

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
19 Cvd 52

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. Beverly F. Sheehan, and spouse, if any (Owner), Hemlock Villas, LTD. (Lienholder), and Department of the Treasury – Internal Revenue Service (Lienholder)" 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:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 7696-24-7903, and is that certain parcel, tract or lot of real estate situated in Ivy Hill Township, Haywood County, North Carolina described in Deed Book 394, at Page 385 Haywood County, North Carolina Registry and is more particularly described as follows:

BEING Lot No. 22 of Section 2 of Hemlock Forest (revised) as per survey and plat of James T. Herron, R.L.S. bearing date of June 24, 1988, and recorded in Plat Cabinet "C", Slot 217, Haywood County Registry, containing .855 acre.

TOGETHER WITH and INCLUDING and SUBJECT TO the joint use of the road rights of way as shown on the recorded plat, and as same are now laid out and in use to the state maintained road.

SUBJECT TO the restrictions recorded in Deed Book 347, page 106, Haywood County Registry.

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

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 Lot No. 22 of Section 2 of Hemlock Forest.

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

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3. 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.
4. 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.
5. 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.
6. 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.

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Dates: November 27, 2019 and December 4, 2019
4820-5382-6474, v. 1