

**NOTICE OF DELINQUENT TAXES
AND SALE OF REAL PROPERTY
COUNTY OF WARREN, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a simulcast (with online and in person bidding) public auction to be held at **The Warren County Government Center, 220 North Commerce Avenue, Suite 601, on August 28, 2024 at 12:00 PM.**

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be posted or announced 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
N1	Ronald Martin Scott, et ux	15E 4 4 408	5459	409346	Vacant; Drummer Hill Road, Front Royal 22630
N2	Joseph Parrinello	26A 15A 18	19326	409049	Vacant; Sagar Drive and Indian Ridge Road, Front Royal 22630
N3	Ethel E. Pitts	31A2 2 5 29	21385	409064	Vacant; Appalachian Ridge Road, Front Royal 22630
N4	Ethel E. Pitts	31A2 2 1 1	21330	409064	Vacant; Brooklyn Road and Summit Point Drive, Front Royal 22630
N5	Lena C. Piciocchi, et al.	23A 4 8 41	15861	409189	Vacant; Luchase Road, Linden 22642
N6	Pall Mall Corp.	20E 1 19	25760	409082	Vacant; near River Bluff Drive and White Oak Drive
N7	Truman Earl White, Jr., et ux	15D 2 5 263	4278	409435	Vacant; Donna Court, Front Royal 22630
N8	Karen A. Woodward	19A 3 2 9	7305	409480	Vacant; Whippoorwill Road, Front Royal 22630
N9	Eugene B. Robinson	23A 853 16 & 23A 853 17	16310 & 16311	409036	Vacant; Lucke Way, Linden 22642
N10	Robert David Owens	13C 3 3 421A	2679	409085	Vacant; off Easy Hollow Road, Front Royal 22630
N11	Donna Dennis Reid	13C 5 5 938 & 13C 5 5 951	3059 & 3071	409526	Vacant; Magnolia Drive and Apple Way, Front Royal 22630
N12	Barbara B. B. Preu	23A 1 2 78	15215	409030	Vacant; Worlds End Lane, Linden 22642

N13	Karin Null	15E 1 1 488	4855	409584	Vacant; Goode Drive, Front Royal 22630
N14	Linda Marie Swink	15E 1 1 548	4921	717020	Vacant; Spring Road, Front Royal 22630
N15	Francies B. (Baldwin) Orchin	13C 3 3 489	2738	409279	Vacant; Locust Grove Road, Front Royal 22630
N16	Jeffrey Morrell	23A 849 1	16229	716877	Vacant; Steps to Heaven Road and Pepper Court, Linden 22642
N17	Laura S. Wessel Trustee	7A 1 75 & 7A 1 76	427 & 428	570410	Vacant; Vesey Drive, Front Royal 22630
N18	Irene F. Bartlett	15E 1 1 306	4686	571055	Vacant; Pine Ridge Drive, 22630
N19	Don F. Simonpietri	20A9 4 27A	13218	409185	Vacant; off Polk Ave, Front Royal 22630
N20	Irene J. Locke	24A 2 7 310	18530	570899	Vacant; Wild Cherry Way, Front Royal 22630
N21	Frederick W. Leapley	23A 1 6 5	15305	716871	Vacant; Bifrost Way, Linden 22642
N22	Kenneth M. Harrison, et ux	15E 1 1 543	4916	571061	Vacant; Goode Drive, Front Royal 22630
N23	William T. Dawson	32 22	22336	716899	1711 Fiery Run Road, Linden 22642
N24	Irvin R., Jr. and Denise M. Crabbe	7A 2 211	554	571098	Vacant; Yarnell Court, Front Royal 22630
N25	John D. Flynn, Jr. and Judy Y. Flynn	15E 2 2 631	5000	571067	Vacant; Old Oak Lane, Front Royal 22630
N26	Warren B. Hoover, Sr.	15E 1 1 248	4629	571052	Vacant; Dogwood Farm Road, Front Royal 22630
N27	Aleksander & Ludmila Dolgich	7A 1 136 & 7A 1 137	492 & 493	571062	Vacant; Farm Ridge Road, Front Royal 22630
N28	George Carmen Cole	7A 1 61	414	571038	Vacant; Vesey Drive, Front Royal 22630
N29	Robert D. Sale	31A1 1 5 18	21240	409062	Vacant; near Brooklyn Road, Front Royal 22630
N30	Eleanor M. Croft	7A 1 179	531	571081	Vacant; Valley Farms Road, Front Royal 22630
N31	Ellen May Jennings	7A 1 34	389	571027	Vacant; Vesey Drive, Front Royal 22630
N32	David J. Kyte	39B 1 23	23418	570958	Vacant; Snowbird Court, Front Royal 22630
N33	Matthew J. Leonard, et ux.	24A 28B 347	18582	570902	Vacant; Rocky Mount Road and Buck Road, Linden 22642
N34	Robert B. Young, et al.	15E 4 4 381	5434	409163	Vacant; Kits Court, Front Royal 22630

N35	Sergio & Lucila Ramos	15E 5 5 619	5653	409535	Vacant; Gayles Lane, Front Royal 22630
N36	George W. Young, et ux	15E 6 6 707	5729	717024	Vacant; Huck Finn Drive, Front Royal 22630

GENERAL TERMS OF SALE: The Treasurer 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 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 pay the high bid in full, along with the buyer's premium and deed recording costs, following the close of the auction. **There will be a 10% buyer's premium , subject to a minimum of \$150.00, added to the winning bid.**

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment in full on the day of the auction. All payments must be made in the form of personal check, traveler's 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 full balance due must be received within seven (7) days following the auction closing (no later**

than September 5, 2024). All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Warren and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. 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 County of Warren. 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

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain real estate tax sale which closed on Wednesday, August 28, 2024 the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Scott 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 (August 28, 2024). 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

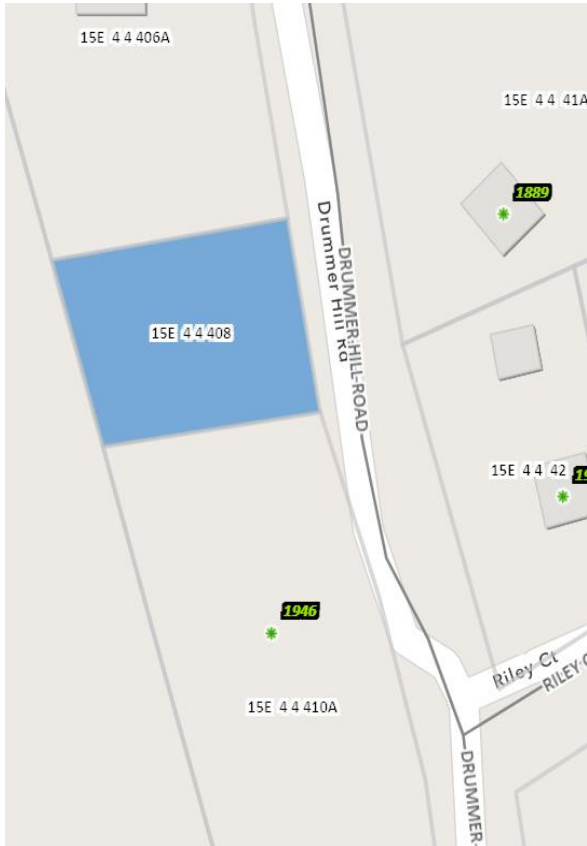
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 28th day of August 2024, 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

Ronald Martin Scott, et ux



Owner: SCOTT RONALD MARTIN ET UX
Tax Map #: 15E 4 4 408
Account #: 5459

Total Value: \$11,500
Land Value: \$11,500
Improvement Value: N/A

Zoning: Residential One
Acres: .25

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Property 2
Joseph Parrinello



Owner: PARRINELLO JOSEPH

Tax Map #: 26A 15A 18

Account #: 19326

Total Value: \$6,900

Land Value: \$6,900

Improvement Value: N/A

Zoning: Residential One

Acres: .33

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Property 3
Ethel E. Pitts



Owner: PITTS ETHEL E
Tax Map #: 31A2 2 5 29
Account #: 21385

Total Value: \$3,500
Land Value: \$3,500
Improvement Value: N/A

Zoning: Residential One
Acres: .198

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Property 4
Ethel E. Pitts



Owner: PITTS ETHEL E

Tax Map #: 31A2 2 1 1

Account #: 21330

Total Value: \$5,800

Land Value: \$5,800

Improvement Value: N/A

Zoning: Residential One

Acres: .22

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Property 5

Lena C. Piciocchi, et al.



Owner: PICIOCCHI LENA C ET AL

Tax Map #: 23A 4 8 41

Account #: 15861

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

Zoning: Residential One

Acres: 0.25

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Property 6
Pall Mall Corp.



Owner: PALL MALL CORP
Tax Map #: 20E 1 19
Account #: 25760

Total Value: \$3,000
Land Value: \$3,000
Improvement Value: N/A

Zoning: Residential One
Acres: .172

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Property 7

Truman Earl White, Jr., et ux



Owner: WHITE TRUMAN EARL JR ET UX

Tax Map #: 15D 2 5 263

Account #: 4278

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

Zoning: Residential One

Acres: 0.44

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Property 8
Karen A. Woodward



Owner: WOODWARD KAREN A

Tax Map #: 19A 3 2 9

Account #: 7305

Total Value: \$10,000

Land Value: \$10,000

Improvement Value: N/A

Zoning: Residential One

Acres: .50

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Property 9

Eugene B. Robinson



Owner: ROBISON EUGENE B

Tax Map #: 23A 853 16

Account #: 16310

Total Value: \$5,000

Land Value: \$5,000

Improvement Value: N/A

Zoning: Residential One

Acres: .28

Owner: ROBISON EUGENE B

Tax Map #: 23A 853 17

Account #: 16311

Total Value: \$5,000

Land Value: \$5,000

Improvement Value: N/A

Zoning: Residential One

Acres: .28

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Property 10
Robert David Owens



Owner: OWENS ROBERT DAVID

Tax Map #: 13C 3 3 421A

Account #: 2679

Total Value: \$5,800

Land Value: \$5,800

Improvement Value: N/A

Zoning: Residential One

Acres: .28

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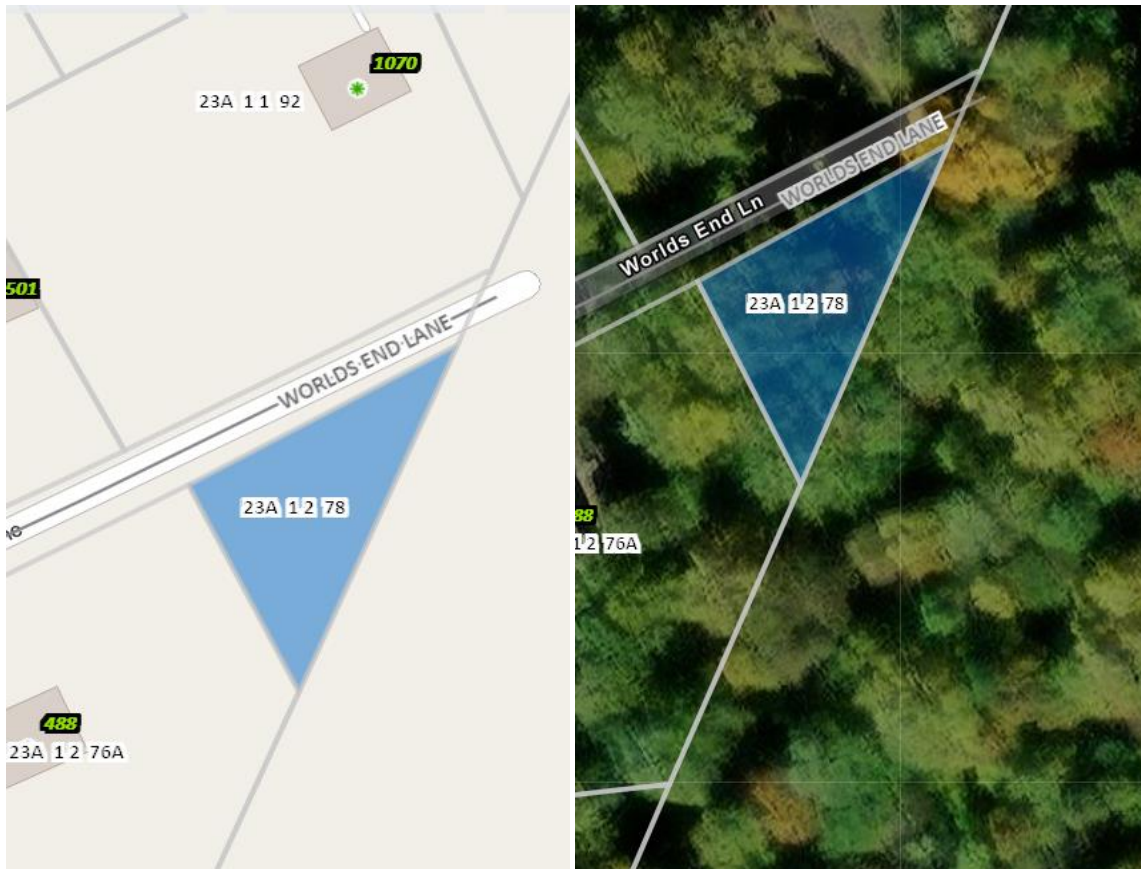
Property 11
Donna Dennis Reid



Owner: REID DONNA DENNIS	Owner: REID DONNA DENNIS
Tax Map #: 13C 5 5 938	Tax Map #: 13C 5 5 951
Account #: 3059	Account #: 3071
Total Value: \$8,600	Total Value: \$11,500
Land Value: \$8,600	Land Value: \$11,500
Improvement Value: N/A	Improvement Value: N/A
Zoning: Residential One	Zoning: Residential One
Acres: .306	Acres: .308

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Property 12
Barbara B. B. Preu



Owner: PREU BARBARA B B
Tax Map #: 23A 1 2 78
Account #: 15215

Total Value: \$1,000
Land Value: \$1,000
Improvement Value: N/A

Zoning: Residential One
Acres: .15

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Property 13

Karin Null



Owner: NULL KARIN

Tax Map #: 15E 1 1 488

Account #: 4855

Total Value: \$11,500

Land Value: \$11,500

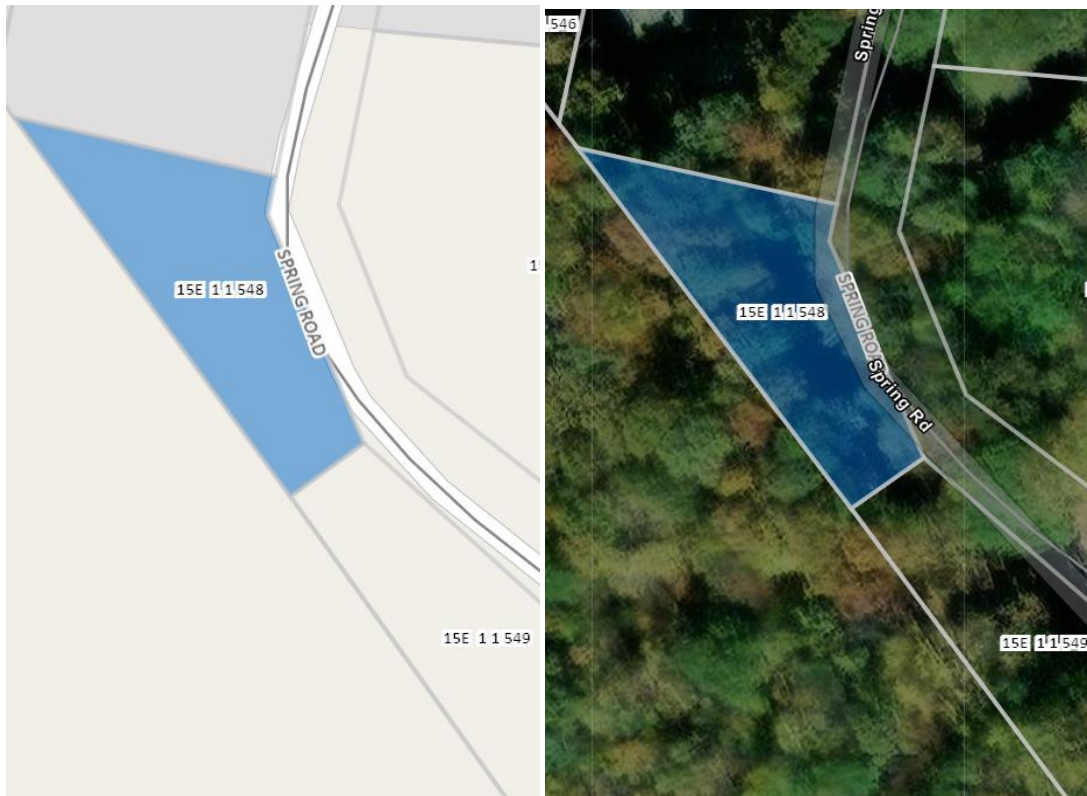
Improvement Value: N/A

Zoning: Residential One

Acres: 0.56

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Property 14
Linda Marie Swink



Owner: SWINK LINDA MARIE
Tax Map #: 15E 1 1 548
Account #: 4921

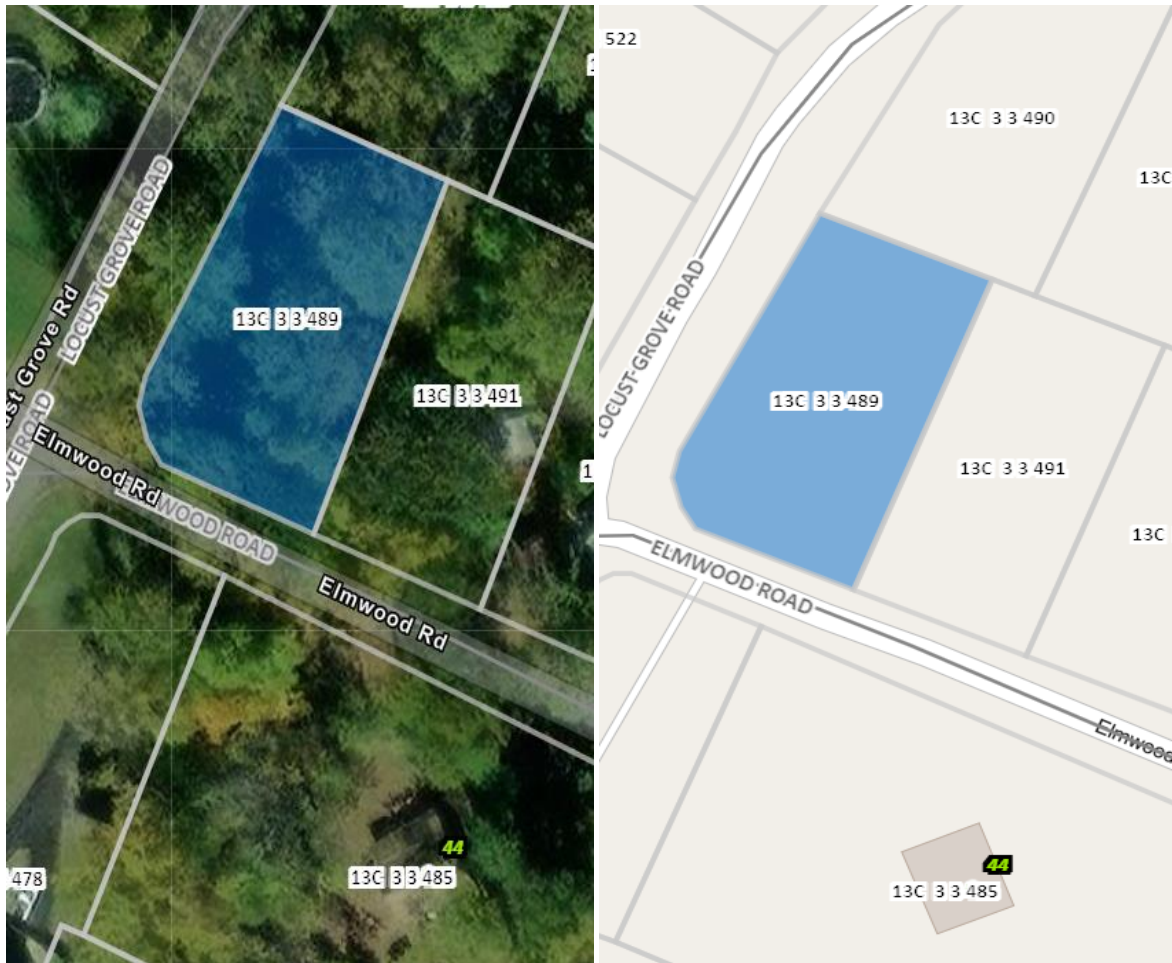
Total Value: \$11,500
Land Value: \$11,500
Improvement Value: N/A

Zoning: Residential One
Acres: 0.33

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Property 15

Francies B. (Baldwin) Orchin



Owner: ORCHIN FRANCIES B
(BALDWIN)

Tax Map #: 13C 3 3 489

Account #: 2738

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

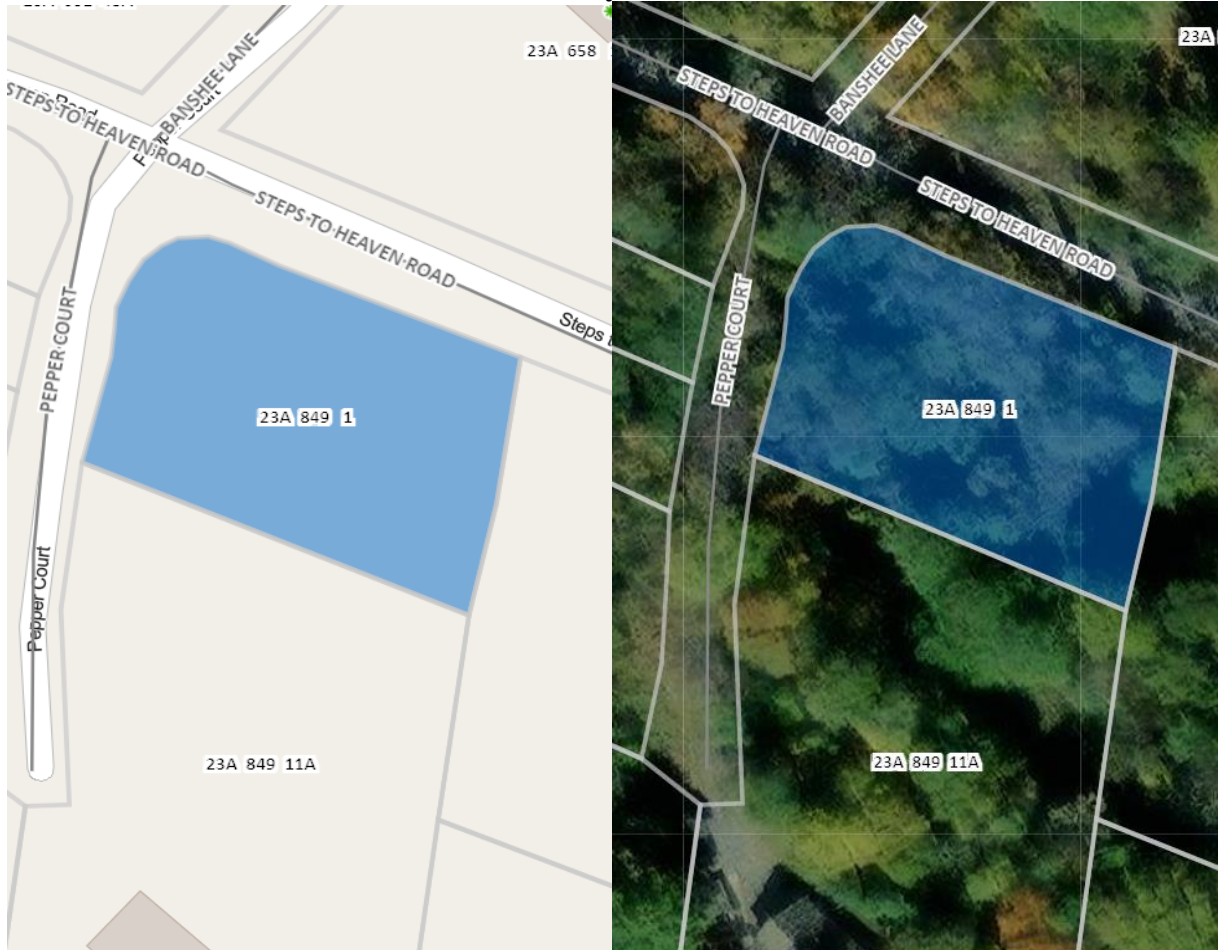
Zoning: Residential One

Acres: .312

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Property 16

Jeffrey Morrell



Owner: MORRELL JEFFREY

Tax Map #: 23A 849 1

Account #: 16229

Total Value: \$11,500

Land Value: \$11,500

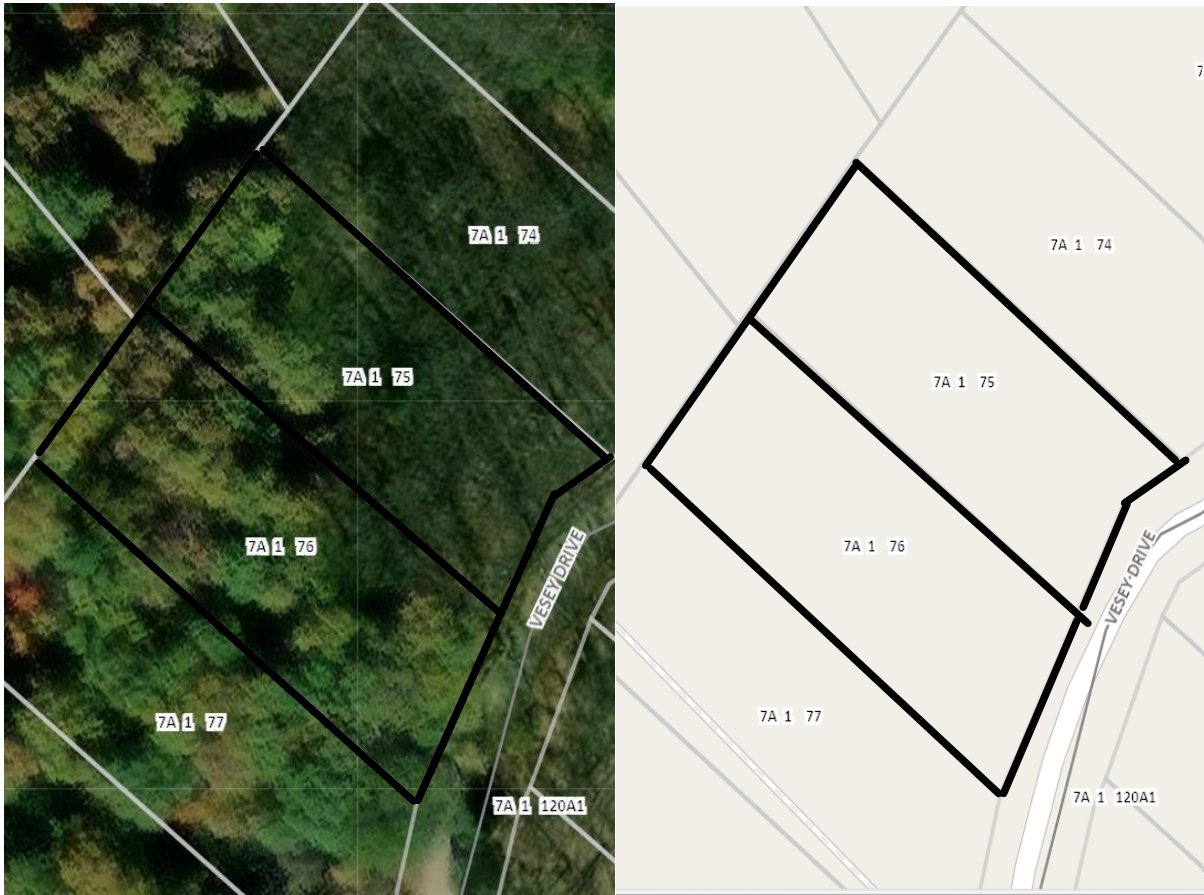
Improvement Value: N/A

Zoning: Residential One

Acres: .54

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Property 17
Laura S. Wessel Trustee



Owner: WESSEL LAURA S H TRUSTEE	Owner: WESSEL LAURA S H TRUSTEE
Tax Map #: 7A 1 75	Tax Map #: 7A 1 76
Account #: 427	Account #: 428
Total Value: \$11,500	Total Value: \$11,500
Land Value: \$11,500	Land Value: \$11,500
Improvement Value: N/A	Improvement Value: N/A
Zoning: Residential One	Zoning: Residential One
Acres: .60	Acres: .64

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Property 18
Irene F. Bartlett



Owner: BARTLETT IRENE F
Tax Map #: 15E 1 1 306
Account #: 4686

Total Value: \$17,300
Land Value: \$17,300
Improvement Value: N/A

Zoning: Residential One
Acres: 0.48

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Property 20
Irene J. Locke



Owner: LOCKE IRENE J

Tax Map #: 24A 2 7 310

Account #: 18530

Total Value: \$23,000

Land Value: \$23,000

Improvement Value: N/A

Zoning: Residential One

Acres: .917

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Property 21
Frederick W. Leapley



Owner: LEAPLEY FREDERICK W
Tax Map #: 23A 1 6 5
Account #: 15305

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

Zoning: Residential One
Acres: .143

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Property 22

Kenneth M. Harrison, et ux



Owner: HARRISON KENNETH M ET UX

Tax Map #: 15E 1 1 543

Account #: 4916

Total Value: \$17,300

Land Value: \$17,300

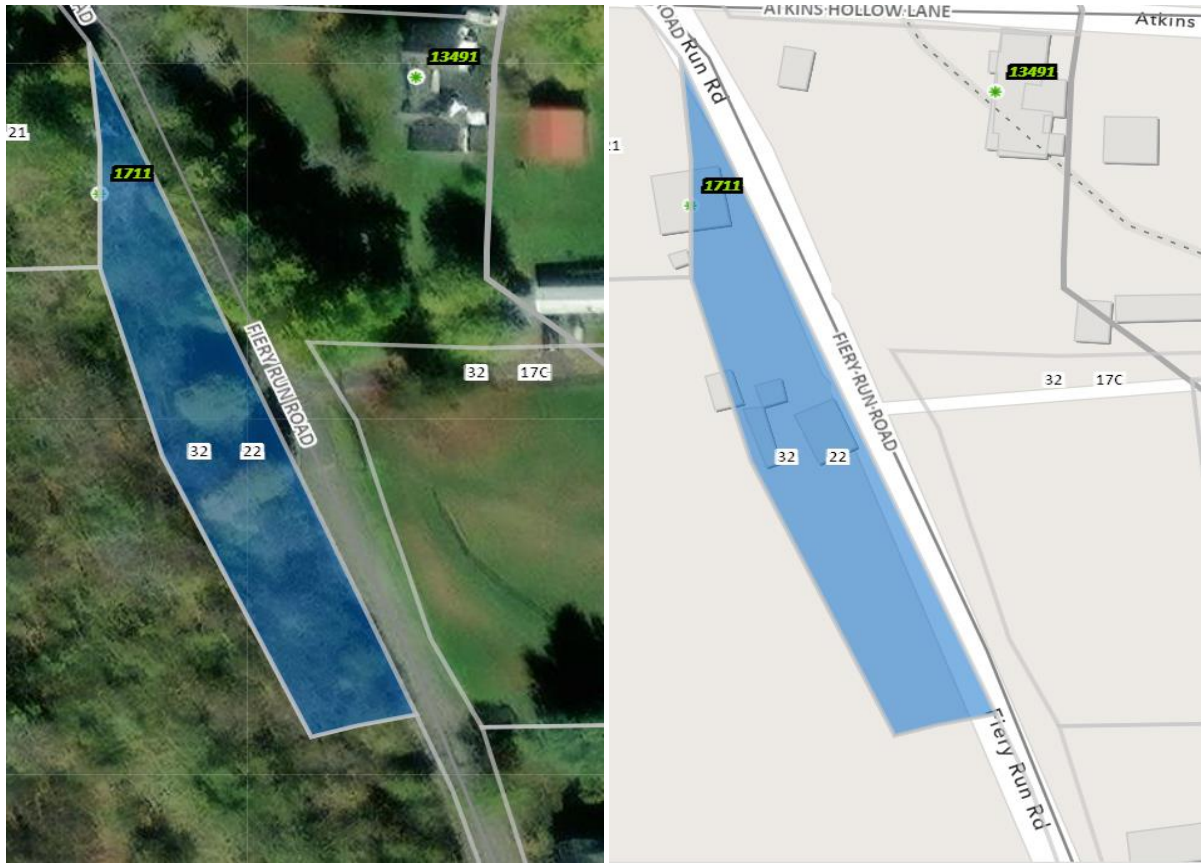
Improvement Value: N/A

Zoning: Residential One

Acres: 0.35

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Property 23
William T. Dawson



Owner: DAWSON WILLIAM T
Tax Map #: 32 22
Account #: 22336

Total Value: \$3,400
Land Value: \$2,900
Improvement Value: \$500

Zoning: Agricultural
Acres: .23

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Property 24

Irvin R., Jr. and Denise M. Crabbe



Owner: CRABBE IRVIN R JR & DENISE M

Tax Map #: 7A 2 211

Account #: 554

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

Zoning: Residential One

Acres: .344

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Property 25

John D. Flynn, Jr. and Judy Y. Flynn



Owner: FLYNN JOHN D JR/FLYNN
JUDY Y TTEES

Tax Map #: 15E 2 2 631

Account #: 5000

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

Zoning: Residential One

Acres: .45

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Property 26

Warren B. Hoover, Sr.



Owner: HOOVER WARREN B SR

Tax Map #: 15E 1 1 248

Account #: 4629

Total Value: \$23,000

Land Value: \$23,000

Improvement Value: N/A

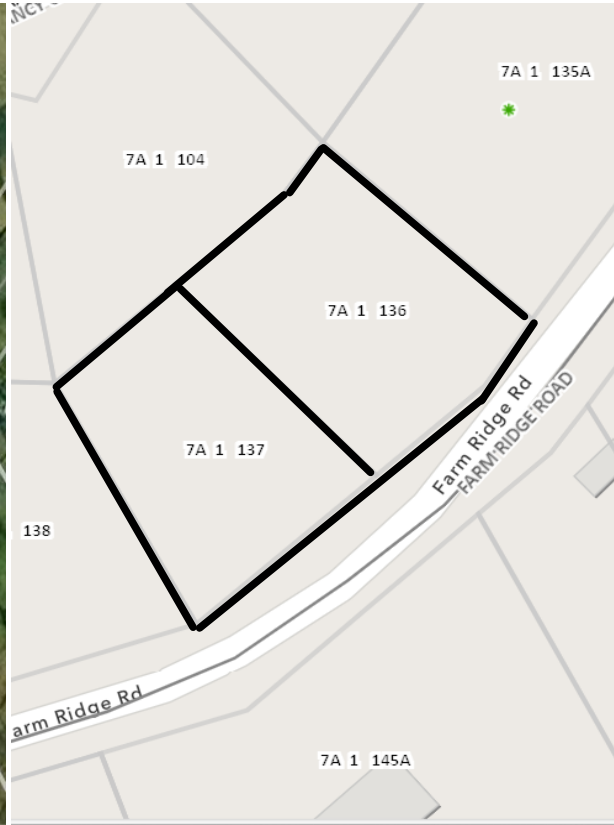
Zoning: Residential One

Acres: 0.87

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Property 27

Aleksander & Ludmila Dolgich



Owner: DOLGICH ALEKSANDER &
Tax Map #: 7A 1 136
Account #: 492

Total Value: \$11,500
Land Value: \$11,500
Improvement Value: N/A

Zoning: Residential One
Acres: .31

Owner: DOLGICH ALEKSANDER &
Tax Map #: 7A 1 137
Account #: 493

Total Value: \$11,500
Land Value: \$11,500
Improvement Value: N/A

Zoning: Residential One
Acres: .31

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Property 28
George Carmen Cole



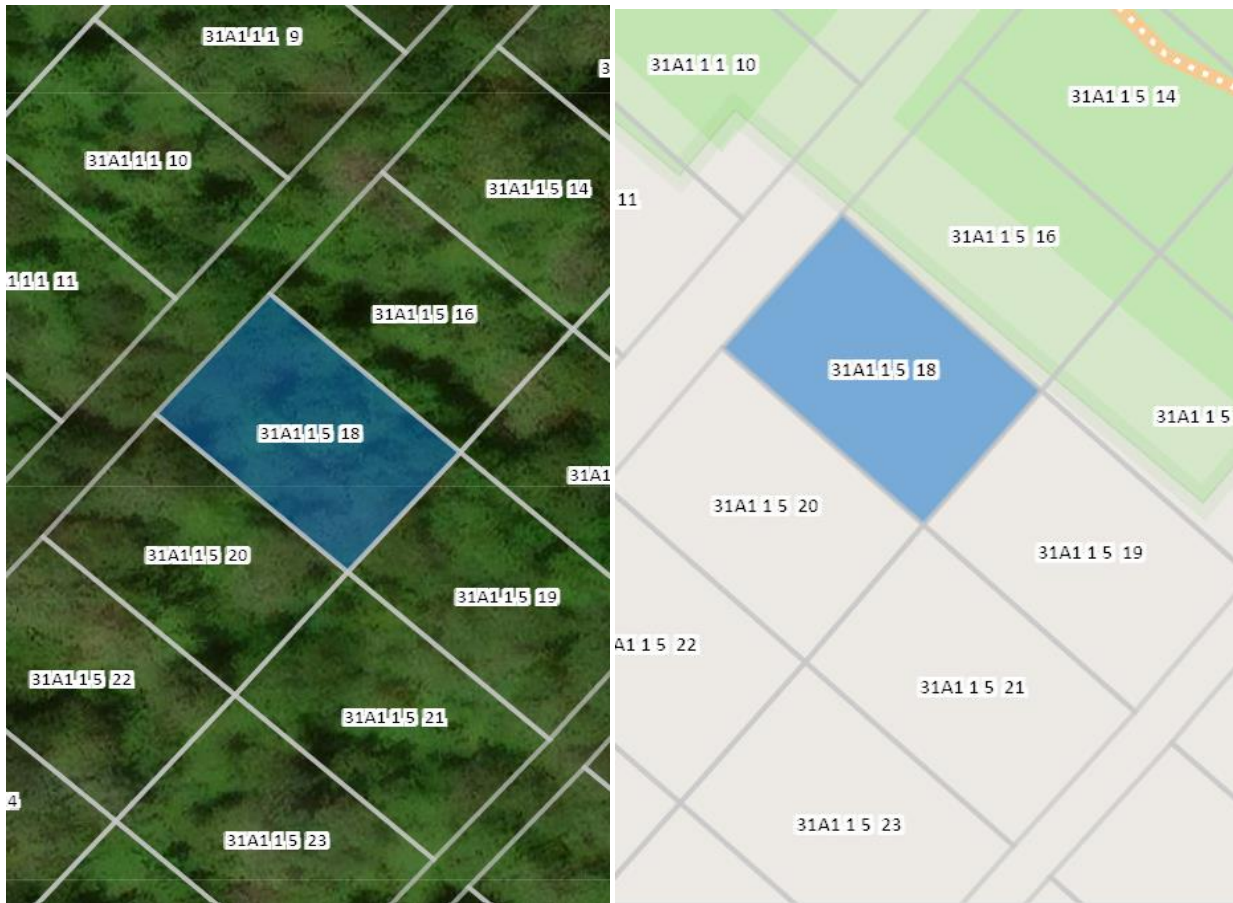
Owner: COLE GEORGE CARMEN
Tax Map #: 7A 1 61
Account #: 414

Total Value: \$11,500
Land Value: \$11,500
Improvement Value: N/A

Zoning: Residential One
Acres: .46

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Property 29
Robert D. Sale



Owner: SALE ROBERT D

Tax Map #: 31A1 1 5 18

Account #: 21240

Total Value: \$1,200

Land Value: \$1,200

Improvement Value: N/A

Zoning: Residential One

Acres: .22

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Property 30
Eleanor M. Croft



Owner: CROFT ELEANOR M

Tax Map #: 7A 1 179

Account #: 531

Total Value: \$11,500

Land Value: \$11,500

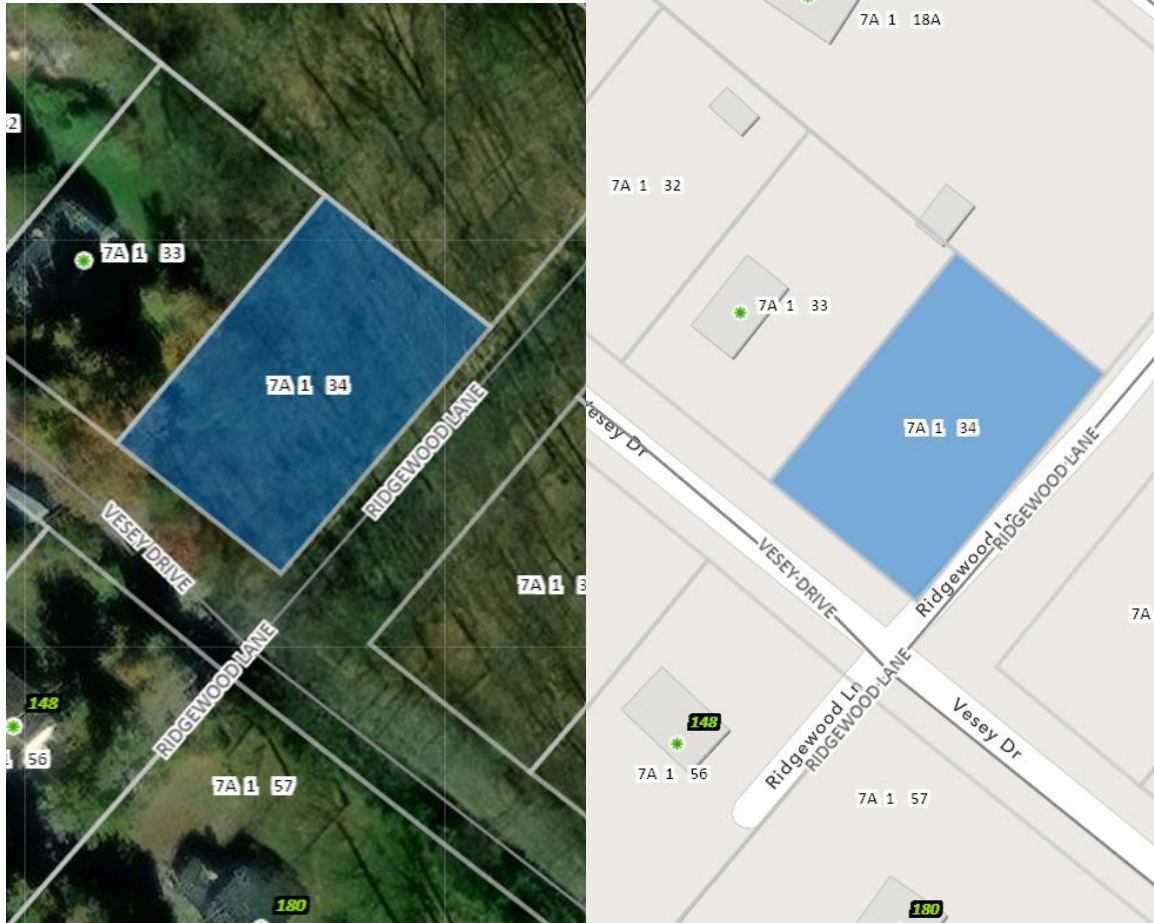
Improvement Value: N/A

Zoning: Residential One

Acres: 0.28

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Property 31
Ellen May Jennings



Owner: JENNINGS ELLEN MAY

Tax Map #: 7A 1 34

Account #: 389

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

Zoning: Residential One

Acres: .344

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Property 32
David J. Kyte



Owner: KYTE DAVID J
Tax Map #: 39B 1 23
Account #: 23418

Total Value: \$17,300
Land Value: \$17,300
Improvement Value: N/A

Zoning: Residential One
Acres: .50

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Property 33

Matthew J. Leonard, et ux.



Owner: LEONARD MATTHEW J ET UX

Tax Map #: 24A 28B 347

Account #: 18582

Total Value: \$17,300

Land Value: \$17,300

Improvement Value: N/A

Zoning: Residential One

Acres: .857

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Property 34

Robert B. Young, et al.



Owner: YOUNG ROBERT B ET AL TR

Tax Map #: 15E 4 4 381

Account #: 5434

Total Value: \$500

Land Value: \$500

Improvement Value: N/A

Zoning: Residential One

Acres: .58

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Property 35
Sergio & Lucila Ramos



Owner: RAMOS SERGIO & LUCILA

Tax Map #: 15E 5 5 619

Account #: 5653

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

Zoning: Residential One

Acres: 0.44

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Property 36
George W. Young, et ux



Owner: YOUNG GEORGE W ET UX

Tax Map #: 15E 6 6 707

Account #: 5729

Total Value: \$11,500

Land Value: \$11,500

Improvement Value: N/A

Zoning: Residential One

Acres: .72

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