

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
20 CvD 977

2021 OCT 14 PM 3:36

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 14th day of October, 2021, in the action entitled "County of Haywood, A Body Politic and Corporate vs. Shirley Ann Hurlbut, *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 am on the 18th day of November, 2021, 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:

TRACT I:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 8657-17-5685, and is that certain parcel, tract or lot of real estate situated in Beaverdam Township, Haywood County, North Carolina described in Deed Book 316, at Page 652, Haywood County, North Carolina Registry and is more particularly described as follows:

BEGINNING at an iron located 221.4 feet from the eastern margin of State Road #1550 on a bearing South 45 deg. 30 min. East and in the eastern corner of a lot conveyed March 19, 1980, from Viola M. Williamson et vir. to Gene Mills at ux. and running along the southern boundary of said lot South 50 deg. 45 min. West 194.7 feet to a stake; thence along a fence South 45 deg. 30 min. East 234 feet to a concrete marker at a fence in the W. P. Ford line; thence with said line and fence North 50 deg. 45 min. East 194.7 feet to an iron stake; thence North 45 deg. 30 min. West 234 feet to the point of **BEGINNING**.

This description taken from a map drawn by Hugh K. Terrell, R.L.S., dated March 4, 1980.

TOGETHER WITH and **INCLUDING** the road and water rights-of-way as described in a deed dated March 19, 1980, from Gene Mills et ux. to Viola M. Williamson et vir. of record in Deed Book 314, page 285, Haywood County Public 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 84 Lantern Drive, Clyde, NC 28721.

TRACT II:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 8657-17-4552, and is that certain parcel, tract or lot of real estate situated in Beaverdam Township, Haywood County, North Carolina described in Deed Book 316, at Page 650, Haywood County, North Carolina Registry and is more particularly described as follows:

BEGINNING at the Southwest corner of property of Neil Crawford and along Crawford's line; thence N 45-30 E 200 feet to a new corner in the old line; thence N 50-45 W 189-1/2 feet a new line on Welker Brown and wife, Thelma Brown's land to a new corner in old line; thence with the old line S 45-30 W 200 feet to an old corner; thence with the said old line S 50-45 E 189-1/2 feet to the **BEGINNING**, and bounded on the NE by lands of Welker Brown and wife, Thelma Brown, on the SE by a 30 feet new public road, on the SW by lands of Jess Ford, and on the NW by lands of Clarence Mills.

BEING the identical property conveyed to Dale S. Payne and wife, Ethel L. Payne, by Fidelcor Mortgage Corporation, successor by merger to Local Mortgage Corporation, by deed dated July 11, 1980, of record in Deed Book _____, page _____, Haywood County Public 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 Lantern Drive, Clyde, NC 28721.

TRACT III:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 8657-17-3657, and is that certain parcel, tract or lot of real estate situated in Beaverdam Township, Haywood County, North Carolina described in Deed Book 336, at Page 979, Haywood County, North Carolina Registry and is more particularly described as follows:

BEGINNING at a point in the northwest margin of a lot conveyed by deed to the grantees herein of record in Book 316, page 652, Haywood County Registry, which point is 70 feet from the westernmost corner of said lot, and runs thence N. 45° 55' 59" W. 70.42 feet to an iron pin; thence N. 57° 46' 36" W. 107.23 feet to an iron pin in the center of State Road #1550; thence with the center of said road S. 15° 16' 03" W. 56.60 feet to a point; thence S. 45° 30' 00" E. 140.58 feet passing a concrete monument at 22.57 feet; thence N. 49° 58' 57" E. 73.06 feet passing an iron pin at 3.06 feet to the point of **BEGINNING**, containing 0.242 acres, according to a survey entitled "Carl J. & Nettie L. Tabor" by Terry M. Sidebottom, R.L.S., dated March 12, 1982.

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 Incinerator Road, Clyde, NC 28721.

*The general descriptions of the properties are provided for convenience but are not guaranteed.

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 19th day of October, 2021.



MARK A. PINKSTON
Commissioner
Van Winkle, Buck, Wall, Starnes &
Davis, P.A.
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Asheville, NC 28802-7376
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Dates: November 10, 2021 and November 17, 2021
26066-1116