

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
19 CvD 507

OCT 28 PM 2:11
HAYWOOD COUNTY, C.S.C

NOTICE OF TAX FORECLOSURE SALE

Upon and by virtue of a Judgment of the District Court of Haywood County, North Carolina, made and entered on the 28th day of October, 2019, in the action entitled "County of Haywood, A Body Politic and Corporate vs. Estate of Wanda Faye Cogburn a/k/a Wanda Fay Clontz, *et al.*," the Commissioner, Mark A. Pinkston, will sell the below described property at public auction as follows:

1. The Commissioner will at 10:00 a.m. on the 6th day of December, 2019, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Haywood County Justice Center door in the City of Waynesville, North Carolina.
2. The real property to be sold is described as follows:
3. The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 8657-82-8853, and is that certain parcel, tract or lot of real estate situated in Haywood County, North Carolina described in Deed Book 452, at Page 1692, Haywood County, North Carolina Registry and is more particularly described as follows:

BEGINNING at a stake in the East margin of Hill Street in R.C. Pressley's line and runs with the East margin of Hill Street South 1 deg. 50 min. East 63.3 feet to a stake in the North margin of Clay Street; thence with the North margin of said Clay Street North 86 deg. 35 min. East 56 feet to a stake; thence North 5 deg. 50 min. East 58.5 feet to a stake in R.C. Pressley's line; thence with said line North 88 deg. 10 min. West 63 feet to the BEGINNING.

BEING the same land described in a Deed dated October 7, 1982, from Barbara A. Jaynes, Single to Wilburn Felix Taylor, Single recorded in Deed Book 335, page 688, Haywood County Registry.

SUBJECT TO any and all easements, covenants, conditions, rights of way, and restrictions of record.

The real property to be sold is generally described* as 7 Clay Street, Canton, NC 28716.

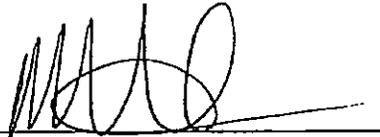
*The general description of the property is provided for convenience but is not guaranteed.

4. The property will be sold by the Commissioner to the highest bidder for CASH. The highest bidder will be required to deposit IN CASH with the Commissioner, at the date and time of the sale, twenty percent (20%) of the amount of the bid.

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5. All bidders bid for the property **AS IS** on the date of sale. Absolutely no warranties are made as to the condition, value or title of the property. While the Commissioner believes the title to be good, all bidders are advised that they should obtain independent counsel. The Tax Collector has reserved the right to withdraw the sale up to and until the Deed is delivered by the Commissioner.
6. The sale will be made subject to all outstanding city and county taxes and all local improvement assessments against the above-described property not included in the Judgment in the above entitled case.
7. The sale will be held open for ten (10) days for upset bids as required by law.

THIS the 28th day of October, 2019.



MARK A. PINKSTON

Commissioner

Van Winkle, Buck, Wall, Starnes, Davis, P.A.

P.O. Box 7376

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Dates: November 27, 2019 and December 4, 2019

4827-1456-0426, v. 1