

**Auction Property 10**

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

**COUNTY OF ROANOKE, VIRGINIA,** )  
Complainant, )  
)  
vs. ) **Case No. CL20-1273**  
)  
**DONNA A. CAMPBELL, et al,** )  
Respondents. )

**OFFER OF PURCHASE**

Having been advised by Mark D. Kidd, Special Commissioner, that he is authorized to solicit bids on behalf of the Court for the sale of the property made the subject matter of this cause, described as Roanoke County Tax Map Parcel No. 077.13-04-22.00-0000, I hereby offer on this 24<sup>th</sup> day of September to purchase said property from the Court for the sum of \$\_\_\_\_\_. **I acknowledge this purchase price includes a five percent (5%) bidder's premium.**

I understand that the property is strictly sold "AS IS," "WHERE IS," and "WITH ALL FAULTS;" and that this offer is subject to the approval of the Court. I acknowledge that if this offer is approved and the sale is confirmed by the Court, I will receive a deed with Special Warranty of Title. No warranty of any other type is made. I further acknowledge that a hearing to confirm the sale is scheduled for the October 14<sup>th</sup>, 2021, at 10:00 a.m., before The Honorable Judge James R. Swanson of the Circuit Court for the County of Roanoke, Virginia. I understand that this offer may not be withdrawn by me without leave of Court. I shall tender full payment of the purchase price, in cash or certified funds, to the Special Commissioner within fifteen (15) days following the entry of the Court's Decree confirming the sale.

I understand that this property is being sold subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. I purchase this property subject to the foregoing and without grounds for objection to confirmation of the sale on that basis.

I understand that I will be responsible for any current real estate taxes on this parcel from  
{00325331-1 }

the date of the auction, September 24, 2021 which shall be prorated. I acknowledge that I am solely responsible for paying any recording costs for deed recordation without offset to the purchase price.

If I fail to tender the full purchase price in cash or certified funds to the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court, I shall be in default. The Special Commissioner, at his sole option and discretion, shall have the election to:

(A) Retain my deposit, void my rights under this Offer of Purchase and void my purchase of the property. The Special Commissioner may then resell the property pursuant to further order of the Circuit Court; or

(B) Retain the deposit and bring an action against me for the specific purpose to compel me to complete the purchase of the property, with discretion in the Court to award attorney fees and costs of suit against me.

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Please Sign Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
City / State / Zip

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Email

**CERTIFICATE**

I hereby acknowledge receipt of a bidder's deposit of \$\_\_\_\_\_ in the form of \_\_\_\_\_.

\_\_\_\_\_  
Special Commissioner

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**RECIPIENT:** Mark D. Kidd, Esq.  
OPN Law PLC

**RECIPIENT'S CASE NO:** Unknown

**INSOFAR AS THE RECORDS AND INDICES ARE PROPERLY KEPT, TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:**

Donna A. Campbell – ½ undivided interest  
Leslie Ann Campbell – ¼ undivided interest  
Lisa Marie Jones – ¼ undivided interest

**DERIVATIVE INFORMATION:**

Barry L. Arrington and Susan E. Arrington, husband and wife, conveyed the subject property to Lloyd W. Campbell, III and Donna A. Campbell, husband and wife, dated March 7, 1979; recorded in Deed Book 1114, page 822.

Donna Campbell and Lloyd W. Campbell were divorced by Court order entered on April 8, 1992, as recorded in Chancery Order Book 121, page 992. Pursuant to this divorce decree, Donna Campbell and Lloyd W. Campbell were each vested with a ½ undivided interest in the subject property.

Lloyd Wilmer Campbell III died intestate on May 13, 2011 as evidenced by his Administrator's Qualification and List of Heirs filed as Instrument No. WF 201100325. He was survived by his daughters, Leslie Anne Campbell and Lisa Marie Jones, as his sole heirs at law.

**THE PROPERTY LIES IN THE COUNTY OF ROANOKE, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.**

**BRIEF LEGAL DESCRIPTION:**

Lot 12A, Block or Section 5, Mount Vernon Heights Survey 1 as shown on the Survey for R. Bandy, *et als* recorded in Deed Book 780, page 175 and further known as a northerly portion of Lots 11 and 12, Block or Section 5 as shown on the map of Mount Vernon Heights Survey No. 1 recorded in the Clerk's Office in Plat Book 2, page 67

NOTE: See the above referenced deed for a more complete description of the subject property.

DEEDS OF TRUST: (X) NONE

**JUDGMENTS:**

**Dated** February 6, 2008 **docketed** February 15, 2008 **in/as** Judgment Lien No. 200800311 **rendered in favor of** Commonwealth of Virginia, Department of Taxation **against** Lloyd W. Campbell

**Dated** April 10, 2008 **docketed** May 7, 2008 **in/as** Judgment Lien No 200800980 **rendered in favor of** Carilion Medical Center **against** Lloyd Wilmer Campbell

**Dated** August 25, 2008 **docketed** November 3, 2008 **in/as** Judgment Lien No. 200802371 **rendered in favor of** Anesthesiology Consultants of Virginia, Inc. **against** Lloyd W. Campbell

**Dated** May 22, 2009 **docketed** June 2, 2009 **in/as** Judgment Lien No. 200901085 **rendered in favor of** Jefferson Surgical Clinic, Inc. **against** Lloyd W. Campbell III

**Dated** August 5, 2009 **docketed** August 28, 2009 **in/as** Judgment Lien No. 200901664 **rendered in favor of** FIA Card Services NA **against** Lloyd W. Campbell III

**Dated** March 4, 2013 **docketed** March 6, 2013 **in/as** Judgment Lien No. 201300429 **rendered in favor of** Commonwealth of Virginia, Department of Social Services **against** Lisa M. Jones

**Dated** February 18, 2014 **docketed** February 19, 2014 **in/as** Judgment Lien No. 201400340 **rendered in favor of** Commonwealth of Virginia **against** Lisa Marie Jones

NOTE: This judgment was amended was twice as evidenced by the three pages.

**JUDGMENTS & FEDERAL LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):**  
Not applicable – delinquent tax sale

FINANCING STATEMENTS: (X) NONE

**TAX & ASSESSMENT INFORMATION:**

**Assessed Owner:** CAMPBELL Donna A

**Assessed Description:** New Lt 12A Sec 5 Mt Vernon Hts

**Tax Map/ID#** 077.13-04-22.00-0000

**Land \$** 33,000      **Improvements \$** 45,300      **Total \$** 78,300

**Annual Amt \$** 853.47      **Taxes Payable on:** June 5 and December 5 of the calendar year

**Taxes Paid Thru:** Calendar year 2016 (12-31-16)

**Delinquent Taxes:** Calendar years 2017, 2018, 2019 and 2020

**Taxes a Lien, Not Yet Due:** Calendar year 2021 (1<sup>st</sup> half due 06-05-21)

**Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:** Stormwater utility fee

**Property Address (not warranted):** 3917 Concord Place

NOTE: The above information is based upon the data shown on the printout obtained from the Tax Computer located in the Clerk's Office. The above information is subject to confirmation by the Treasurer's office.

NOTE: The above information is based upon the 2020 tax assessment as the 2021 assessment has not yet been posted to the tax computer.

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS: (X) NONE

**ITEMS SHOWN ON PLAT OF SUBDIVISION** of Mount Vernon Heights Survey No. 1 **recorded in/as** Plat Book 2, page 67: None

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:**

1. Plat of subject property recorded in Deed Book 780, page 175: None

**ACCESS:**

- Public street(s) named:** Bunker Hill Drive
- Appurtenant easement created by Deed Book & Pg./Inst. No.:**
- Road Maintenance Agreement in Deed Book & Pg./Inst. No.:**

**OTHER MATTERS:**

1. The research for this title report began with the deed from Bill H. Ross, *et al.*, to John A. Wilmer dated July 25, 1966, recorded in/as Deed Book 807, page 563. The research for this report covers a period of approximately 55 years.
2. Homestead Deed dated May 8, 2009 filed by Donna Arnold Campbell and recorded as Instrument No. 200907187. If Donna Arnold Campbell filed bankruptcy, please note that it has been 12 years since the filing of this Homestead Deed.
3. Memorandum of *Lis Pendens* filed against the subject property dated July 2, 2020 recorded as Instrument No. 202007361.
4. Because Lloyd Wilmer Campbell III has been deceased for less than 10 years, exception is made for the possibility of federal estate taxes.
5. Lloyd W. Campbell, III was also known of record as Lloyd W. Campbell and Lloyd Wilmer Campbell, III. Donna A. Campbell is also known of record as Donna Marie Arnold Campbell.
6. Possible rights of parties in possession under unrecorded leases.
7. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.

**BACK TITLE INFO:**    **Exact**    **Full**    **Limited**    **None X**                    **Policy/Case #**  
**EFFECTIVE DATE:**    April 5, 2021 @ 8:00 A.M.

This report consists of 3 pages.