

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
19 CvD 839

FILED
2020 JUN 18 AM 11:31
HAYWOOD COUNTY, C.S.C.

NOTICE OF TAX FORECLOSURE SALE

BY _____
Upon and by virtue of a Judgment of the District Court of Haywood County, North Carolina, made and entered on the 18th day of June, 2020, in the action entitled "County of Haywood, A Body Politic and Corporate vs. Larry B. Hartline and wife, Rita F. Hartline, *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 30th day of July, 2020, 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") 7676-98-6856, and is that certain parcel, tract or lot of real estate situated in Maggie Valley Township, Haywood County, North Carolina described in Deed Book 456, at Page 2324, Haywood County, North Carolina Registry and is more particularly described as follows:

BEGINNING at an iron which is located at westmost corner of parent tract (Deed Book 447 at Page 469) and running thence with outside line of said tract, North 16 deg. 21 min. 25 sec. East, 126.63 feet (passing through an iron at 103.79 feet) to a point in center of Jonathan Creek; thence with center of Jonathan Creek, South 65 deg. 23 min. 03 sec. East, 114.45 feet; thence running with new line, two (2) calls as follows: South 24 deg. 28 min. 47 sec. West, 27.86 feet to an iron; and South 15 deg. 18 min. 54 sec. West, 71.33 feet to an iron at edge of right of way of US Highway 19; thence with edge of said right of way, North 79 deg. 28 min. 18 sec. West, 111.20 feet to the BEGINNING, and BEING 0.286 acre, more or less, as per plat and survey of J. Randy Herron, RLS, dated November 8, 1996, Drawing No. 1591-280-A, entitled "Robert G. & Jennifer C. Frady".

BEING part of the property conveyed from C.W. Brockman and wife, Eleanor Brockman to Robert G. Frady by deed dated May 5, 1995, recorded in Deed Book 447 at Page 469, Haywood County Registry.

TOGETHER WITH AND 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 4438 Soco Road, Maggie Valley, NC 28751.

*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.
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 18th day of June, 2020.



MARK A. PINKSTON
Commissioner
Van Winkle, Buck, Wall, Starnes &
Davis, P.A.
PO Box 7376
Asheville, NC 28802-7376
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Dates: July 22, 2020 and July 29, 2020
4820-8671-8400, v. 1