

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 22 CVS 96

FILED

THE COUNTY OF HAYWOOD,
a North Carolina body politic
Plaintiff,

2022 AUG 17 P 3: 09

HAYWOOD CO., C.S.C.

v.

BY _____

NOTICE OF SALE

JOANN TURNER and UNKNOWN SPOUSE
OF JOANN TURNER, if any; and HERBERT
L. BRITT, JR. and wife, ELIZABETH H.
BAILEY,
Defendants.

The undersigned Commissioner, pursuant to that Entry of Summary Judgment and Order of Foreclosure Sale entered July 25, 2022, in the above-entitled proceeding, will offer for sale to the highest bidder for cash on September 9, 2022, at 10:00 a.m. at the entrance of the Haywood County Courthouse, 215 N. Main Street, in Waynesville, North Carolina, two parcels or tracts of land in Crabtree Township, Haywood County more particularly described as follows:

TRACT 1: BEING a tract of land containing 4.15 acres, more or less, bearing parcel identification number 8750-25-3302, according to the Haywood County Mapping Office, and described as "Lot 6" as shown on that plat thereof entitled "Shiners Ridge" dated May 31, 2002, prepared by J. Randy Herron, P.L.S. and recorded in Plat Cabinet C, Slide 3051 of the Haywood County Registry.

ALSO BEING the same lands described in that deed dated September 3, 2002 conveyed to Joann Turner and Herb Britt from Steven Price and his wife Kathryn Price, recorded in Deed Book 531 at Page 1801, Haywood County Registry, to which reference is specifically made.

Together with and subject to all rights of way, easements, water rights, covenants, restrictions, and reservations of record.

TRACT 2: BEING a tract of land containing 3.45 acres, more or less, bearing parcel identification number 8750-25-4418, according to the Haywood County Mapping Office, and described as "Lot 7" as shown on that plat thereof entitled "Shiners Ridge" dated May 31, 2002, prepared by J. Randy Herron, P.L.S. and recorded in Plat Cabinet C, Slide 3051 of the Haywood County Registry

ALSO BEING the same lands described in that deed dated May 31, 2002 conveyed to Herbert Britt and Joann Turner from Steven Price and his wife Kathryn Price, recorded in Deed Book 525 at Page 2151, Haywood County Registry, to which reference is specifically made.

Together with and subject to all rights of way, easements, water rights, covenants, restrictions, and reservations of record.

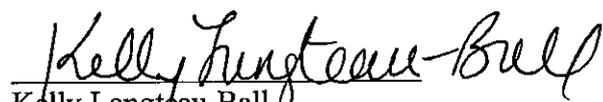
The real property at issue shall be sold for the satisfaction of taxes, interests, costs and fees incurred by the Plaintiff, together with and subject to easements of record, but free and clear of all interests, rights, claims and liens whatever, except to any taxing units not party to this action in 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 tracts 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 or \$750.00, whichever is greater, 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.

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, interest, 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 17th day of August, 2022.


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

Report For

TURNER, JOANN
BRITT, HERB
159 BEECHWOOD DR
FRANKLIN, VA 23851-1201

Account Information

PIN: 8750-25-3302
Legal Ref: 531/1801

Add Ref: CAB C/3051
CAB C/3005

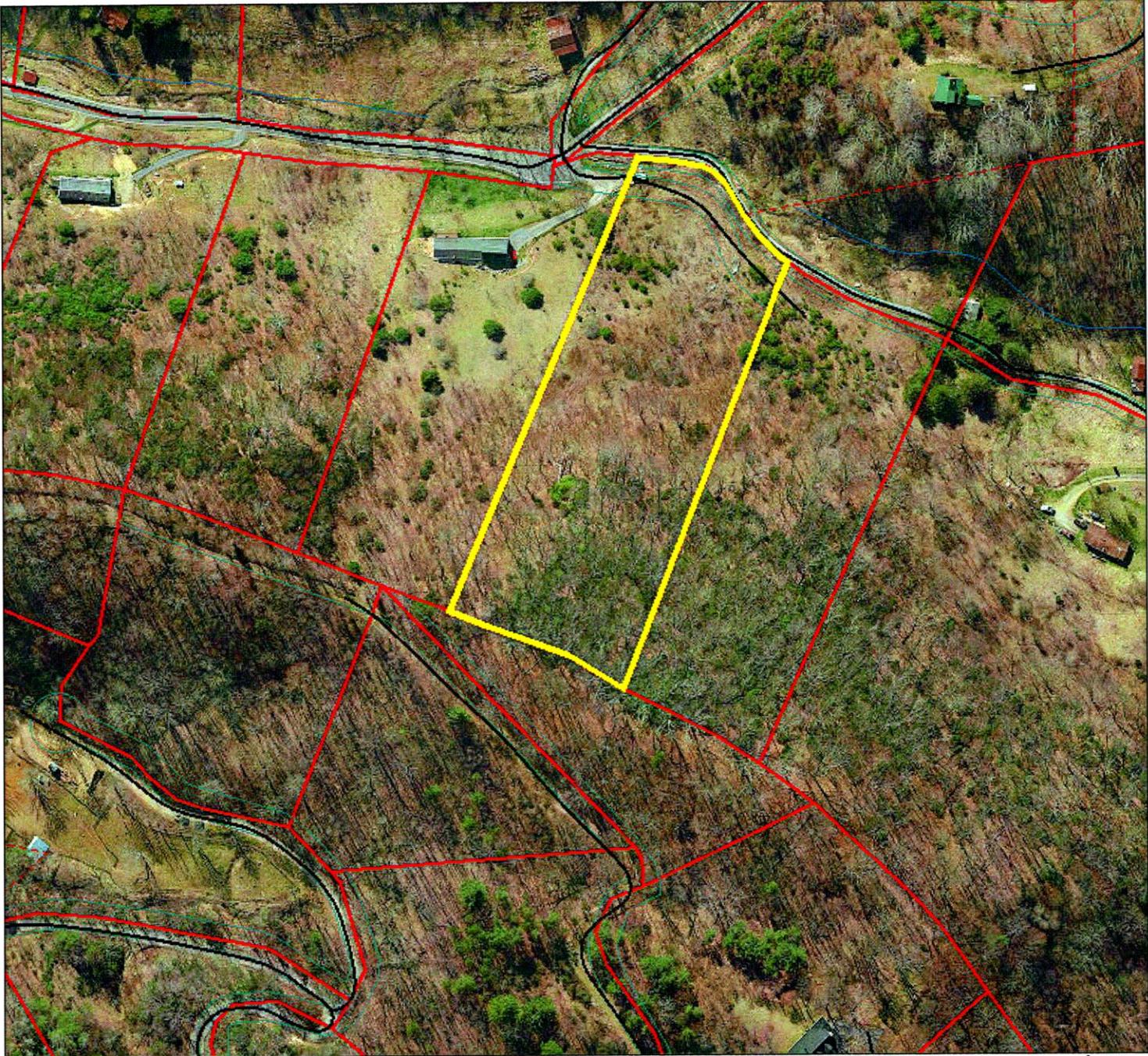
Site Information

52 KATES MEADOW LN

Heated Area:
Year Built:
Total Acreage: 4.146
Township: Crabtree

Site Value Information

Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price:
Sale Date: 09/15/2002



1 inch = 200 feet
August 18, 2022

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

Report For

BRITT, HERBERT
TURNER, JOANN
28175 WALTERS HWY
CARRSVILLE, VA 23315

Account Information

PIN: 8750-25-4418

Legal Ref: 525/2151

Add Ref: CAB C/3051
CAB C/3005

Site Information
SHINERS RIDGE

66 KATES MEADOW LN

Heated Area:

Year Built:

Total Acreage: 3.45

Township: Crabtree

Site Value Information

Land Value: \$28,500

Building Value: \$0

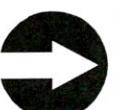
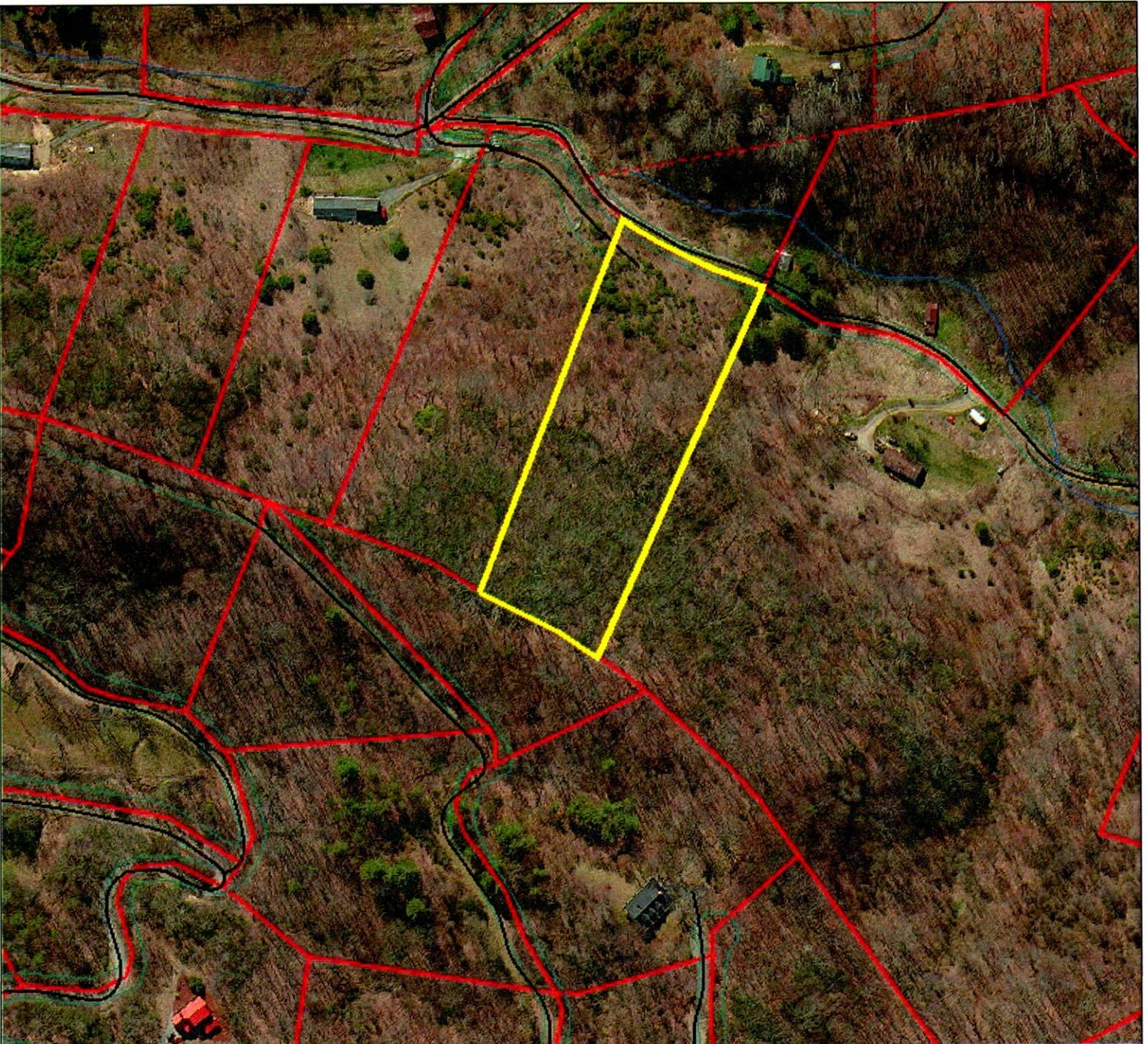
Market Value: \$28,500

Deferred Value: \$0

Assessed Value: \$28,500

Sale Price: \$27,000

Sale Date: 7/9/2002



1 inch = 227 feet
August 18, 2022

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