


CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK		SALE DATE		Q/U		SALE PRICE		VC	
T R PROPERTIES INC				T R PROPERTIES INC				LR05/00259		02-15-2005		U		31,451		0	
PO BOX 3565				BURGESS TRAVIS G & "T R PROPERTIES, INC"				LR01/01249		08-03-2001		U		43,500		0	
MARTINSVILLE VA 24115-356								DB 265/259		10-28-1998		U		20,500		0	
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION				PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR									
Description	Code	Appraised	Assessed	LOT 22 FRONT 65 FT				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
Building	100	21100	21,100	BLDG DESCRIPTION				2021	100	21300	2020	100	21300	2019	100	21300	
Land	100	6000	6,000						100	6000		100	6000				
Outbldg	100	200	200						100			100	6000				
Total		27,300	27,300	1 STR VIN SID				Total	27300			Total	27300			Total	27300
SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION								COST / MARKET VALUATION					
# Of Parcels 1	Year Built 1959	SUB		Description		LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate		70.00				
Plat Ref 000097742	Classification 01:Single Family-	1ST		1st Floor		973	973	973	50.04	48,685	Rcn		48,685				
Land Acres 0.170	Zoning R-N										Net Other Adj		0				
Land SF 7,405	Prop Use 01:Residential										AYB		1959				
Assoc. Parcel	District 41S1:Eastend 1 Str Si										Effective Year Built		1964				
											Condition		P				
											Remodel Rating						
											Year Remodeled						
											Eyb Dpr		52				
											Functional Obsol						
											Economic Obsol						
											Cost Trend Factor		1				
											Adjustment						
											Percent						
											Percent Good		48				
											RCNLD		23,400				
											% Good Ovr						
											% Good Ovr Comment						
											Misc Imp Ovr						
											Misc Imp Ovr Comment						
											Cost to Cure Ovr						
											Cost to Cure Ovr Comm.						
CONSTRUCTION DETAIL																	
Element	Cd	Description															
Style	01	Residential															
Model	01	Residential															
Grade	D	FAIR															
Stories	1.00																
Foundation Type	04	C/B															
Exterior Wall 1	03	VINYL															
Roof Structure																	
Roof Cover	03	COMPOSITE SHINGLE															
Interior Wall 1	09	DRY WALL															
Interior Floor 1	05	HARDWOOD															
Exterior Cond	07	Fair															
Central Heat	00	No															
Central AC	00	No															
Bedrooms	0																
Total Rooms	5																
Full Baths	1																
Half Baths	0																
Chimneys	0																
Fireplaces	0																
Exterior Wall 2																	
Interior Wall 2																	
Sketch Factor	00	Use Story Factor															
Basement Type	00	NONE															
Living Area	973.00																
Split Foyer	00	No															
Split Level	00	No															
PROPERTY FACTORS																	
PUB WATE	UG UTILITI	TOPO	SIDEWALK														
Y	N	0	N														
PUB SEWE	CURB & GU	SOIL															
Y	Y	C															
SEPTIC	VIEW	LOCATION															
N	N	G															

1ST  
(973 sf)



BORROWER TR Properties  
REFERENCE # 10553886-1

ADDRESS 1414 Mountain Rd  
COUNTY Martinsville  
EFFECTIVE DATE 6/23/22(LR/JD) 6/22/22(WF)

TAX MAP NO. 000348100 AMOUNT \$141.93/hf LAST PAID 6/6/2022  
DELINQUENT 0 YEARS \_\_\_\_\_  
ASSESSED VALUE \$27300.00 LV \$6000.00 IV \$21300.00  
PAID semi NEXT DUE 12/5/22(1st hf 2022-23)

\*\*\*Tax Information is provided by the jurisdictional Treasurer's Office and is for informational purposes only. Closing/Settlement Agents should NOT rely on this information for final settlement. You are responsible for verifying exact taxes, storm water, utilities, abatements or other special assessments and fees. No responsibility is assumed by Wahoo Research in the reporting of this data other than the accuracy of the information given to us by the Treasurer's Office\*\*\*

VESTING DEED

GRANTOR Equity Trustees LLC  
GRANTEE TR Properties Inc  
DATED 2/9/2005 RECORDED 2/15/2005 BK/PG/INST # 05-259  
CONSIDERATION \$31451.00  
LEGAL Lot 22 (MB 1/135)

\*Foreclosure Acctng #06-35 rec 1/24/2006

OUTSALES 1 (prior)

DOT  
TYPE none  
BORROWER, same as current owner? \_\_\_\_\_  
LENDER \_\_\_\_\_  
TRUSTEE \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
AMOUNT \_\_\_\_\_ MATURITY DATE \_\_\_\_\_  
LEGAL \_\_\_\_\_  
ASSIGNED \_\_\_\_\_ MORE THAN ONE ASSIGNMENT? \_\_\_\_\_  
FROM \_\_\_\_\_  
TO \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
NOTES \_\_\_\_\_

JUDGMENTS 1  
NAMES CHECKED TR Properties  
Travis Burgess  
Agnella Burgess

EASEMENTS FOUND IN SEARCH PERIOD 0 HOA no  
AGREEMENTS FOUND IN SEARCH PERIOD 0  
ESTATES FOUND 1

## CHAIN OF TITLE

LINK 2

GRANTORS T R Properties Inc

GRANTEES Travis G Burgess & Agnella N Burgess (HWTBERS)

DATED 7/12/2001 RECORDED 8/3/2001 BK/PG/INST 01-1249

CONSIDERATION \$100.00

LINK 3

GRANTORS Associates Home Equity Services Inc fka Ford Consumer Financing Co Inc

GRANTEES T R Properties Inc

DATED 8/21/1998 RECORDED 10/28/1998 BK/PG/INST# 265/259

CONSIDERATION \$10.00

LINK 4

GRANTORS Dora L Hodge Pettie, married

GRANTEES Associates Home Equity Services Inc

DATED 4/29/1998 RECORDED 5/21/1998 BK/PG/INST # 259/542

CONSIDERATION \$1.00/DIL \*Aff #259/545 rec 5/21/1998

LINK 5

GRANTORS Juanita Ofay Hodge Hairston & Benjamin Hairston; Dora Lee Hodge Pettie & Harvey\*

GRANTEES Dora Lee Hodge Pettie

DATED 6/17/1986 RECORDED 6/24/1986 BK/PG/INST # 166/181

CONSIDERATION \$10.00 \*Monroe Pettie; Donald James Hodge & Gloria G Hodge

LINK 6

GRANTORS Gladys Loretta Hodge, deceased, intestate, 11/24/1985

GRANTEES Juanita Ofay Hairston; Donald James Hodge & Dora Lee Pettie

DATED                      RECORDED 3/7/1986 BK/PG/INST # WB 51/536

CONSIDERATION

## CHAIN OF TITLE

LINK 7

GRANTORS Bruce H T Dallas

GRANTEES Gladys T Hodge, widow

DATED 8/3/1979 RECORDED 8/3/1979 BK/PG/INST 133/333

CONSIDERATION \$10.00

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST# \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

## OUTSALE

LINK \_\_\_\_\_

GRANTORS Gladys T Hodge, widow

GRANTEES City of Martinsville VA

DATED 5/15/1981

RECORDED 6/8/1981

BK/PG/INST # \_\_\_\_\_

CONSIDERATION benefits \*street widening and ease for utility poles, guy wires. storm  
drainage & other utilities

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_

RECORDED \_\_\_\_\_

BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_

RECORDED \_\_\_\_\_

BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_

RECORDED \_\_\_\_\_

BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_

RECORDED \_\_\_\_\_

BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

## JUDGMENTS:

Inst / Book/Pg: 03-2826 rec 12/9/2003 Plaintiff: PHC-Martinsville Inc

Amount: \$1532.19 Defendant: Travis Burgess

Inst / Book/Pg: Plaintiff:

Amount: Defendant:

Inst / Book/Pg: Plaintiff:

Amount: Defendant:

Inst / Book/Pg: Plaintiff:

Amount: Defendant:

Inst / Book/Pg: Plaintiff:

Amount: Defendant:

Inst / Book/Pg: Plaintiff:

Amount: Defendant:

Inst / Book/Pg: Plaintiff:

Amount: Defendant:

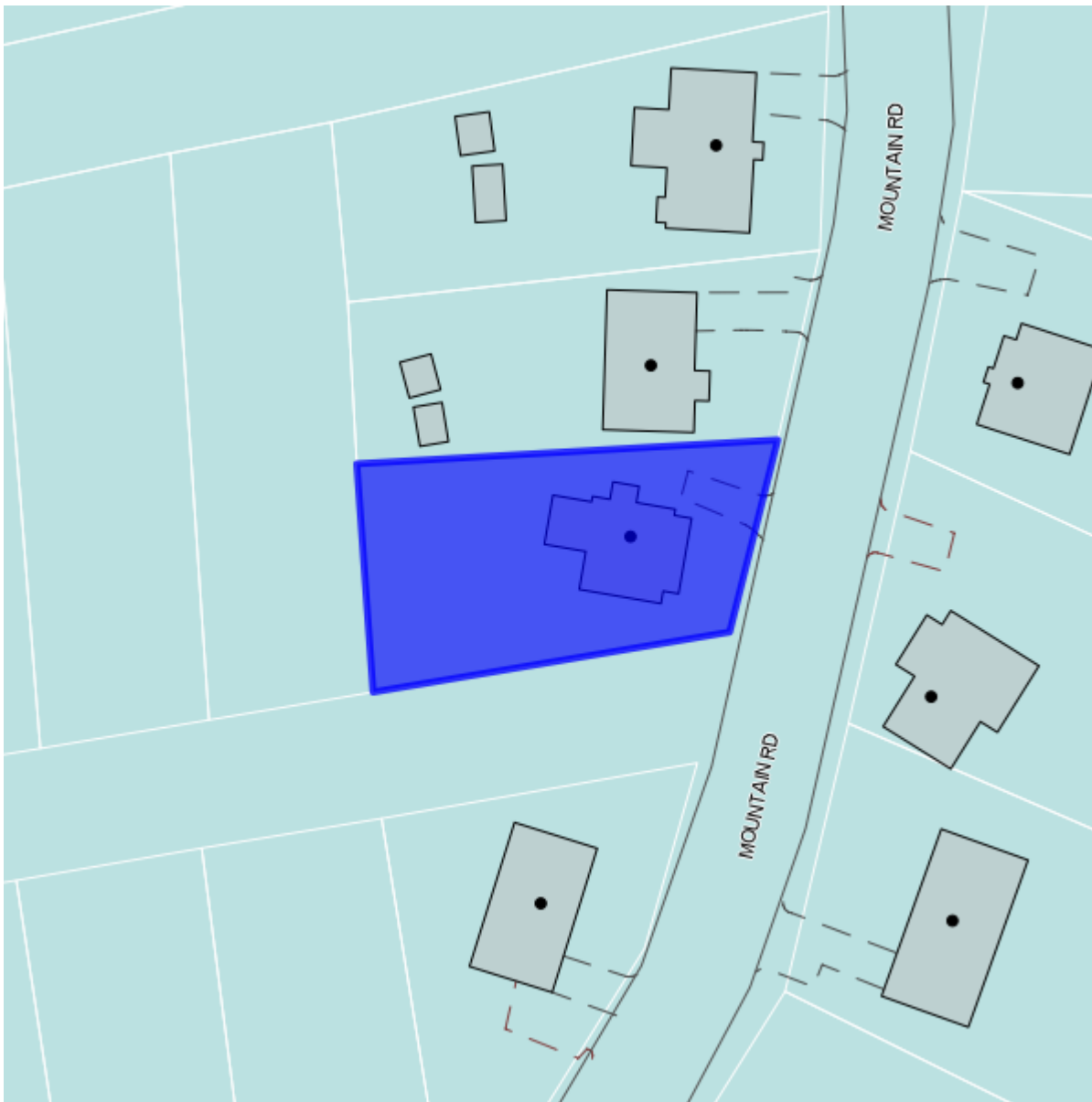
Inst / Book/Pg: Plaintiff:

Amount: Defendant:

Inst / Book/Pg: Plaintiff:

Amount: Defendant:

# Property Report - City of Martinsville

**Current Data:****Property ID:** 000348100 **Tax Map Number:** 27 (02 )00 /22**Owner:** T R PROPERTIES INC**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA**Deed/Page:** LR05/00259 **Legal Description:** LOT 22 FRONT 65 FT**Acquired Date:** NA **Consideration:** \$31451.00**Year Built:** 1959 **Property Desc:** 1 STR VIN SID **Above Grade Sq Ft:** 973**Acres:** 1 **Zoning:** R-N**Land Value:** \$6000.00 **Building Value:** \$21300.00 **Total Value:** \$27300.00**Previous Data:****Owner:** BURGESS TRAVIS G & BURGESS AGNELLA N**Acquired Date:** NA **Deed/Page:** LR01/01249 **Consideration:** \$43500.00





Real Estate

View Bill

[View bill image](#)

As of	7/3/2022
Bill Year	2021
Bill	7721
Owner	T R PROPERTIES INC
Parcel ID	000348100

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$141.93	\$141.93	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$141.92	\$141.92	\$0.00	\$0.00	\$0.00
TOTAL		\$283.85	\$283.85	\$0.00	\$0.00	\$0.00





AFTER RECORDING, PLEASE RETURN TO:

Bierman, Geesing & Ward, LLC  
7315 Wisconsin Ave., Suite 315, East Tower  
Bethesda, MD 20814

Tax I.D.# 27 (02)00/22

BGW#: 24477

### SUBSTITUTE TRUSTEES' DEED

THIS SUBSTITUTE TRUSTEE'S DEED ('Deed'), is made this 9<sup>th</sup> day of February 2005, by and between EQUITY TRUSTEES, LLC, a Virginia Limited Liability Company, Substitute Trustees under a Deed of Trust from Travis G. Burgess and Agnella N. Burgess, securing the below described property, GRANTOR, and TR Properties, Inc. the High Bidder, GRANTEE.

### WITNESSETH:

WHEREAS, by a certain Deed of Trust ('Deed of Trust') dated August 01, 2001 and recorded in the Clerk's Office of the Circuit Court for Martinsville City, Virginia in Instrument No. 0101250, Travis G. Burgess and Agnella N. Burgess, conveyed the below described property unto DENNIS B. BURKE, Original Trustee, in trust to secure a Promissory Note of even date therewith for \$39,150.00 payable to the order of OPTION ONE MORTGAGE CORPORATION and subsequently assigned to WELLS FARGO BANK, the holder of the Note at the time of foreclosure;

WHEREAS, under the terms of said Deed of Trust, the holder of the Note was authorized and empowered to substitute and appoint a Trustee in the place and stead of any of the Trustees named under the aforementioned Deed of Trust; and

WHEREAS, by that certain Deed of Appointment of Substitute Trustee duly executed and recorded in the aforesaid Clerk's Office, the holder of the Note appointed EQUITY TRUSTEES, LLC, a Virginia Limited Liability Company, as Substitute Trustee in the place and stead of the aforementioned Trustees;

WHEREAS, by the terms of said Deed of Trust, in the event of default in the payment of the debt secured, or any part thereof, or of the breach of any of the covenants entered into, imposed or contained in the aforesaid Deed of Trust, the Substitute Trustee, or any one of them, was empowered upon the request of the holder of the Note, to declare all debts and obligations secured by the Deed of Trust at once due and payable and to proceed to sell the property at auction upon such terms and conditions as the Substitute Trustee, or any one of them, may deem best; and

WHEREAS, due to the default in the payment of the debt secured, and the failure to perform the requirements contained in said Deed of Trust, the Substitute Trustees, having been requested by the holder of the said Note so to do, in execution of the trust therein declared, on

January 28, 2005, at the front steps of the Circuit Court for the City of Martinsville, located at 55 W. Church Street, Martinsville, Virginia 24112, after having advertised the time, place and terms of sale in accordance with the provisions set forth in the aforementioned Deed of Trust in a newspaper published and/or circulated in Martinsville City, and after giving notice to the owners as required by Section 55-59.1 of the Code of Virginia, as amended, did offer for sale the hereinafter described property at public auction to the highest bidder for cash according to the terms of the aforesaid Deed of Trust, at which sale Grantee became the purchaser thereof for the sum of \$31,451.00, that being the highest bid offered at said sale; and

WHEREAS, the holder of the Note advises that, according to its records, none of the parties in interest were entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940,

NOW THEREFORE WITNESSETH: That for and in consideration of the premises, and the sum of \$31,451.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the Grantee, with SPECIAL WARRANTY of title, unto the Grantee, the following described property, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

KNOWN AS: 1414 Mountain Road, Martinsville, VA 24112


Without reimposing any of the reservations, restrictions, easements and conditions affecting the Property, this conveyance is made subject to all of them; and

IN WITNESS WHEREOF. Grantor, on the day and year hereinbefore written, has caused this Deed to be signed, sealed and delivered as its willful act and deed.

EQUITY TRUSTEES, LLC

Substitute Trustee

By

  
Howard N. Bierman  
Managing Member

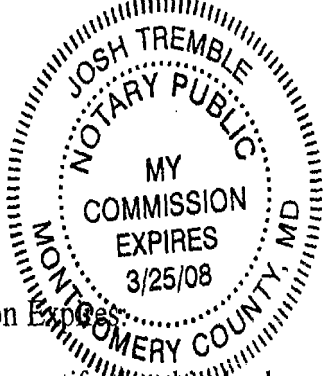
(SEAL)

(SEAL)

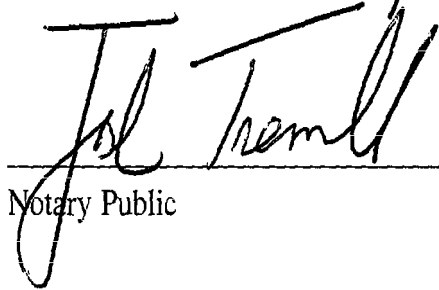
STATE OF MARYLAND )  
COUNTY OF MONTGOMERY ) ss.

The undersigned, a Notary Public in and for the jurisdiction aforesaid, does hereby certify that before me this date appeared Howard N. Bierman, Managing Member of EQUITY TRUSTEES, LLC, the Grantor in the aforesaid Substitute Trustee's Deed, who, being duly sworn, executed, delivered and acknowledged the same in my presence this \_\_\_\_\_ day of \_\_\_\_\_, 2005, as his willful act and deed and that of said company, and that he had power so to act.

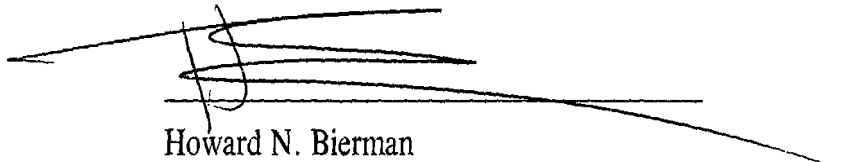
Subscribed and sworn before me this 9<sup>th</sup> day of February, 2005.



My Commission Expires \_\_\_\_\_

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

I hereby certify that this deed was prepared by Howard N. Bierman, attorney-at-law duly admitted to practice before the Supreme Court of the Commonwealth of Virginia.

  
\_\_\_\_\_  
Howard N. Bierman

GRANTEE'S ADDRESS:

TR Properties, Inc.

P.O. Box 3565 Martinsville, VA 24115

LOCATED IN THE CITY OF MARTINSVILLE, COMMONWEALTH OF VIRGINIA:

"ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH IMPROVEMENTS THEREON LOCATED AND APPURTENANCES THEREUNTO BELONGING, LYING ON THE WEST SIDE OF MOUNTAIN ROAD, IN THE CITY OF MARTINSVILLE, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS LOT 22, SHOWN ON THE MAP OF THE PROPERTY OF GABRIEL MANNS AS PREPARED BY C.C. MEREDITH, C.L.S. DATED OCTOBER 1947, AND RECORDED IN THE CITY OF MARTINSVILLE CIRCUIT COURT CLERK'S OFFICE OF MAP BOOK 1, PAGE 135 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"SAID LOT FRONTING ON THE WESTERLY SIDE OF MOUNTAIN ROAD 65 FEET AND RUNNING BACK BETWEEN PARALLEL LINES 110 FEET ON THE SOUTH SIDE AND WITH THE NORTH (LINE) OF BELVA STREET 131.27 FEET ON THE NORTH SIDE OF (SIC-AND) A REAR WIDTH 61.35 FEET".

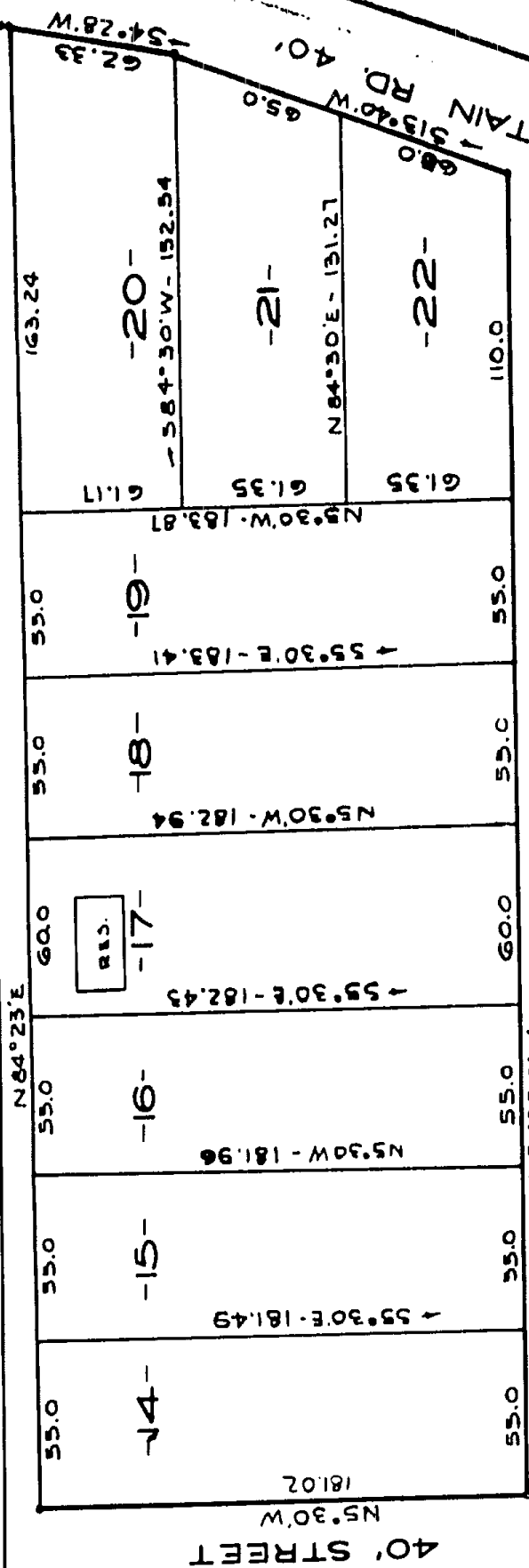
THIS IS THE SAME PROPERTY ACQUIRED BY THE GRANTORS HEREIN BY DEED DATED JULY 12, 2001, FROM T R PROPERTIES, INC., A VIRGINIA CORPORATION, RECORDED IN THE CURRENT DEED BOOK OF THE MARTINSVILLE CIRCUIT COURT CLERK'S OFFICE.

INSTRUMENT #0500259  
RECORDED IN THE CLERK'S OFFICE OF  
MARTINSVILLE ON  
FEBRUARY 15, 2005 AT 11:15AM  
\$31.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$15.75 LOCAL: \$15.75  
ASHBY R. PRITCHETT, CLERK

RECORDED BY: ERH

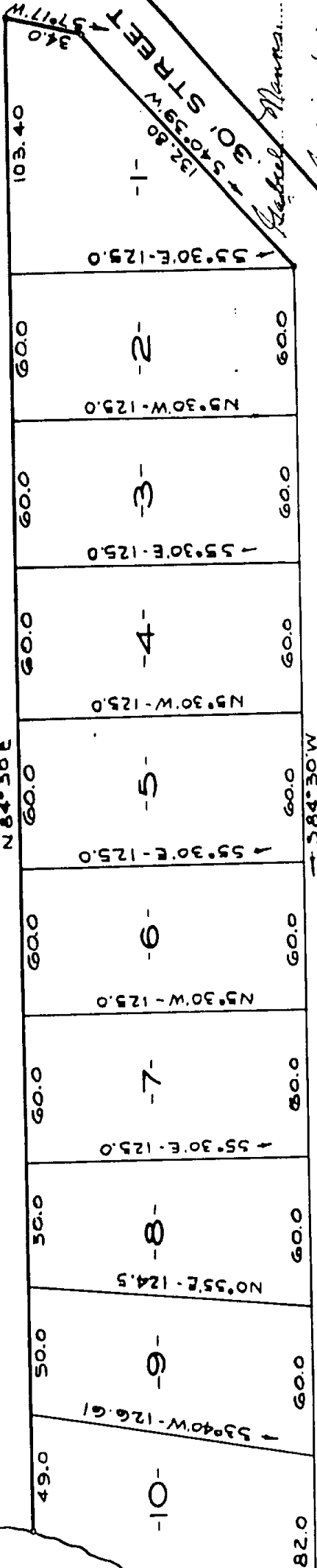
W.M. MANNS ESTATE

N 84° 14' E



BELVA STREET - 40'

N 84° 30' E



RECORD PLAT

GABRIEL MANNS SUBDIVISION

RIDGE ROAD - MARTINSVILLE - VA

LEGAL REF D.B. 70-P. 122

SCALE 1" = 50'

C.G. MEREDITH - C.L.S.

OCT 1947

14th January 48

Gabriel Manns

Gabriel Manns

Jan. 4 1948

Surveyed by: Mr. Fred W. D. Clift, Clerk

delivered  
to city  
6/23/81

CITY OF MARTINSVILLE, VIRGINIA

FROM:

530

GLADYS T. HODGE, WIDOW

THIS DEED made this 15th day of May, 1981, by and between Gladys T. Hodge, Widow, party of the first part, and the City of Martinsville, Virginia, a municipal corporation, party of the second part:

WITNESSETH: That for and in consideration of the benefits accruing or to accrue from the proposed improvements to Mountain Road, the said grantor hereby grants and conveys unto the said grantee, with general warranty of title, the land located on and adjacent to said street, in the City of Martinsville and described as follows: Being as shown on Sheet 2 of the plans titled "Mountain Road Improvements" as prepared by the City of Martinsville, Virginia's Engineering Division dated March 31, 1981, a copy to be recorded in the City of Martinsville Circuit Court Clerk's Office, said parcel lying on the west side and 18' right of approximate survey centerline station 17+04.5 thence 18' right and parallel to survey centerline along the proposed west right of way line to a point, said point being 18' right of approximate survey centerline station 17+70 and being all that portion of land belonging to the herein grantor located between the existing right of way line of Mountain Road and the proposed right of way of Mountain Road and being a part of the same Lot 22 as acquired by the grantor from Bruce H. T. Dallas by deed dated August 3, 1979, of record in Deed Book 133, page 333 in the City of Martinsville Circuit Court Clerk's Office. For further reference see map prepared for Gabriel Manns dated October 1947 of record in Map Book 1, page 135, in the City of Martinsville Circuit Court Clerk's Office.

LEGAL DEPARTMENT  
CITY OF MARTINSVILLE,  
VIRGINIA

BOOK 141 PAGE 327

The grantor further convey to the City the right and easement to locate utility poles, guy wires, storm drainage facilities and other utilities immediately adjacent to the new right of way line on private property.

WITNESS the following signature and seal, this the day and year first above written.

Gladys T. Hodge (SEAL)  
Gladys T. Hodge

STATE OF VIRGINIA, AT LARGE

CITY OF MARTINSVILLE, TO-WIT:

I, ETNA E. PIERCE II, a Notary Public in the State and for the City aforesaid do hereby certify that Gladys T. Hodge, whose name is signed to the foregoing writing bearing date of May 15, 1981, has acknowledged the same before me in my City aforesaid.

Given under my hand this 18th day of May, 1981.

My Commission expires: May 26, 1981

ETNA E. PIERCE II  
NOTARY PUBLIC

LEGAL DEPARTMENT  
CITY OF MARTINSVILLE,  
VIRGINIA

In the Clerk's Office of the Circuit Court for the City of  
Martinsville, Virginia, this instrument is admitted to record at  
10:45 o'clock AM June 8 1981 and with the  
certificate of acknowledgment thereto annexed.  
Jesse D. Clift Clerk



## MARTINSVILLE GENERAL DISTRICT COURT

PLAINTIFF(S)

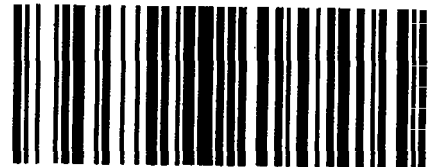
V

DEFENDANT(S)

PHC-MARTINSVILLE; INC. ASSIGNEE OF MEMORIAL NO SSN  
HOSPITAL OF MARTINSVILLE AND HENRY COUNTY NO DOB  
10 E. CHURCH ST.;JEFFERSON PL.  
#6; MARTINSVILLE, VA 24112

TRAVIS BURGESS  
1414 MOUNTAIN ROAD  
MARTINSVILLE, VA 24112

NO DOB



J D 0 3 0 2 8 2 6

12:50 pm

ENTERED DEC 9 2003

THIS IS TO CERTIFY THAT A JUDGMENT WAS RENDERED IN THIS COURT IN FAVOR OF:

PLAINTIFF(S) AGAINST DEFENDANT(S) CONTAINING THE FOLLOWING TERMS:

DATE OF JUDGMENT: 11/19/03

AMOUNT OF JUDGMENT: \$1,532.19

OTHER AMOUNT: \$0.00

HOMESTEAD EXEMPTION WAIVED: ( ) YES (X) NO ( ) CANNOT BE DEMANDED

ALTERNATE VALUE OF SPECIFIC PROPERTY AWARDED: N/A

INTEREST: 9 % FROM 11-19-03

COSTS: \$33.00 ATTORNEY'S FEES:

ATTORNEY:

OTHER AWARDED:

I CERTIFY THE ABOVE TO BE A TRUE ABSTRACT OF A JUDGMENT RENDERED IN THIS COURT

.....11-21-03.....  
DATE

J. P. Youandworth  
CLERK ( ) JUDGE