

FILED

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STATE OF NORTH CAROLINA

FILE # 24CV001474-380

GRANVILLE COUNTY

FILM #

COUNTY OF GRANVILLE

CLERK OF SUPERIOR COURT

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION

BY: A. Roberson

GRANVILLE COUNTY and TOWN OF BUTNER,
Plaintiffs,

vs.

NOTICE OF COMMISSIONER'S
SALE OF LAND

CHARLES DICKEY and SPOUSE, if any, et al.,
Defendants.

Under and by virtue of a Judgment filed on November 8, 2024 by the Honorable J. Hoyte Stultz, III, District Court Judge Presiding, Granville County District Court, in the above entitled proceeding, the undersigned Commissioner will offer for sale to the highest bidder, for cash, by public auction, at the Granville County Courthouse door, Oxford, North Carolina, on

Tuesday, January 14, 2025, at 2:00 p.m.

but subject to confirmation by the Court, the following described lot or parcel of land:

All of those certain tracts or parcels of land lying and being situate in Granville County, North Carolina, and more particularly described as follows:

PARCEL ONE: Beginning at a stake in the western margin of 26th Street, corner of Inez M. Neal, said stake being situate N. 38° 18' W. 185 feet from the corner of E. Street and 26th Street, and running thence along the line of said Inez M. Neal S. 51° 42' W. 189.46 feet to a stake in the eastern margin of a 30 foot alley, corner of Inez M. Neal; thence along the eastern margin of said 30 foot alley N. 38° 18' W. 89 feet to a stake in the eastern margin of said 30 foot alley, a new corner of South Granville Realty and Investment Corporation; thence a new line with the line of said South Granville Realty and Investment Corporation N. 51° 42' E. 189.46 feet to a stake in the western margin of said 26th Street, a new corner of south Granville Realty and Investment Corporation; thence along the western margin of said 26th Street S. 38° 18' E. 89 feet to the point of beginning, and being Lot No. 6 of the lots of South Granville Investment Corp. as shown on plat of Johnnie C. Currin, R.L.S, made on October 6, 1970, and of record in Plat Book 4, Page 81, Granville County Registry, and said lot being 25.20 feet from the northern side of Lot No. 7 and 63.80 feet from the southern side of Lot No. 6 as shown on plat of record in Plat Book 4, page 59, Granville County Registry, to which reference is hereby made for a more particular description of same.

There is reserve and excepted from the property above-described easements for sewer, water and electric lines and the maintenance thereof at the location of said lines as they now exist across this property.

This conveyance is made in accordance with Rules and Regulations adopted jointly by the N.C. Department of Mental Health, formerly the N.C. Hospitals Board of Control, and the Advisory Budget Commission regarding the sale of real property as provided by Chapter 71, Session Laws, 1949, as amended. This sale is also made subject to Rules and Regulations adopted by the Hospitals Board of Control concerning restrictions and zoning of properties in accordance with Chapter 71, Session Laws, 1949, as amended on file in the office of the Secretary of State of the State of North Carolina and subject to the attached restrictions which are made a part thereof.

For further reference, see Deed of record in Book 189, Page 480, Granville County Registry.


PARCEL TWO: BEGINNING at a point located in the southwest corner of Lot 6 and the northwest corner of Lot 7, Plat Book 4, Page 81, Granville County Registry; and from said beginning along the western margin of Lot 6 N 38° 18' W 89.0 feet to the northwest corner of Lot 6 and the southwest corner of Lot 5; thence S 51° 42' W 15 feet to a point in the center of a 30 foot alley; thence along the center of said 30 foot alley S 38° 18' E 89.0 feet to a point; thence N 51° 42' E 15 feet to the point and place of beginning.

(Granville County Tax Collector Account No. 7553301, Map #08771425582; 605 26th St. Butner, NC, Map# 087718324474; LOT 26th St.)

Taxes will be prorated as of the date of closing. The property is being sold "as is" with no warranty of title.

The successful bidder will be required to deposit five percent (5%) of his bid with the Commissioner on the date of the sale as evidence of good faith and said sale shall lie open for ten (10) days for upset bids.

This the 11 day of December, 2024.


N. Kyle Hicks, Commissioner
HICKS, PREDDY & WASHBURN, PC
111 Gilliam Street
P. O. Box 247
Oxford, NC 27565
(919) 693-8161