

STATE OF NORTH CAROLINA

FILE # 25CV001775-900

COUNTY OF WANCE

FILM #
IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION

VANCE COUNTY,
Plaintiff,

vs.

MEAD LAND COMPANY, LLC, et al.,
Defendants.

**NOTICE OF COMMISSIONER'S
SALE OF LAND**

Under and by virtue of a Judgment filed on December 30, 2025 by the Honorable Adam S. Keith, District Court Judge Presiding, Vance 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 Vance County Courthouse door, Henderson, North Carolina, on

Thursday, March 5, 2026 at 2:00 p.m.

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

PARCEL 1: All of that certain tract or parcel of land lying and being situate in the Middleburg Township, Vance County, North Carolina, and more particularly described as follows:

BEING ALL OF Lot 17 of Pine Shore Estates, containing 0.679 acres, according to that certain survey and plat entitled "Final Plat for Pine Shore Estates" as prepared by Cawthorne & Associates, PA, dated March 29, 2004 and recorded in Plat Book "W," Page 991 in the office of the Register of Deeds of Vance County.

ALSO CONVEYED HERewith is a non-exclusive easement appurtenant for pedestrians and golf carts only located along the golf cart paths within the subdivision.

For further reference, see Deed of record Book 1218, Page 433, Plate Book W, Page 991, Book 1160, Page 47, and Book 1043, Page 504, Tract 1, Vance County Registry:

(Vance County Tax Collector Account No. 2416, Map #0578C01017, Lot 17, Sandy Point Dr., Henderson, NC)

PARCEL 2: All of that certain tract or parcel of land lying and being situate in the Middleburg Township, Vance County, North Carolina, and more particularly described as follows:

Begin at an existing iron pin marking the intersection of the centerline of Wimbush Avenue with the centerline of Nutbush Avenue (which pin is also N. 70 deg 40' 46" W. 1,468.04 feet from the intersection of the centerline of Nutbush Avenue with the centerline of SR 1363. From said point of beginning run thence along the centerline of Nutbush Avenue S. 70 deg 40' 46" E. 818.40 feet to a new iron pin, corner for Lots 2 and 3; thence along the boundary between lots 2 and 3, S. 29 deg 35' 01" W. 30 feet to a new iron pin on the northeasterly edge of the right of way of Nutbush Avenue; continue S. 29 deg 35' 01" W. 184.5 feet to an existing iron pin; thence leaving the boundary between lots 2 and 3 N. 82 deg 47' 18" W. 519.14 feet to a new iron pin; thence S. 22 deg 52' 45" W. 323.87 feet to an existing iron pin; thence along the northeastern boundary of lot now or formerly owned by C.J. Edwards as described in deed in Book 342, Page 216 Vance Registry, N. 72 deg 21' 17" W. 221.81 feet to an existing iron pin on the easterly edge of the right of way of Wimbush Avenue; continue N. 72 deg 21' 17" W. 30 feet to the centerline of Wimbush Avenue; thence along the centerline of Wimbush Avenue, N. 19 deg 14' 43" E. 650.23 feet to the point of beginning, being Lot 3, containing 7.15 acres as shown on plat of Wallace G. Cawthorne, RLS, dated June 8, 1979, entitled "Property of Sylvester Pettway" from which the foregoing description was taken and to which plat reference is hereby made for further description and certainty of location.

For further reference, see Deed of record Book 1043, Page 504, Plat Book W, Page 991, specifically identified as Lot 14R, in Plat Book X, Page 163, Vance County Registry.

(Vance County Tax Collector Account No. 2416, Map #0578C01014, Lot 14R, Sandy Point Dr., Henderson, NC)

PARCEL 3: All of that certain tract or parcel of land lying and being situate in the Middleburg Township, Vance County, North Carolina, and more particularly described as follows:

Being that certain parcel of land in Nutbush Township (now Middleburg Township), Vance County containing 28.38 acres less 5.1 acres shown on plat of Corp of Eng. J at Page 928 taken by the Government, 1/2 acre conveyed by Amy Pettway (widow) to C.J. Edwards recorded in Book 342 at Page 216, 7.15 acres conveyed to Rolands Cox by deed recorded in Book 559 at Page 291, and 1.99 acres conveyed to Frank D. Bullock by Deed recorded in Book 529 at Page 351. The same being more specifically shown on plat of Wallace Cawthorne entitled "Property of Sylvester Pettway" dated June 8, 1979 as Lot 2, containing 3.94 acres and Lot #1 containing 8.36 acres (less 1.9 acres sold Bullock)

For further reference, see Deed of record Book 1043, Page 504, Tract 1, Plat Book W, Page 991, specifically identified as Lot 6A1, in Plat Book X, Page 841, Vance County Registry.

(Vance County Tax Collector Account No. 2416, Map #0578C01026, Lot 6A1, Skippers Landing Rd., Henderson, NC)

****PARCELS 1, 2, AND 3 SOLD SEPARATELY AT AUCTION****

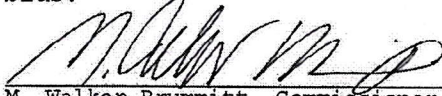
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Electronically Filed Date: 2/10/2026 5:16 PM Vance District Court County Clerk of Superior Court

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 10 day of February, 2026.


M. Walker Brummitt, Commissioner
HICKS, PREDDY, WASHBURN & BRUMMITT, PC
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