

FILED

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

2017 JAN -6 A 10: 05

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
16 CvD 406

HAYWOOD COUNTY, C.S.C.

NOTICE OF TAX FORECLOSURE SALE

Upon and by virtue of a Judgment of the District Court of Haywood County, North Carolina, made and entered on the 6th day of January, 2017, in the action entitled "County of Haywood, A Body Politic and Corporate vs. Charles Leon Love (Deceased Owner), et al." the Commissioner, Mark A. Pinkston, will sell the below described property at public auction as follows:

1. The Commissioner will at 10:00 am on the 10th day of February, 2017, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Haywood County Justice Center door in the City of Waynesville, North Carolina.
2. The real property to be sold is described as follows:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 8615-67-8369, and is that certain parcel, tract or lot of real estate situated in the Town of Waynesville, Haywood County, North Carolina described in Deed Book 293, at Page 864, Haywood County, North Carolina Registry and is more particularly described as follows:

BEGINNING AT A STAKE in the W.A. Grahl line, which stake is S. 29 deg. E. 115 feet from the Northeast corner at the edge of East Street of the W.A. Grahl lot bought from H.C. Love, and runs thence S. 29 deg. E. 145 feet to a stone in the old road; thence N. 82 deg. 05 in. E. 77 feet to a stake, W.A. Grahl corner; thence N. 52 deg. 30 min. E. 233 feet to a stake at the top of the hill, corner of H.C. Ferguson tract; thence N. 79 deg. 45 min. W. 134 ½ feet with Ferguson line to a stake on top of ridge; thence N. 20 deg. W. 44 feet to a stake at the edge of the road; thence S. 48 deg. W. 225 feet to the BEGINNING, containing 1-9/100 acre, and BEING the same land described in a deed dated April 11, 1934 from A.T. Ward and wife, to Leon Love and wife, recorded in Book 90, page 426, Haywood County Registry.

EXCEPT for three tracts hereinbefore conveyed of .19 acre each:

Deed from Leon Love and wife to Walter Haley and wife, recorded in Book 88, page 444, Haywood County Registry, and dated April 7, 1934.

Deed from Leon Love and wife, to Ernest Dalton and wife, recorded in Book 88, page 450, Haywood County Registry, and dated April 7, 1934.

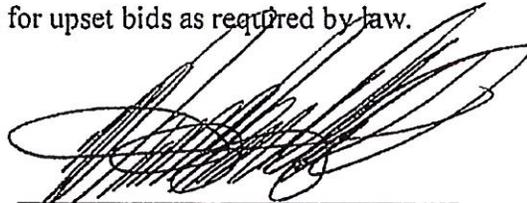
Deed from Leon Love and wife, to Mary Love et. al. recorded in Book 88, page 456, Haywood County Registry, and dated April 17, 1934.

Also being the identical property described in a deed dated September 30, 1970 from J.C. Love and wife, Delsie Love and Irene Love Walker, unmarried to James Henry Love of record in Deed Book 243, page 366, Haywood County Registry.

TOGETHER WITH AND SUBJECT TO any and all easements, covenants, conditions, rights of way, and restrictions of record.

3. The property will be sold by the Commissioner to the highest bidder for **CASH**. The highest bidder will be required to deposit **IN CASH** with the Commissioner, at the date and time of the sale, the greater of five percent (5.0%) of the amount of the bid or Seven Hundred Fifty and no/100 Dollars (\$750.00).
4. All bidders bid for the property **AS IS** on the date of sale. Absolutely no warranties are made as to the condition, value or title of the property. While the Commissioner believes the title to be good, all bidders are advised that they should obtain independent counsel. The Tax Collector has reserved the right to withdraw the sale up to and until the Deed is delivered by the Commissioner.
5. The sale will be made subject to all outstanding city and county taxes and all local improvement assessments against the above-described property not included in the Judgment in the above entitled case.
6. The sale will be held open for ten (10) days for upset bids as required by law.

THIS the 6th day of January, 2017.



MARK A. PINKSTON
Commissioner
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