

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 20 CVS 118

THE TOWN OF CANTON, a North Carolina Municipality and THE COUNTY OF HAYWOOD, a North Carolina body politic
; Plaintiffs,

v.

ANGELA HUGHES and husband NATHAN L. HUGHES; and CAROLYN DAVIS,
Lienholder,
Defendants.

NOTICE OF SALE

The undersigned Commissioner, pursuant to that Entry of Summary Judgment and Order of Foreclosure Sale entered July 28, 2020, in the above entitled proceeding, will offer for sale to the highest bidder for cash on August 28, 2020, at 10:00 a.m. at the entrance of the Haywood County Courthouse in Waynesville, North Carolina, a parcel or tract of land in Haywood County more particularly described as follows:

BEING a 0.35 acre, more or less, tract of land bearing parcel identification number 8657-65-8992, according to the Haywood County Mapping Office, as described and conveyed to Angela Hughes from Nathan L. Brown, Administrator of the Estate of Judy Dale Miller, a/k/a Judy D. Miller, by deed recorded on October 22, 2009 in Deed Book 771, Page 940 in the office of the Register of Deeds for Haywood County, North Carolina.

ALSO BEING the same lands described as Lot 51, Section Four, of Northridge as shown on plat recorded in Plat Cabinet C at Drawer 618 in the office of the Register of Deeds for Haywood County, North Carolina.

Together with all appurtenances and subject to any and all restrictions, easements, well rights, and road rights-of-way of record.

The real property at issue shall be sold for the satisfaction of taxes, interests, costs and fees incurred by the Plaintiff, together with and subject to easements of record, but free and clear of all interests, rights, claims and liens whatever, except to any taxing units not party to this action in accordance with section 105-374(k) of the North Carolina General Statutes.

No warranties, express or implied, shall be made as to the acreage contained in the above described tract of land. In addition, no warranties of title will be made and any interested purchaser desiring to ascertain marketability of title should perform or cause to be performed an independent title examination.

This sale will be made subject to confirmation of the Court and will further be subject to the filing

of upset bids as by law provided. The highest bidder at the sale will be required to deposit five (5%) of the amount bid with the Commissioner in cash or certified funds immediately upon the conclusion of the sale except no deposit shall be required of a taxing unit that has made the highest bid.

This sale is subject to the statutory right of the Internal Revenue Service to redeem the property for the amount of the winning bid at the foreclosure sale pursuant to 26 U.S.C. §7425(b) and 28 U.S.C. §2410 (c).

If the Commissioner is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the bid deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the Commissioner, or redemption of all taxes on the real property due to the taxing unit plus penalties, interests and costs, prior to the confirmation of the foreclosure sale. If the validity of the sale is challenged by any party, the Commissioner, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

THIS the 7 day of August, 2020

Kelly Langteau-Ball, Commissioner
RIDENOUR & GOSS, P.A.
P.O. Box 965
Sylva, North Carolina 28779
(828) 586-3131
(828) 586-3763 Fax