

# Floyd County Delinquent Tax Sale Auction

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**Offering #1: Dwelling in poor condition assessed with parcel.  
Dwelling sits on +/-3 acres.**

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**Property Location:  
5844 Indian Valley Rd., Willis, VA 24380**



**Bidding Ends: Monday, January 22nd, 2024 @ 1 PM**

**VAAuctionPro.com**



**Blue Ridge Land  
& Auction Co., Inc**

**Matt Gallimore, Broker/Auctioneer**



# Aerial

Offering #1

**Auction Services**

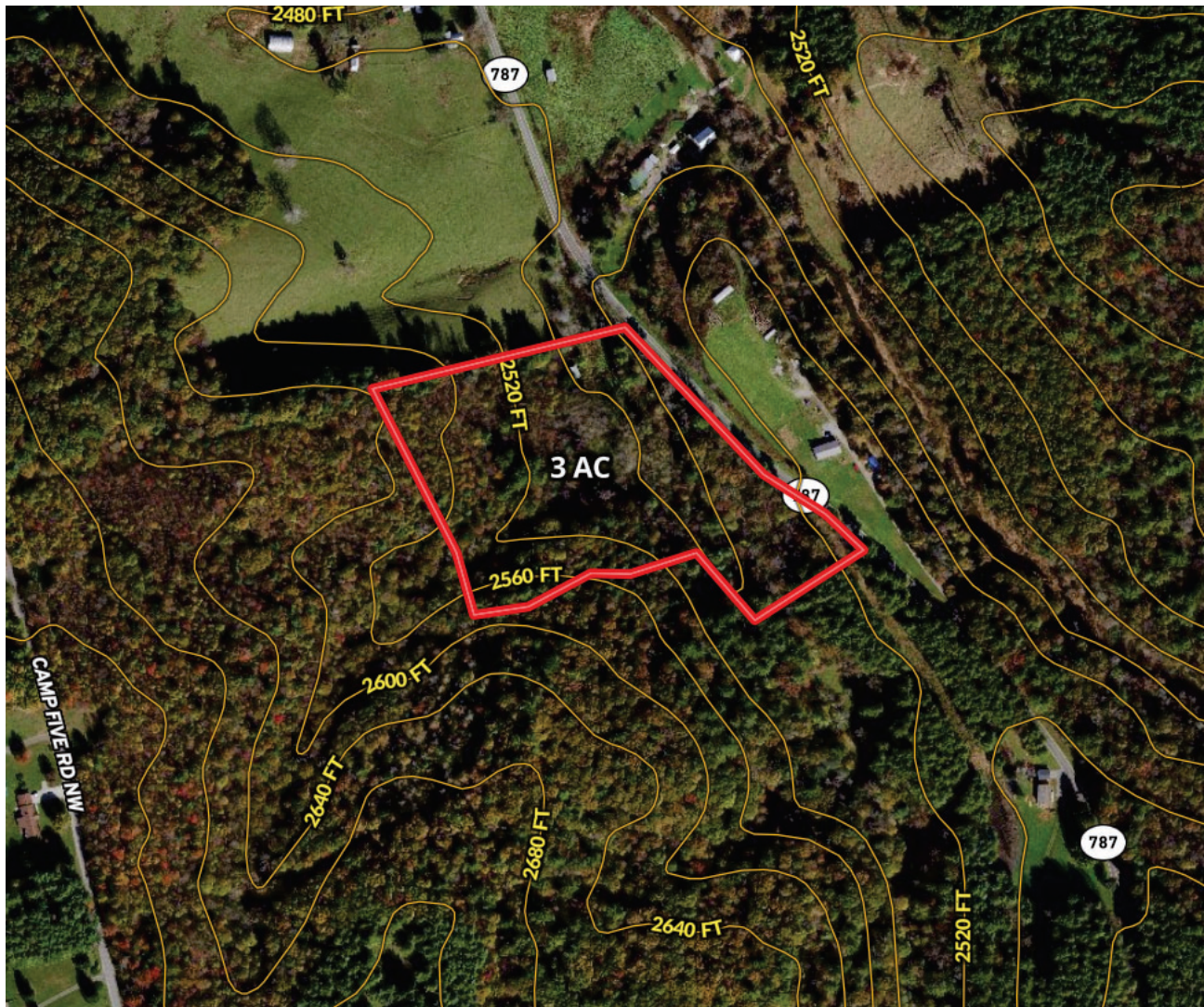


**\*\* Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***

# Contour

Offering #1

**Auction Services**



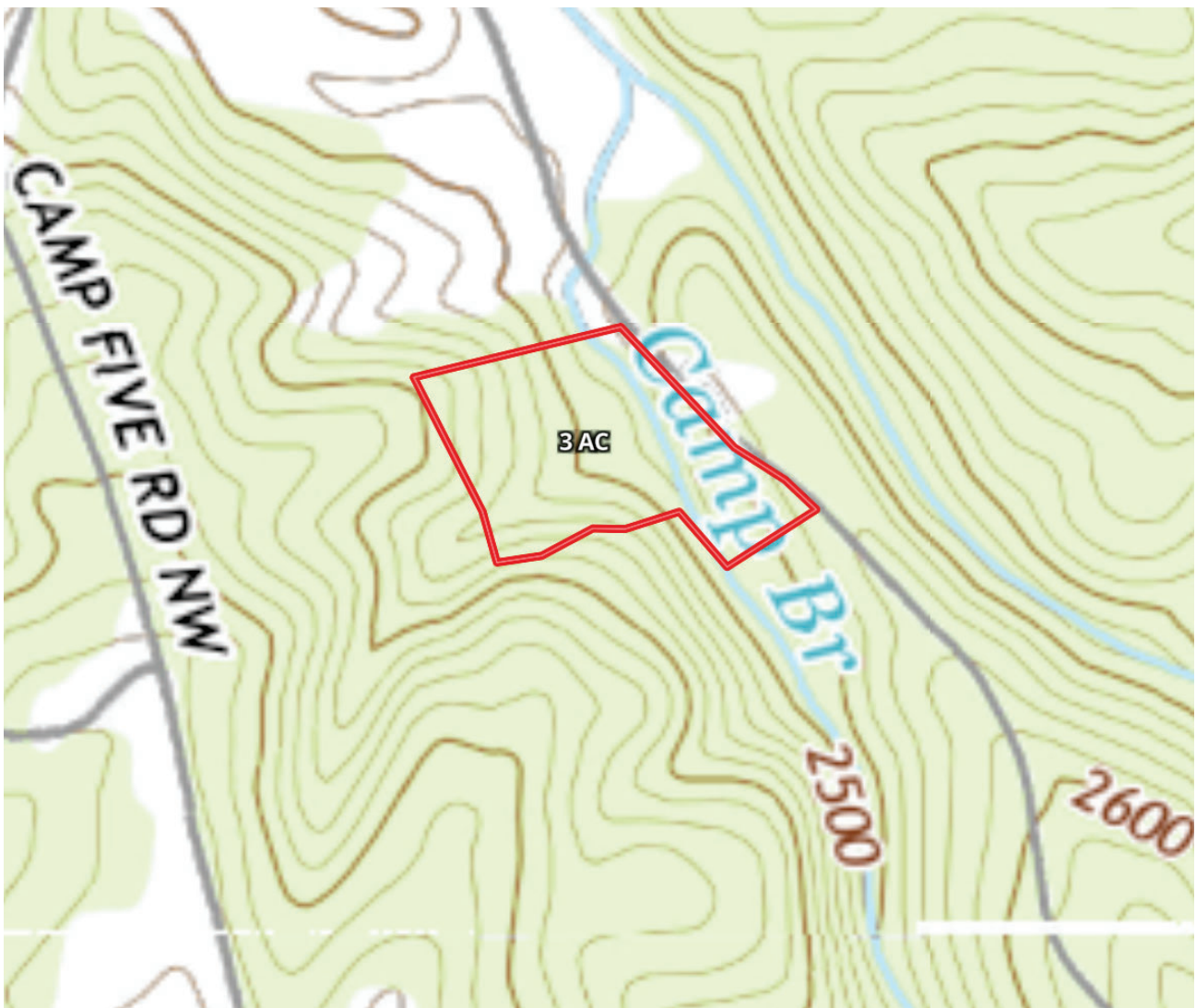
**\*\* Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



# Topo

Offering #1

## Auction Services



**\*\* Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



**Auction Services**

Neighborhood

Offering #1

5844 Indian Valley Rd.,

Willis, VA 24380

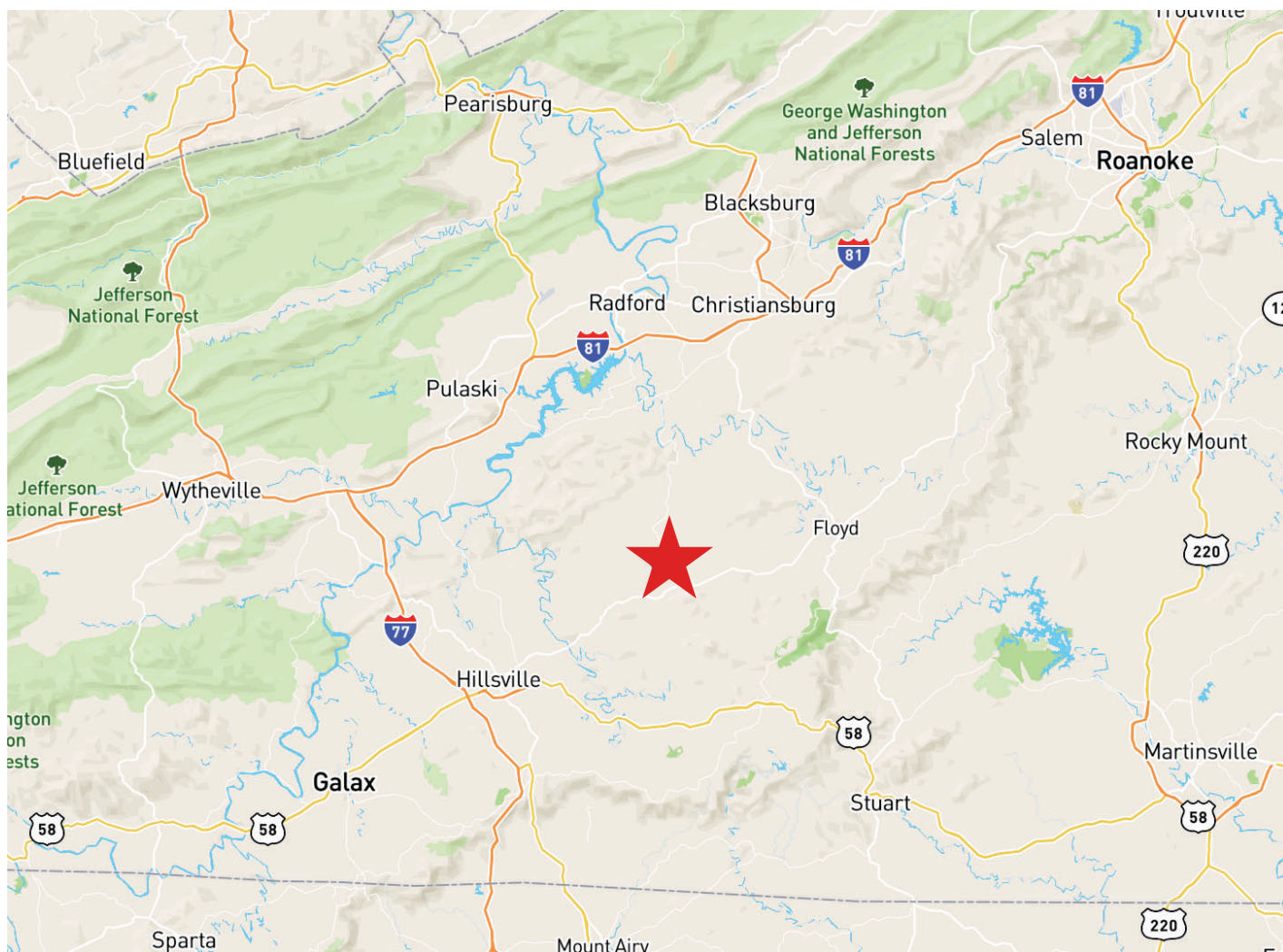




**Auction Services**

# Location

Offering #1  
5844 Indian Valley Rd.,  
Willis, VA 24380



PROPERTY

**Parcel Information**

Parcel Record Number (PRN) **7408** Town/District **INDIAN VALLEY**  
 Account Name **PRICE CLARA BELL ESTATE**  
 Account Name 2  
 Care Of **C/O DETRA C PRICE**  
 Address1 **456 STUART RD SE**  
 Address2  
 City, State Zip **COPPER HILL, VA 24079**  
 Business Name

Location Address(es)	<b>5844 INDIAN VALLEY RD</b>	VA
	<b>RT 787</b>	VA

**Map Number**

Map Insert	Double Circle	Block	Parcel Number
<b>050</b>			<b>110</b>

Total Acres **3.0**  
 Deed **UNK--**  
 Will **OLDW-0023-0090**  
 Plat **NONE**  
 Route **787**  
 Legal Desc 1 **GREASY CREEK**  
 Legal Desc 2  
 Zoning  
 State Class **SFR SUBURBAN**  
 Topology  
 Utilities **NONE**

**Assessed Values**

Type	Current Value (2024)	Previous Value (2023)
Land	<b>\$10,000</b>	<b>\$10,000</b>
Main Structures	<b>\$0</b>	<b>\$0</b>
Other Structures	<b>\$0</b>	<b>\$0</b>
<b>TOTALS</b>	<b>\$10,000</b>	<b>\$10,000</b>

**Sales History**

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
	\$0	UNKNOWN--	1	12/01/1994

**Land Segments**

Seg	Description	Size	AdjRate	Value
1	HOMESITE WD	1.00	\$5,000	\$5,000
2	RESIDUAL	2.00	\$2,500	\$5,000

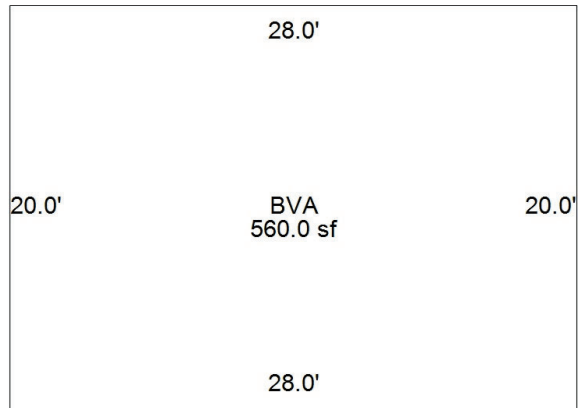
**Main Structures**

Main Structure 1	Rooms	4	Deprec Schedule	DEPR BY ADJUSTMENT
	Bedrooms	2	Heated Sq Ft	560
	Cost/Heated SqFt	\$0.00	Constr Style	CONVENTION

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of	Base Rate	Value
AIR COND	NO AIRCOND	560	\$0	\$0
ARCH STYLE	CONVENTION	560	\$0	\$0
BUILDING TYPE	SFR	560	\$0	\$0
CONDITION	POOR	560	\$0	\$0
EXT FINISH	BRICK	560	\$0	\$0
FOUNDATION	CINDER BLK	560	\$0	\$0
FRAME	WOOD	560	\$0	\$0
HEAT	STOVE	560	\$0	\$0
ROOF MATERIAL	METAL	560	\$0	\$0
STORIES	STORIES	1	\$0	\$0

Main Structure Sections

Sec	% Cmpl	Class	Description	Grade	Area	Story Hgt	Wall Hgt	Repl Cost	Yr Built	Eff Yr	Value
1-0	100	BVA	BRICK VENEER ONE STORY	FACTOR	560	1.00	0.00	\$0	1950	1950	\$0

**Other Structures**

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	MISC BLDG	MISC BLDG	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$0
2	DWELLING	DWELLING	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$0

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85000/1127

Deed Book 150  
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CLARA BELLE PRICE, unmarried

TO: DEED OF GIFT

1127

DETRA PRICE

THIS DEED OF GIFT, made and entered into this the 3rd day of SEPTEMBER, 1985, by CLARA BELLE PRICE, unmarried, party of the first part; and DETRA PRICE, party of the second part;

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of One (\$1.00) Dollar cash in hand paid by the party of the second part to the party of the first part and the love and affection which the party of the first part has for the party of the second part, the said party of the first part does hereby GIVE, GRANT and CONVEY with General Warranty and English Covenants of Title unto the said party of the second part, Detra Price, the following described real estate, to-wit:

ALL that certain tract of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate and being in the Indian Valley Magisterial District of Floyd County, Virginia, containing 8 1/8 acres, more or less, but however so much more or less, the conveyance is made by the boundary and not by the acre, and being more particularly described as follows:

BEGINNING at an iron rod set in Camp Branch, a corner with lands belonging to Walter E. Hylton; thence leaving Camp Branch and with the Hylton line in a northeasterly direction 363 feet, to an iron rod set; thence continuing with the Hylton line in a northwesterly direction 214.5 feet, to an iron rod set; thence in a generally northwesterly direction still with the Hylton line 297 feet, to an iron rod set at a corner to Hylton and Alfred Smith's representatives, thence with the Smith property line in a southeasterly direction 558 1/2 feet, to an iron set; thence a new line in a southwesterly direction 490 feet, to an iron rod set in Camp Branch; thence with Camp Branch as it meanders in a generally southwesterly direction 448 feet, to an iron rod set, a corner to lands of Walter E. Hylton, the place of Beginning, and

EXEMPT FROM RECODATION TAX PURSUANT TO §58.1-810

Mailed 9-6-85 Grantor RT# Box 156 Hylton VA 24380

ROBERT G. BOSWELL  
ATTORNEY AT LAW  
FLOYD, VIRGINIA 24091  
COURTHOUSE

- 2 -

BEING a portion of that real estate which was conveyed to Clara Belle Price from Curtis A. Sumpter, Special Commissioner, by deed dated July 14, 1961, of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 84 at page 290.

Together with an easement for ingress and egress from the property herein conveyed to Virginia Route No. 787 over and along an existing road which runs along Camp Branch.

WITNESS the following signature and seal:

Clara Belle Price (SEAL)  
CLARA BELLE PRICE

STATE OF VIRGINIA )  
COUNTY OF Floyd )

TO-WIT:

The attached instrument was acknowledged before me this 3rd day of September 1985, by CLARA BELLE PRICE, unmarried.

My Commission expires: July 25, 1987

Evelyn N. James  
NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County Sept. 3 1985 at 11:24 A.M. This instrument received in office, and, with certificate thereto attached, admitted to record. The tax imposed by Section 58.1-802 of the code in the amount of \$ \_\_\_\_\_ has been paid.

Teste: MARGARET H. HARMAN, Clerk  
Daniel J. Howell D.C.

ROBERT C. BOSWELL  
ATTORNEY AT LAW  
FLOYD, VIRGINIA 24061  
COURTHOUSE

180000393

This document is  
exempt from Recordation Fees  
pursuant to Virginia Code §17.1-266

**VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF FLOYD**

**COUNTY OF FLOYD, VIRGINIA,  
a Political Subdivision of  
the Commonwealth of Virginia,**

**Complainant,**

**v.**

**CLARA BELLE PRICE ESTATE, ET AL,**

**Respondent(s).**

Case No. CL18-38

**MEMORANDUM OF LIS PENDENS**

Know all men that the County of Floyd, Virginia, Complainant in the cause described below, by counsel, gives notice of lis pendens by this Memorandum filed in the Clerk's Office of the Circuit Court of the County of Floyd, Virginia, which sets forth the following:

There is now pending in the Circuit Court of the County of Floyd, Virginia, a certain cause against the aforementioned Respondent(s), pursuant to Section 58.1-3965, *et seq.*, of the *Code of Virginia*, 1950, as amended, the object of which is to satisfy delinquent real estate taxes in the amount of \$1,205.58 as of the date of this Memorandum, plus expenses of sale and other debts prayed for in the Complaint, through the judicial sale of the property commonly known as:

Tax Map No. 50-110  
Account No. 7478

All that certain tract or parcel of real estate situate and being on the waters of Camp Branch in Indian Valley Magisterial District of Floyd County, Virginia, containing an area of 3 acres, more or less, and being known as Tax Map 50-110.

Memo of Lis Pendens  
County of Floyd v. Clara Belle Price Estate, Et Al  
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And being the same real property conveyed to M.F. Price from B.G. Howard, Jr., et al., Commissioners, by Deed dated July 1, 1929, and recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia in Deed Book 48, Page 410

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 165 at Page 657.

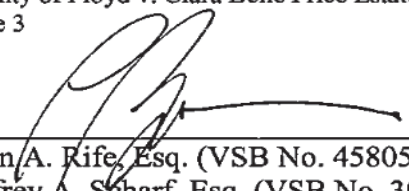
The name of the property owners of record whose property is intended to be affected by the pending suit are: Clara Belle Price Estate, Wilbert M. Price, Elsie S. Price, Irene S. Dunnaville, James W. Saunders, John Saunders, Darlene S. Stuart, Joseph Pack, Rebecca Stuart a/k/a Rebecca Whorley, Harvey Price, Victor Price, Victor Price, Jr., Luther Price, Mark Price, Samuel Price a/k/a Samuel O. Price, Sr., Mary Price, Barbara Price, Timothy Price, Geraldine Price and Parties Unknown.

Witness my hand this the 8<sup>th</sup> day of March, 2018:

**COUNTY OF FLOYD, VIRGINIA**

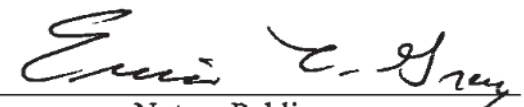
**By Counsel**

Memo of Lis Pendens  
County of Floyd v. Clara Belle Price Estate, Et Al  
Page 3

  
\_\_\_\_\_  
John A. Rife, Esq. (VSB No. 45805)  
Jeffrey A. Scharf, Esq. (VSB No. 30591)  
Mark K. Ames, Esq. (VSB No. 27409)  
Andrew M. Neville, Esq. (VSB No. 86372)  
Phillip E. Lecky, Esq. (VSB No. 89342)  
Paul L. LaBarr, Esq. (VSB No. 91609)  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
Phone: (804) 545-2500  
Facsimile: (804) 545-2378

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO, to wit:

I, the undersigned, a Notary Public, hereby certify that Paul L. LaBarr, Esq., having been duly sworn and acknowledged before me this the 8<sup>th</sup> day of March, 2018, states that he is counsel of record for the County of Floyd, Virginia, in the above cause, that he has read the foregoing Memorandum of Lis Pendens, and that the contents thereof are true and correct based upon knowledge, information, and belief.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12/31/2021



INSTRUMENT 180000393  
RECORDED IN THE CLERK'S OFFICE OF  
FLOYD CIRCUIT COURT ON  
March 13, 2018 AT 09:58 AM  
RHONDA T. VAUGHN, CLERK  
RECORDED BY: JSS