

File # 23-SP-17

STATE OF NORTH CAROLINA
COUNTY OF BERTIE

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK

Horace G. Ward, Jr.,
PETITIONER

vs.

NOTICE OF SALE

Mary C. Joyner, widow, et. ux., et. al.,
RESPONDENTS

Pursuant to N.C. Gen. Stat. Sec. 46A-76 and by virtue of the Order entered on May 14, 2024, by the Clerk of Bertie County Superior Court in that special proceeding referenced above, the undersigned Commissioner will on Tuesday, July 30th, 2024, at 11:00 o'clock a.m. at the courthouse door at the Bertie County Courthouse, 108 Dundee Street, Windsor, North Carolina 27983, sell at public auction to the highest bidder, for cash, the following described land together with all improvements, rights, privileges and appurtenances thereto ("the Property"), to-wit:

Street Address: 615 Pleasant Oak Rd., Windsor, NC 27983

Bertie County Tax Parcel Identification Number: 5891-01-6662

Legal Description:

That certain tract of land in Windsor Township, Bertie County, North Carolina, which is bounded on the North and West by lands formerly owned by Turner Carter, on the South by lands of Kent Ward and on the East by lands of Roxanna Carter and Melvis J. Carter, and which was conveyed by David Thompson et al. to Alfred Carter, by deed dated July 1, 1878 and of record in Book TT, page 421, in the office of the Register of Deeds of Bertie County, and is therein described as follows:

Beginning at a poplar and running the high water mark of Roquist Swamp to a Black Gum, William Coggins corner, thence West 74 East 44 Poles to a Pine in Coggins line, thence along said line to the corner of the field

thence about a south course to a Pine, thence South 66 West 38 Poles to the First Station, containing Twenty Six acres, more or less.

This property has Bertie County PIN 5891-01-6662.

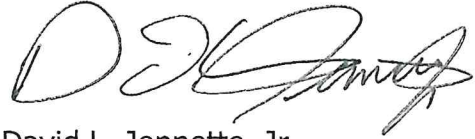
The Property will be sold subject to (a) mortgages, deeds of trust, liens and assessments, if any; (b) the lien of ad valorem taxes for 2024 and subsequent years; (c) valid and enforceable easements, rights of way for street, public utilities and restrictions of record; and (d) such matters as may be shown by a current and accurate survey of the land.

The Property to be offered pursuant to this notice of sale is being offered for sale, transfer, and conveyance "AS IS, WHERE IS." Neither the record owners, Commissioner, nor the agents, employees or authorized representatives of the Commissioner make any representation or warranty relating to the title, or any physical, environmental, health or safety conditions existing in, on, at, or relating to the Property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition are expressly disclaimed.

A cash deposit in an amount not to exceed the greater of five percent (5%) of the amount of the bid or \$750.00 will be required of the successful bidder on the day of sale to guarantee compliance with the bid. Any successful bidder shall be required to tender the full amount of the purchase price so bid and the county transfer tax and revenue stamps in cash or certified check at the time the Commissioner tenders to him/her a deed for the Property or attempts to tender such deed. Should said successful bidder fail to pay the amount of the purchase price so bid at that time, he or she shall remain liable of the bid as provided by law.

The bid will remain open for ten (10) days for the filing of upset bids pursuant to N.C. Gen. Stat. § 1-339.25. The sale will be subject to confirmation by the Court as provided by law.

This 26th day of June, 2024.



BY: David L. Jennette, Jr.
Commissioner
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Windsor, NC 27983
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