

Posted 2/13/25

STATE OF NORTH CAROLINA

DATE: February 13, 2025

FILE # 24CV001975-380

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TIME: 9:44:02 AM

COUNTY OF GRANVILLE

GRANVILLE COUNTY  
CLERK OF SUPERIOR COURT

IN THE GENERAL COURT OF JUSTICE  
DISTRICT COURT DIVISION

GRANVILLE COUNTY,  
Plaintiff,

BY: A. Roberson

vs.

NOTICE OF COMMISSIONER'S  
SALE OF LAND

DENISE DODSON MCDONALD and SPOUSE, if any, et al.,  
Defendants.

Under and by virtue of a Judgment filed on January 24, 2025 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

Thursday, March 20, 2025, at 2:00 p.m.

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

All of that certain tract or parcel of land lying and being situated in Oak Hill Township, Granville County, North Carolina, adjacent to N.C. highway No. 49, and more particularly described as follows:

For a point and place of beginning from a Control Corner an existing iron pin situated in NC Hwy. #49, the common corner of the eastern property line of Ossie L. Cunningham, Jr. (see Book 124, page 214) and the southern property line of Thedford Whitt, Jr. (see Book 205, page 857), said existing iron pin being situated N. 73° 42' 04" E. 634.96 feet from the intersection of the centerlines of S.R. 1328 and N.C. 49; and from said point run thence N. 82° 44' 12" W. 189.22 feet along Ossie L. Cunningham, Jr.'s southern property line to the point a place of beginning, an iron pin set in the line of the now or formerly Peter Cuninghams Heirs (see Book 76, page 333, and Book 62, page 91); thence N. 76° 00' 00" W. 188.10 feet to an iron pin; thence S. 03° 30' 25" W. 459.67 feet along the line of Victor Taylor and Regina Robinson (see Book 261, page 665) to an iron pin in the centerline of an old road bed; thence along the centerline of the old road bed S. 73° 55' 59" E. 189.49 feet to the point and place of beginning, containing 1.966 acres, more or less, according to the map and survey of G. Vance Powell, R.L.S., for W. V. Ellixson, dated April 24, 1997.

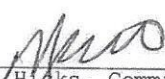
For further reference, see Deed of record in Book 833, Page 884, Granville County Registry.

(Granville County Tax Collector Account No. 62609117; Map #006000180845; Acres, 49 Hwy)

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 13 day of February, 2025.

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

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