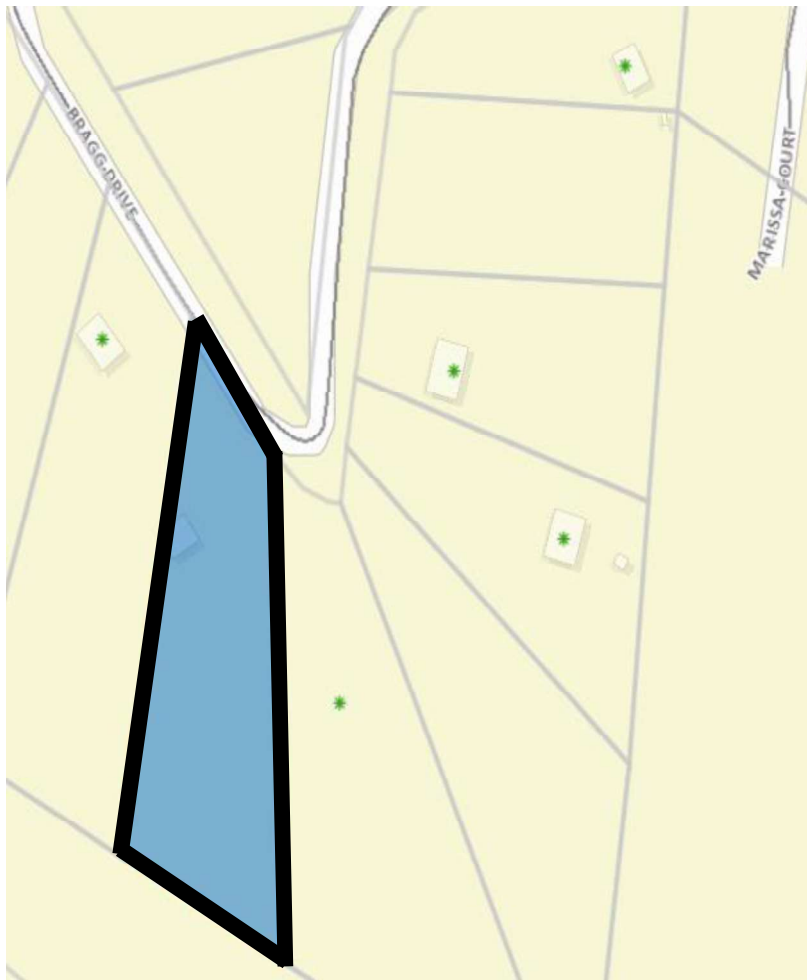
**Improvement Value:** N/A

**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

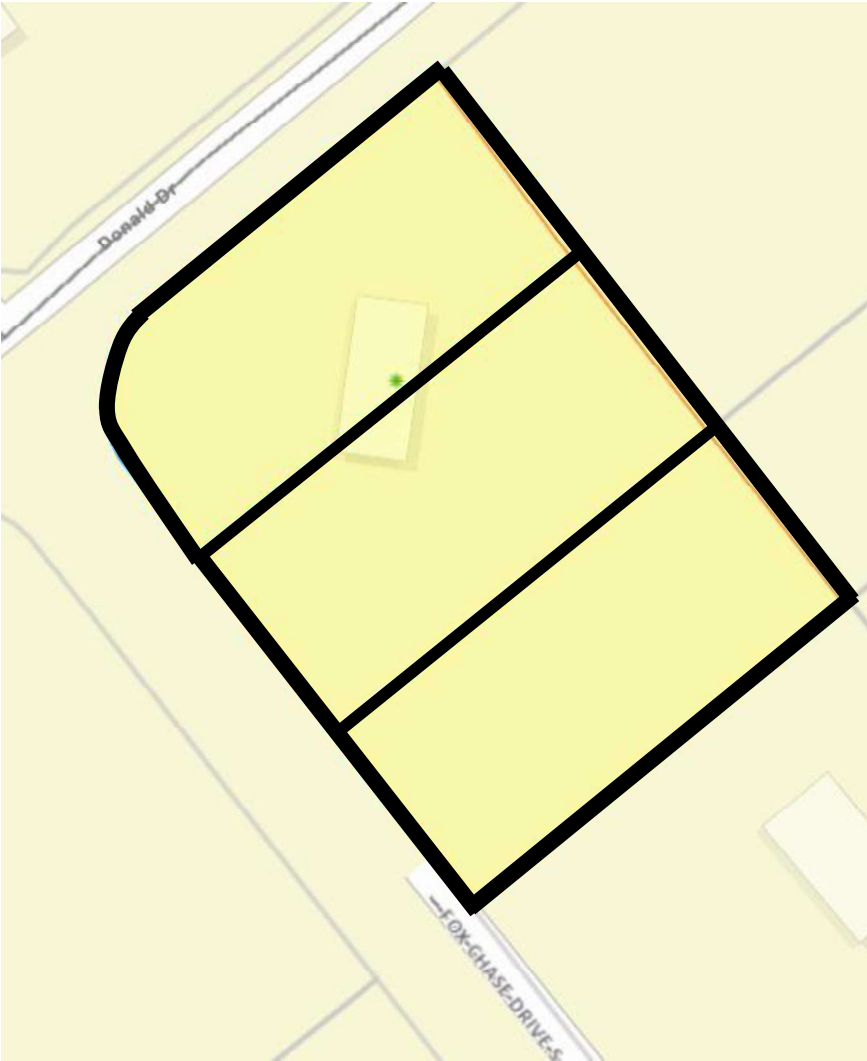
**Improvement Value:** \$10,000

**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

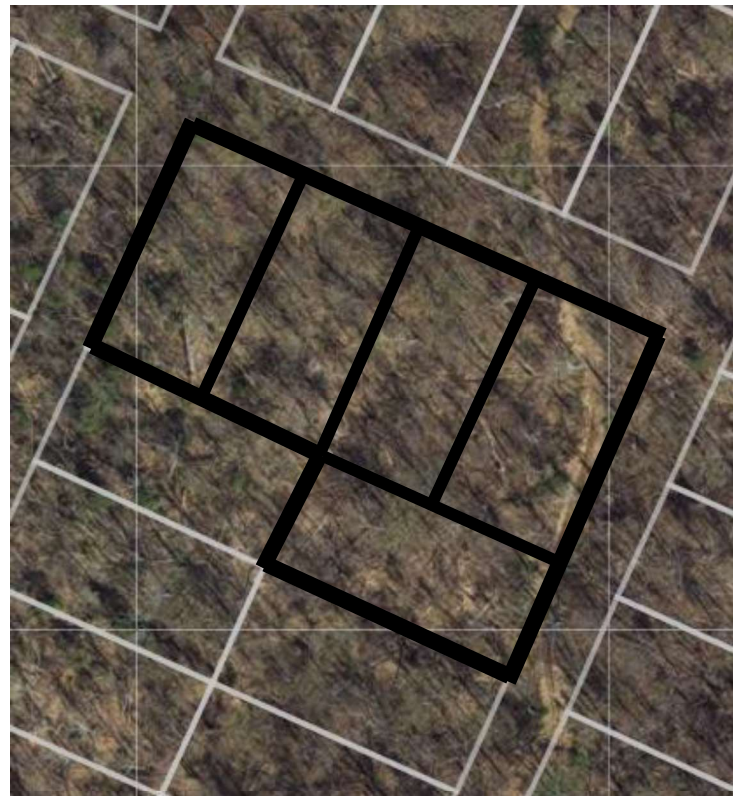
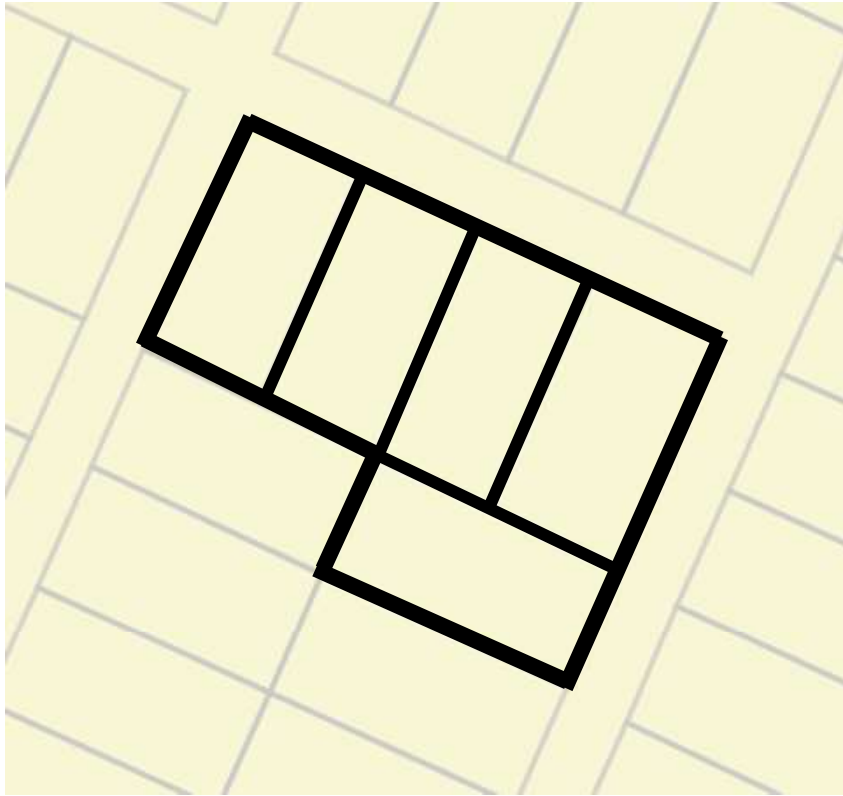
**Total Value:** \$23,000  
**Land Value:** \$23,000  
**Improvement Value:** N/A

**Zoning:** Residential One  
**Acres:** .50

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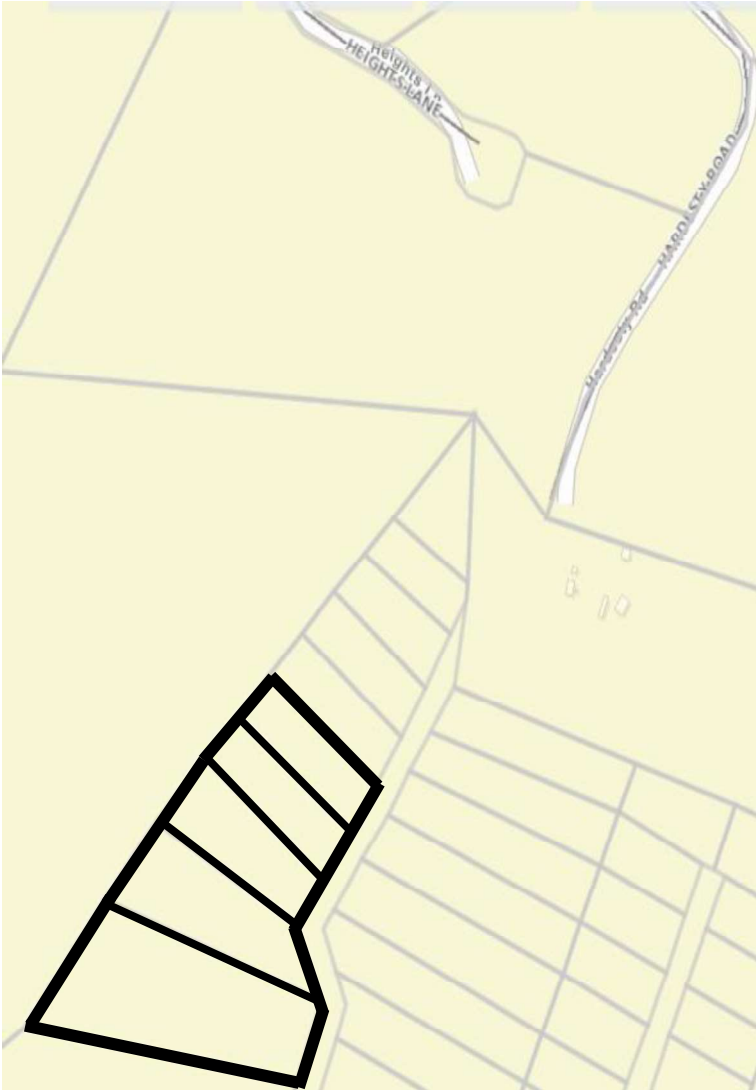
**Property 11**  
**Young Hi Suh**



<p><b>Owner:</b> SUH YOUNG HI <b>Tax Map #:</b> 23C 3 3 107 <b>Account #:</b> 17249</p> <p><b>Total Value:</b> \$5,800 <b>Land Value:</b> \$5,800 <b>Improvement Value:</b> N/A</p> <p><b>Zoning:</b> Residential One <b>Acres:</b> .46</p>	<p><b>Owner:</b> SUH YOUNG HI <b>Tax Map #:</b> 23C 3 3 108 <b>Account #:</b> 17250</p> <p><b>Total Value:</b> \$5,800 <b>Land Value:</b> \$5,800 <b>Improvement Value:</b> N/A</p> <p><b>Zoning:</b> Residential One <b>Acres:</b> .46</p>	<p><b>Owner:</b> SUH YOUNG HI <b>Tax Map #:</b> 23C 3 3 109 <b>Account #:</b> 17251</p> <p><b>Total Value:</b> \$5,800 <b>Land Value:</b> \$5,800 <b>Improvement Value:</b> N/A</p> <p><b>Zoning:</b> Residential One <b>Acres:</b> .46</p>	<p><b>Owner:</b> SUH YOUNG HI <b>Tax Map #:</b> 23C 3 3 110 <b>Account #:</b> 17252</p> <p><b>Total Value:</b> \$5,800 <b>Land Value:</b> \$5,800 <b>Improvement Value:</b> N/A</p> <p><b>Zoning:</b> Residential One <b>Acres:</b> .46</p>	<p><b>Owner:</b> SUH YOUNG HI <b>Tax Map #:</b> 23C 3 3 111 <b>Account #:</b> 17253</p> <p><b>Total Value:</b> \$5,800 <b>Land Value:</b> \$5,800 <b>Improvement Value:</b> N/A</p> <p><b>Zoning:</b> Residential One <b>Acres:</b> .46</p>
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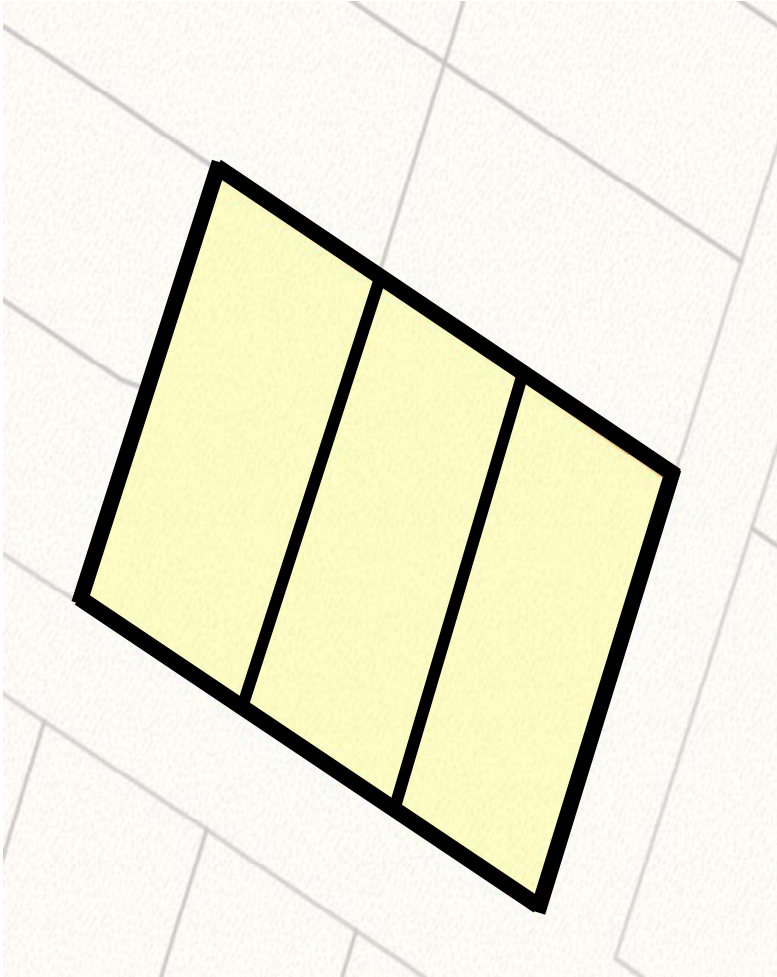
**Property 12**  
**Young Hi Suh**



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

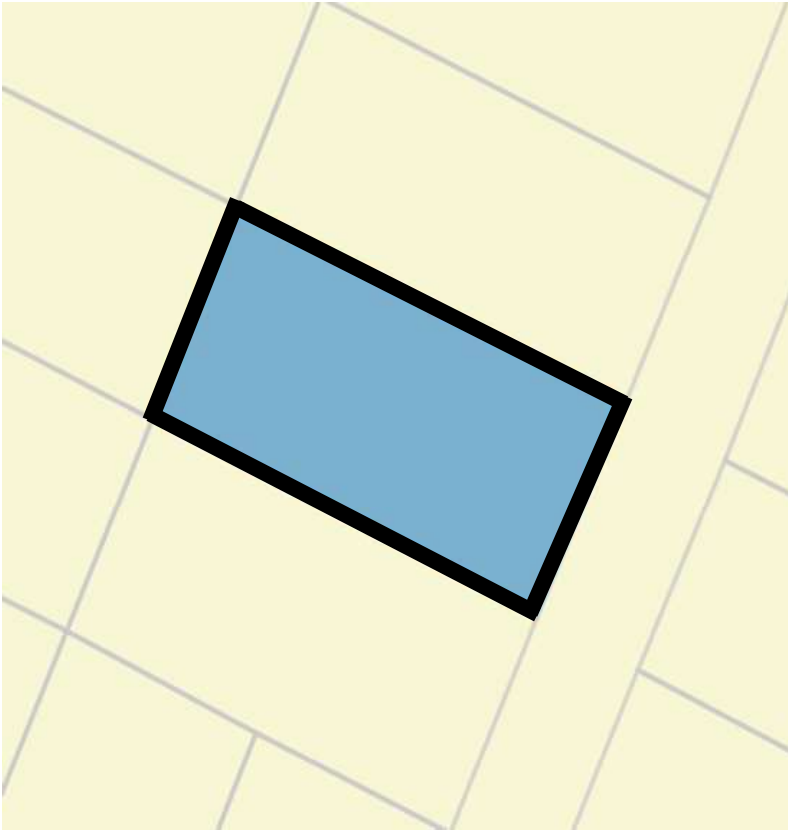
**Owner:** SUH YOUNG HI  
**Tax Map #:** 23C 3 3 165  
**Account #:** 17309

**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

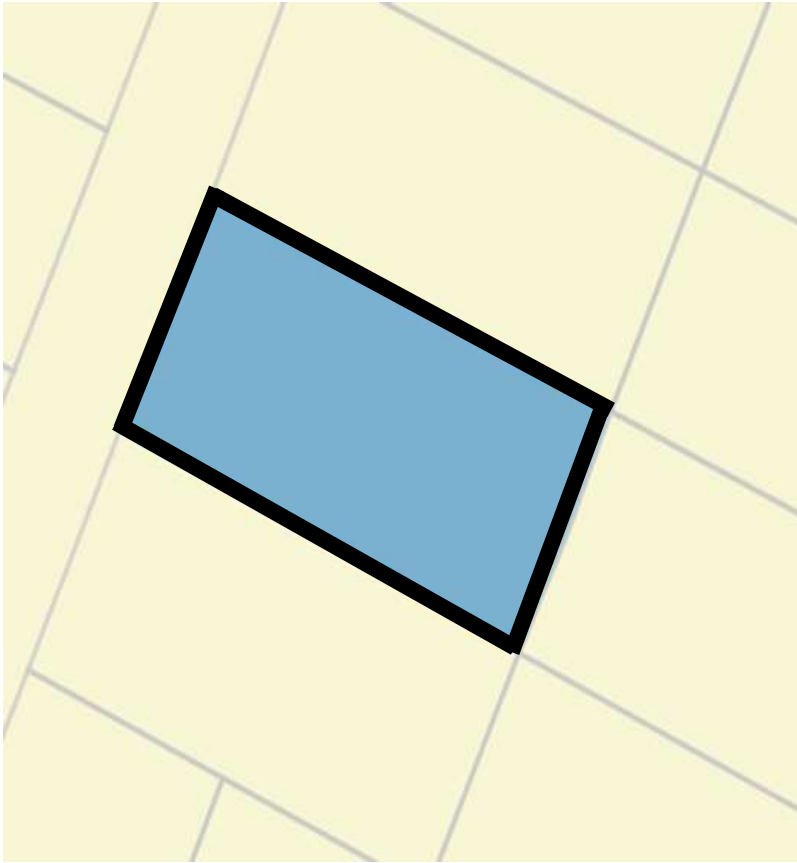
**Improvement Value:** N/A

**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

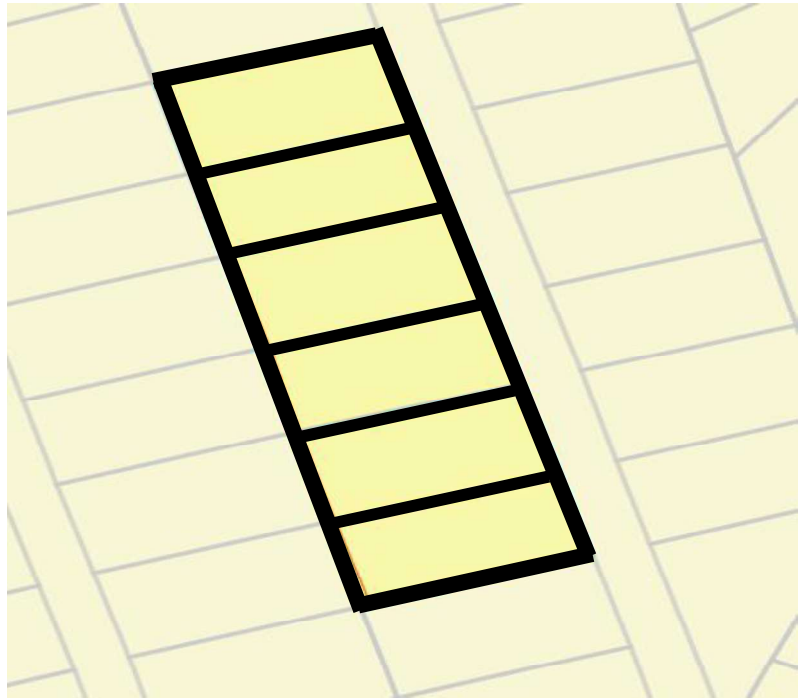
**Improvement Value:** N/A

**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

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