Posted 2/13/2025

DATE: February 13, 2025

GRANVILLE COUNTY

STATE OF NORTH CAROLINA

TIME: 9:37:31 AM

FILE # 24CV002156-380 FILM #

COUNTY OF GRANVILLE

CLERK OF SUPERIOR COURT IN THE GENERAL COURT OF JUSTICE

GRANVILLE COUNTY,

BY: A. Roberson

DISTRICT COURT DIVISION

Plaintiff,

VS.

NOTICE OF COMMISSIONER'S

SALE OF LAND

JANET PINES ROBINSON 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,

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

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

Beginning at a point, he southwest corner of Teresa Hutson located off the west side Shep Royster Road; and from said beginning along the western line of Hutson, N. 15° 24′ 29″ E. 153.81 feet to a point, the southwest corner of Toni Ingram(Book 579, Page 833); thence along the western line of Ingram, N 13° 18' 30" E 142 feet to a point in the southern margin of Carolyn Wilkerson(PB 14, Page 30); thence along the southern line of Wilkerson, N 89° 28′ 1″ W. 264.57 feet to a point in the line of Redding; thence along the line of Redding, S 1° 58″ W. approximately 255 feet to a point, the northwest corner of Alma Smith (Book 591, Page 519); thence along the line of Smith S 80° 29′ 9″ E. 204.76 feet to the point and place of beginning, containing 1.4 acres more or less, said description being composed from plats of adjacent landowners.

(Granville County Tax Collector Account No. 18025117; Map # 098600690156; Acres, Shep Royster Rd.)

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.

_ day of February, 2025.

N. Wyle Hicks, Commissioner HICKS, PREDDY, WASHBURN & BRUMMITT, PC 111 Gilliam Street

P. O. Box 247 Oxford, NC 27565 (919)693-8161