

Floyd County Delinquent Tax Sale Auction

Offering #2: Dwelling in fair-poor condition assessed with parcel. Dwelling sits on +/-0.8 acres.

***Property Location:
140 Scales Rd., Floyd, VA 24091***



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

VAAuctionPro.com



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

Matt Gallimore, Broker/Auctioneer



Aerial

Offering #2

Auction Services



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



Contour

Offering #2

Auction Services



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



Topo

Offering #2

Auction Services



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



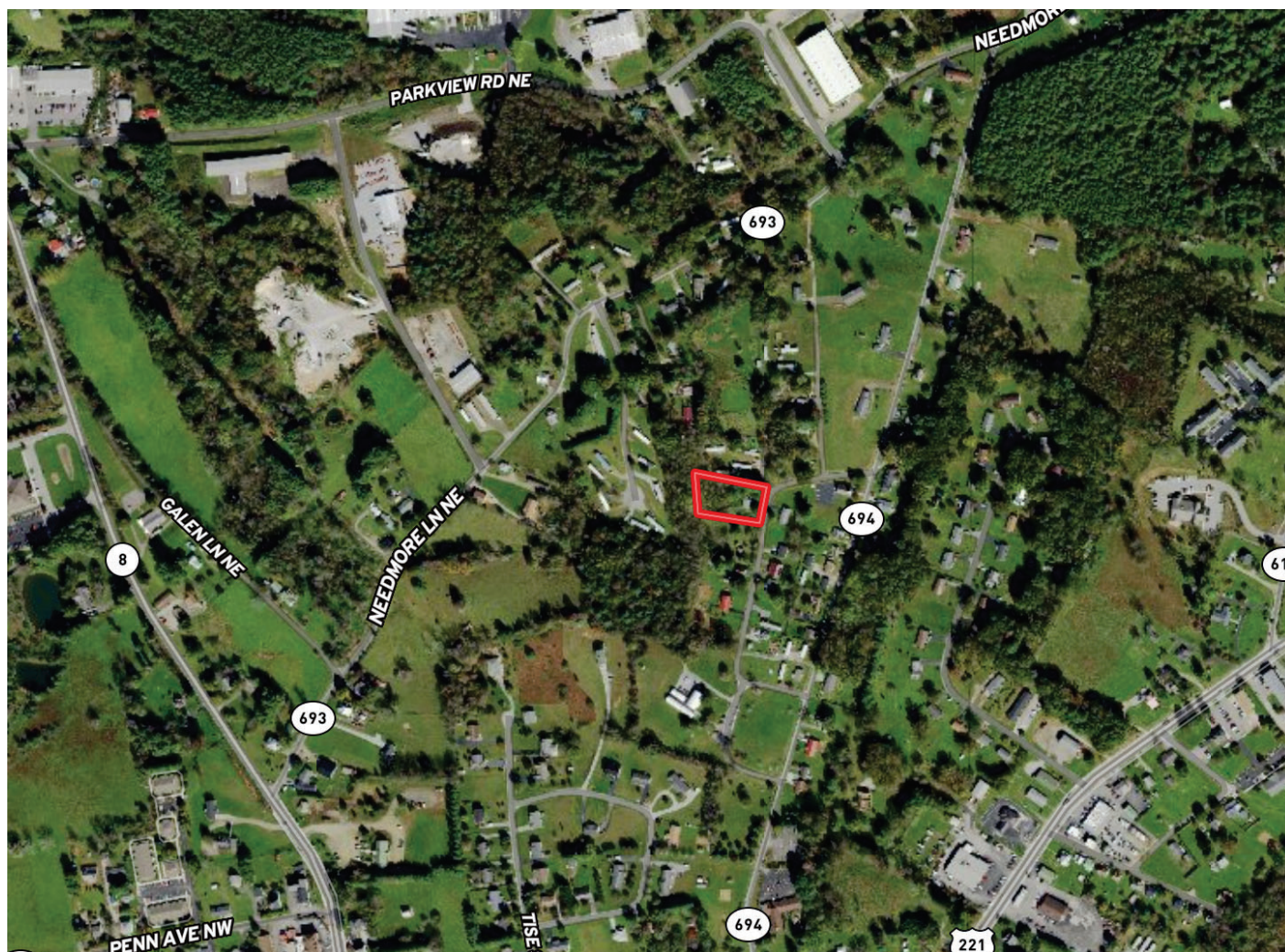
Auction Services

Neighborhood

Offering #2

140 Scales Rd.,

Floyd, VA 24091





Auction Services

Location

Offering #2
140 Scales Rd.,
Floyd, VA 24091



PROPERTY

Parcel Information

Parcel Record Number (PRN) **2953** Town/District **COURT HOUSE**
 Account Name **DORTCH JUANITA F**
 Account Name 2
 Care Of
 Address1 **140 SCALES RD**
 Address2
 City, State Zip **FLOYD, VA 24091**
 Business Name

Location Address(es)	RT 658		VA
	140 SCALES RD		VA

Map Number

Map Insert	Double Circle	Block	Parcel Number
055A2	1	Y	55

Total Acres **0.8**
 Deed **UNK--**
 Will **NONE**
 Plat **NONE**
 Route 658
 Legal Desc 1 NEW TOWN
 Legal Desc 2
 Zoning
 State Class SFR SUBURBAN
 Topology
 Utilities PUBLIC SEWER, PUBLIC WATER

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$20,000	\$20,000
Main Structures	\$33,300	\$33,300
Other Structures	\$0	\$0
TOTALS	\$53,300	\$53,300

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
	\$0	UNKNOWN--	1	12/12/1998

Land Segments

Seg	Description	Size	AdjRate	Value
1	HOMESITE WD	.80	\$0	\$20,000

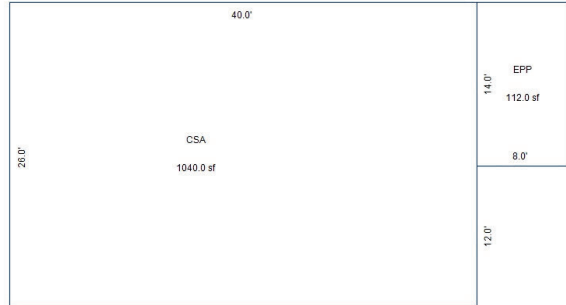
Main Structures

Main Structure 1	Rooms	4	Deprec Schedule	DEPR BY ADJUSTMENT
	Bedrooms	2	Heated Sq Ft	1,040
	Cost/Heated SqFt	\$27.27	Constr Style	CONVENTION

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of	Base Rate	Value
AIR COND	NO AIRCOND	1,040	\$0	\$0
ARCH STYLE	CONVENTION	1,040	\$0	\$0
BATHROOMS	FULL BATHS	1	\$2,550	\$2,550
BUILDING TYPE	SFR	1,040	\$0	\$0
CONDITION	FAIR-POOR	1,040	\$0	\$0
EXT FINISH	CINDER BLK	1,040	(\$2)	(\$1,644)
EXT FINISH 2	-	1,040	\$0	\$0
FOUNDATION	CINDER BLK	1,040	\$0	\$0
FRAME	CINDER BLK	1,040	\$0	\$0
HEAT	HOT AIR	1,040	\$0	\$0
ROOF MATERIAL	COMP SHG	1,040	\$0	\$0
STORIES	STORIES	1	\$0	\$0
SWL	SWL PUBLIC	1	\$8,500	\$8,500

Main Structure Sections

Sec	% Cmpl	Class	Description	Grade	Area	Story Hgt	Wall Hgt	Repl Cost	Yr Built	Eff Yr	Value
1-0	100	EPP	ENCLOSED PORCH (POOR QUAL	D	112	1.00	0.00	\$1,714	1967	1967	\$685
2-0	100	CSA	C/B OR STUCCO ONE STORY	D	1,040	1.00	0.00	\$71,427	1967	1967	\$28,571
3-0	100	BUG	BASEMENT UNDERGROUND	D	70	1.00	0.00	\$774	1967	1967	\$309

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	MISC FRAME	MISC FRAME	SOUND VALUE	160	\$0.00	MANUAL	1.00	0	\$0

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 Concise Systems, LLC * www.concisesystems.com * (540)776-1800 * sales@concisesystems.com

980003315

HENRY L. FINNEY, et al

TO: DEED

JUANITA F. DORTCH

THIS DEED, made and entered into this the 9th day of November, 1998, by and between HENRY L. FINNEY, JAMES ELMER FINNEY and ALICE ROBERTA WILLIAMS, Grantors; and JUANITA F. DORTCH, Grantee;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty and English Covenants of Title unto the said Grantee, JUANITA F. DORTCH, the following described real estate, to-wit:

All that certain parcel or lot of land with appurtenances thereunto belonging lying and being in the Courthouse Magisterial district of Floyd County, Virginia, containing 0.77 acres, more or less, and more particularly described as follows:

Beginning at a 1/2" pipe by a cherry snag in the westerly 30' right of way Va. Route 658, corner to a 10' Alley, of which 5 ft. was taken from this plat; thence, N 77° 33' W 226.82' with the northerly 10' right of way of alley to a nail in a fence post, corner to L.W. Page; thence N 02° 25' E 142.81' with L.W. Page's line to a nail in a fence post corner to Nick Scales; thence S 77° 09' E 256.04' with Nick Scales' line to a 1/2" pipe in the westerly 30' right of way to Va. Route 658, 391' from center of Va. Route 694; thence S 14° 14' W 138.85' with the westerly 30' right of way to Va. Route 658 to the Beginning, and

This Deed is exempt from taxes under Section 58.1-811 D Code of Virginia, 1950, as amended PG000 | DEC 12 88

Delivered Juanita F. Dortch

ROBERT W. SPEEGARD, JR. ATTORNEY AT LAW P.O. BOX 22 FLOYD, VIRGINIA 24091

PG0002 DEC 12 86

Page Two

Being the same real estate inherited by intestate succession by the grantors and grantee herein named upon the death of Gladys Finney whose list of heirs is of record in the Floyd County Circuit Court Clerk's Office in Will book 21 at Page 205.

This conveyance is made subject to all valid covenants, conditions and easements of record.

WITNESS the following signatures and seals:

Henry L. Finney (SEAL)
HENRY L. FINNEY

James Elmer Finney (SEAL)
JAMES ELMER FINNEY

Alice Roberta Williams (SEAL)
ALICE ROBERTA WILLIAMS

STATE OF New York)
CITY/COUNTY Westchester) TO-WIT:

The foregoing instrument was acknowledged before me this 16 day of November, 1998, by HENRY L. FINNEY, Grantor.

My Commission Expires:

[Signature]
NOTARY PUBLIC

JOHN A. DIONISIO
Notary Public, State of New York
No. 4804045
Qualified in Westchester County
Commission Expires ~~8/1/00~~ 2000

ROBERT W. SPESARD, JR.
ATTORNEY AT LAW
P.O. BOX 22
FLOYD, VIRGINIA 24091

Page Three

STATE OF Virginia)
CITY/COUNTY Salem) TO-WIT:

The foregoing instrument was acknowledged before me this 9th day of November, 1998, by JAMES ELMER FINNEY, Grantor.

My Commission Expires:

My Commission Expires 2/28/2000 I Was Commissioned As Debra M. Howard Debra M. Howard
NOTARY PUBLIC

PG0003 DEC 12 88

STATE OF New York)
CITY/COUNTY WESTCHESTER) TO-WIT:

The foregoing instrument was acknowledged before me this 16 day of November, 1998, by ALICE ROBERTA WILLIAMS, Grantor.

My Commission Expires:

John A. Dionisio
NOTARY PUBLIC

JOHN A. DIONISIO
Notary Public, State of New York
No. 4804045
Qualified in Westchester County
Commission Expires September 30, 1999

ROBERT W. SPESSARD, JR.
ATTORNEY AT LAW
P.O. BOX 22
FLOYD, VIRGINIA 24091

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County

December 12, 1998, at 10:36, A.M. 2000
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: WENDELL G. PETERS, Clerk

Rhonda J. Vaughn D.C.

230000877

Tax Map Number: 55A2-1-Y-55
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.

JUANITA F. DORTCH, ET AL.,

Respondents.

Respondent(s).

Case No. CL 23-95

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 \$2,257.27 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. 55A2-1-Y-55

Memo of Lis Pendens
 County of Floyd v. Juanita F. Dortch, et al.
 Page 2

Account No. 2953

All that certain tract or parcel of land, together with improvements thereon and appurtenances thereunto belonging, lying and being situate in the Court House Magisterial District of Floyd County, Virginia, containing 0.77 acres, more or less, and more particularly described as follows:

BEGINNING at a 1/2" pipe by a cherry snag in the westerly 30' right of way Va. Route 658, corner to a 10' Alley, of which 5 ft. was taken from this plat; thence, N 77° 33' W 226.82' with the northerly 10' right of way of alley to a nail in a fence post, corner to now or formerly L.W. Page; thence N 02° 25' E 142.81' with L.W. Page's line to a nail in a fence post corner to now or formerly Nick Scales; thence S 77° 09' E 256.04' with Nick Scales' line to a 1/2" pipe in the westerly 30' right of way to Va. Route 658, 391' from center of Va. Route 694; thence S 14° 14' W 138.85' with the westerly 30' right of way to Va. Route 658 to the point of BEGINNING.

And being the same real property conveyed from Henry L. Finney, James Elmer Finney, and Alice Roberta Williams to Juanita F. Dortch by Deed dated November 9, 1998 and recorded December 12, 1998 in the Circuit Court Clerk's Office of Floyd County, Virginia, as Instrument Number 980003315.

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 155 at Page 913, Deed Book 141 at Page 649, and Deed Book 87 at Page 339.

The name of the property owners of record whose property is intended to be affected by the pending suit are: Juanita F. Dortch, James Rudolph Finney, Georgetta Franklin-Finney, Antoin Finney, Juanita L. Ingram, Brittany L. Finney, Ashanti R. Via and Parties Unknown.

Witness my hand this the 31st day of May, 2023.

Memo of Lis Pendens
County of Floyd v. Juanita F. Dortch, et al.
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COUNTY OF FLOYD, VIRGINIA


By Counsel



John A. Rife, Esq. (VSB No. 45805)
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Andrew M. Neville, Esq. (VSB No. 86372)
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Gregory L. Haynes, Esq. (VSB No. 37158)
Seth R. Konopasek, Esq. (VSB No. 97065)
Garrett W. Patton, Esq. (VSB No. 98345)
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 John A. Rife, having been duly sworn and acknowledged before me this the 31st day of May, 2023, 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

INSTRUMENT 230000877
RECORDED IN THE CLERK'S OFFICE OF
FLOYD CIRCUIT COURT ON
JUNE 6, 2023 AT 09:43 AM
RHONDA T. VAUGHN, CLERK
RECORDED BY: LRW