

Floyd County Delinquent Tax Sale Auction

Offering #4: Double-wide in fair condition assessed with parcel. Dwelling sits on +/-0.65 acres.

***Property Location:
1973 Morning Dew Ln., 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 #4

Auction Services



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



Contour

Offering #4

Auction Services



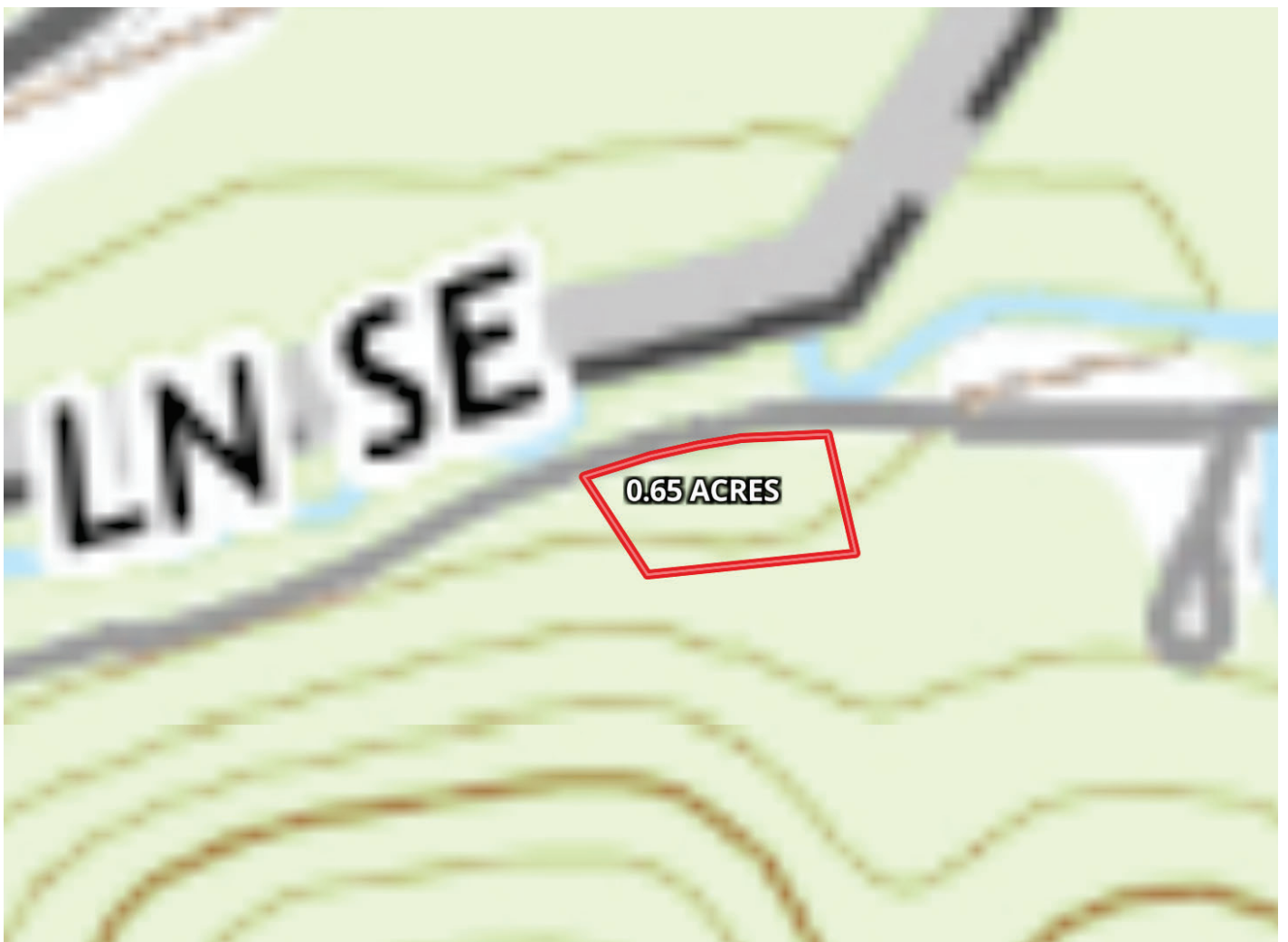
**** Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



Auction Services

Topo

Offering #4



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



Neighborhood
Offering #4
1973 Morning Dew Ln.,
Floyd, VA 24091

Auction Services

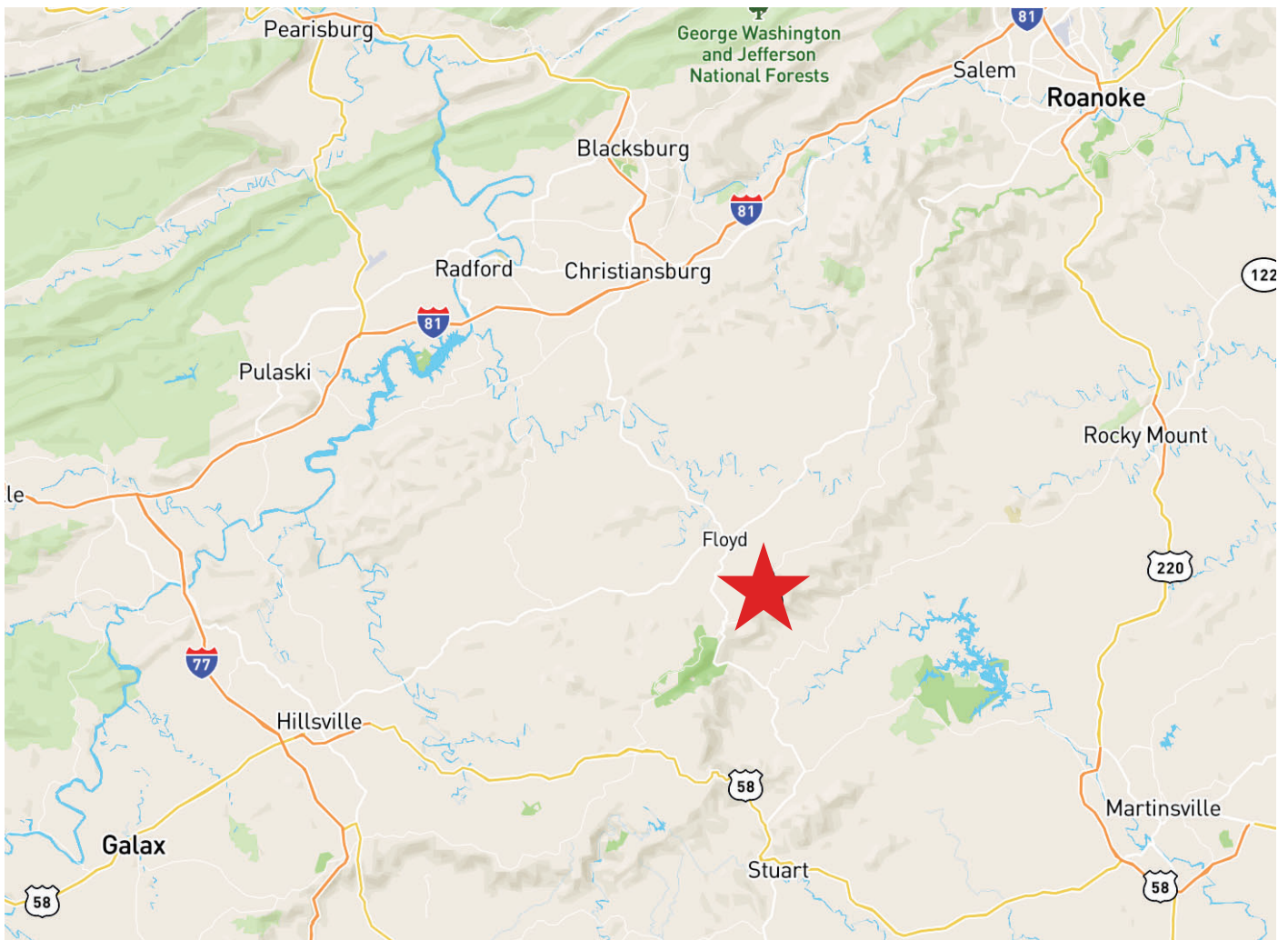




Auction Services

Location

Offering #4
1973 Morning Dew Ln.,
Floyd, VA 24091



PROPERTY

Parcel Information

Parcel Record Number (PRN) **2353** Town/District **COURT HOUSE**

Account Name **HARMON BOBBIE LEE**

Account Name 2

Care Of

Address1 **1973 MORNING DEW LN SE**

Address2

City, State Zip **FLOYD, VA 24091**

Business Name

Location Address(es)	1973 MORNING DEW LN	VA
	RT 709	VA

Map Number

Map Insert	Double Circle	Block	Parcel Number
067			21

Total Acres **0.65**

Deed **DBS-10-0002106**

Will **LH-09-0000104**

Plat **NONE**

Route 709

Legal Desc 1 DODDS CREEK

Legal Desc 2

Zoning

State Class SFR SUBURBAN

Topology

Utilities NONE

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$18,000	\$18,000
Main Structures	\$43,300	\$43,300
Other Structures	\$4,700	\$4,700
TOTALS	\$66,000	\$66,000

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
HORN INGRID D	\$29,900	DEED BARGAIN SALE-10-0002106	1	12/13/2010
HORN PAUL R OR INGRID D		LIST OF HEIRS-09-0000104	1	10/16/2009
	\$29,900	UNKNOWN--	1	12/22/1995

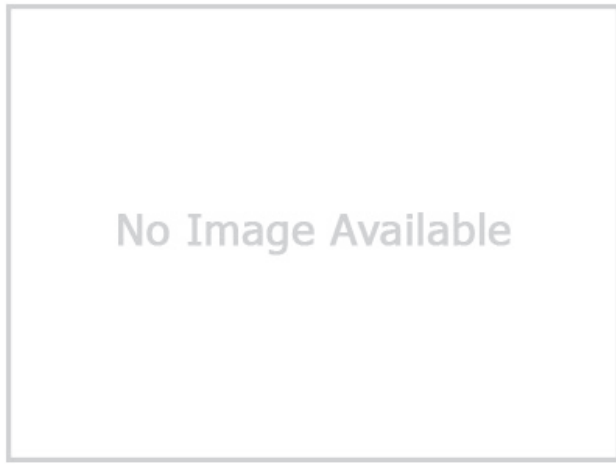
Land Segments

Seg	Description	Size	AdjRate	Value
1	HOMESITE WD	1.00	\$18,000	\$18,000

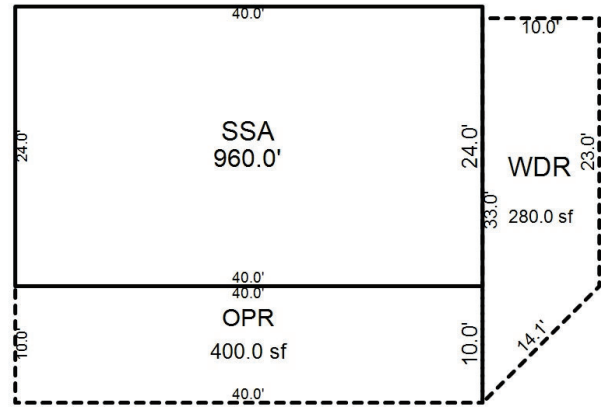
Main Structures

Main Structure 1	Rooms	5	Deprec Schedule	DEPR BY ADJUSTMENT
	Bedrooms	3	Heated Sq Ft	960
	Cost/Heated SqFt	\$26.40	Constr Style	DOUBL WIDE

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of	Base Rate	Value
AIR COND	NO AIRCOND	960	\$0	\$0
ARCH STYLE	DOUBL WIDE	960	\$0	\$0
BATHROOMS	FULL BATHS	1	\$2,250	\$2,250
BUILDING TYPE	SFR	960	\$0	\$0
CONDITION	FAIR	960	\$0	\$0
EXT FINISH	VINYL SID	960	\$0	\$0
EXT FINISH 2	-	960	\$0	\$0
FIREPLACES	ORNMTL CHM	1	\$1,125	\$1,125
FOUNDATION	PIERS	960	\$0	\$0
FRAME	WOOD	960	\$0	\$0
HEAT	STOVE	960	(\$2)	(\$1,440)
ROOF MATERIAL	METAL	960	\$0	\$0
STORIES	STORIES	1	\$0	\$0
SWL	SWL PRIVTE	1	\$7,500	\$7,500

Main Structure Sections

Sec	% Cmpl	Class	Description	Grade	Area	Story Hgt	Wall Hgt	Repl Cost	Yr Built	Eff Yr	Value
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1-0	100	SSA	SIDING/SHINGLE ONE STORY	D-10	960	1.00	0.00	\$58,911	1973	1973	\$32,401
2-0	100	OPR	OPEN PORCH (RAISED)	D-10	400	1.00	0.00	\$6,600	1973	1973	\$3,630
3-0	100	WDR	WOODEN DECK W/RAILING	D-10	280	1.00	0.00	\$3,780	1973	1973	\$2,079

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	CB GARAGE	CB GARAGE	NO GRADE	380	\$8.00	MANUAL	1.00	0	\$3,000
2	FR STORAGE	FR STORAGE	SOUND VALUE	308	\$0.00	MANUAL	1.00	0	\$700
3	2 FR SHEDS	2 FR SHEDS	SOUND VALUE	2	\$0.00	MANUAL	1.00	0	\$1,000

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

100002106

Title Insurance: Investors Title Insurance Company
Grantee Address: 1973 Morning Dew Lane, Floyd, VA 24091
Consideration: \$29,900.00

Tax Map No. 67-21

INGRID D. HORN

TO: DEED

BOBBIE LEE HARMON

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE, made this 8th day of December, 2010, by and between **INGRID D. HORN**, hereinafter styled Grantor, and **BOBBIE LEE HARMON**, hereinafter styled Grantee,

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple and with GENERAL WARRANTY and ENGLISH COVENANTS of Title, unto Grantee, the following described property, being and lying in Floyd County, Virginia, to wit:

ALL that certain tract of real estate, together with the improvements thereon and appurtenances belonging, situate in the Courthouse Magisterial District of Floyd County, Virginia, containing 0.6508 of an acre, more or less, as shown on a plat of survey prepared by Jennings L. Bolt, L.S., dated December 20, 1995, of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 207, Page 473, and

TOGETHER WITH that certain easement to use water from a spring and to maintain the pipeline thereto, of record in the aforesaid Clerk's Office in Deed Book 129, Page 461, and

Ret. W. T. J.
 James W. Shortt & Associates, P.C.
 Attorneys and Counsellors at Law
 108 South Leesst Street • P.O. Box 900 • Floyd, Virginia 24091
 Tel (540) 745-3131 • Fax (540) 745-2999
 Delivered
 12-14-10

James W. Shortt & Associates, P.C.
Attorneys and Counsellors at Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999

BEING all the same property conveyed to Paul R. Horn and Ingrid D. Horn, husband and wife, as tenants by the entirety with the right of survivorship, by Deed dated December 20, 1995, from Frank V. Rudisill and Neda B. Rudisill, husband and wife, said Deed of record in the aforesaid Clerk's Office in Deed Book 207, Page 471. The said Paul R. Horn died on September 11, 2009, as evidenced by his List of Heirs of record in the aforesaid Clerk's Office in CWF09-104, thereby vesting full fee simple title in Ingrid D. Horn.

This conveyance is made expressly subject to all covenants, conditions, restrictions, easements and rights of way of record, which may lawfully affect the property conveyed herein.

WITNESS the following signatures and seals:

Ingrid D. Horn (SEAL)
Ingrid D. Horn

State of Oklahoma
City/County of Rogers / Claremore, to wit:
The foregoing instrument was acknowledged before me this 8 day of December, 2010, by Ingrid D. Horn.

My commission expires:
7-14-13

Manda Autrey
Notary Public

Notary ID:
09005804



In the Clerk's Office of the Circuit Court of Floyd County, Oklahoma, on Dec 13, 2010, at 2:50 PM,
This instrument received in office, and, with certificate thereto, admitted to record. The tax imposed by Section 58.1-802 of the code in the amount of \$ 30.00 has been paid.

Test: WENDELL G. PETERS, Clerk
Wendell Peters -D.C

230000875

Tax Map Number: 67-21
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.

BOBBIE LEE HARMON,

Respondents.

Respondent(s).

Case No. CL23-93

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 \$1,902.46 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. 67-21

Memo of Lis Pendens
County of Floyd v. Bobbie Lee Harmon
Page 2

Account No. 2375

All that certain tract of real estate, together with the improvements thereon and appurtenances thereunto belonging, lying and being situate in the Court House Magisterial District of Floyd County, Virginia, containing 0.6508 of an acre, more or less, as shown on a plat of survey prepared by Jennings L. Bolt, L.S., dated December 20, 1995, of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 207 at Page 473.

TOGETHER WITH that certain easement to use water from a spring and to maintain the pipeline thereto, of record in the aforesaid Clerk's Office in Deed Book 129, Page 461.

And being the same real property conveyed from Ingrid D. Horn to Bobbie Lee Harmon by Deed of Bargain and Sale dated December 8, 2010 and recorded December 13, 2010 in the aforesaid Clerk's Office as Instrument Number 100002106.

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 70 at Page 83.

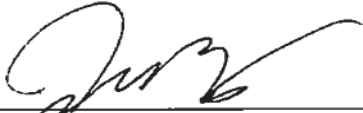
The name of the property owners of record whose property is intended to be affected by the pending suit are: Bobbie Lee Harmon.

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

Memo of Lis Pendens
County of Floyd v. Bobbie Lee Harmon
Page 3

COUNTY OF FLOYD, VIRGINIA

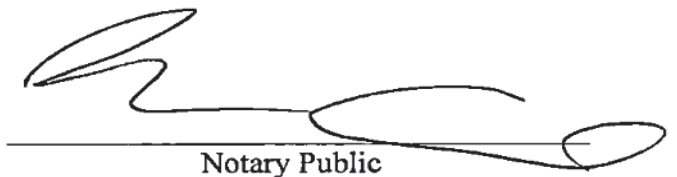
By Counsel



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)
Paul L. LaBarr, Esq. (VSB No. 91609)
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 230000875
RECORDED IN THE CLERK'S OFFICE OF
FLOYD CIRCUIT COURT ON
JUNE 5, 2023 AT 03:53 PM
RHONDA T. VAUGHN, CLERK
RECORDED BY: LRW