

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD.

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
20 CvD 285

RECORDED 10 11:01

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 19th day of November, 2020, in the action entitled "County of Haywood, A Body Politic and Corporate vs. Bobby F. Shaw, and Spouse, Patricia K. Shaw, *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 a.m. on the 18th day of December, 2020, 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") 8625-42-7282, and is that certain parcel, tract or lot of real estate situated in Waynesville Township, Haywood County, North Carolina described in Deed Book 343, at Page 193, Haywood County, North Carolina Registry and is more particularly described as follows:

BEING Lot Number 15 as shown on a plat entitled "Walnut Ridge, C. Grant & Dorothy Keck, Owners, Waynesville Township, Haywood County, North Carolina" by Ray E. Anders, R.L.S., dated July 1970, of record in Plat Book K, Page 84, said lot being on the northern margin of Hickory Nut Road.

BEING part of the identical property conveyed to C. Grant Keck and wife, Dorothy Keck, by Cash Edwards and wife, by Deed dated September 25, 1963, and recorded in Deed Book 199, Page 349, Haywood County Registry.

It is agreed that this conveyance shall be SUBJECT TO water and electrical line easements and rights-of-way for roads as shown on the plat and shall be further SUBJECT TO an easement for a water tank to be located near the southwest corner of Lot Number 15.

*ALSO BEING the identical property conveyed to B.F. Shaw and wife, Phyllis Shaw, by C. Grant Keck and wife, Dorothy N. Keck, by Deed dated October 6, 1971, of record in office of Register of Deeds of Haywood County.
SUBJECT TO any and all easements, covenants, conditions, rights of way, and restrictions of record.*

The real property to be sold is generally described* as Lot 15 Walnut Ridge, Waynesville, NC 28786.

*The general description of the property is provided for convenience but is not guaranteed.

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, twenty percent (20%) of the amount of the bid.
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 19th day of November, 2020.



MARK A. PINKSTON
Commissioner
Van Winkle, Buck, Wall, Starnes &
Davis, P.A.
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Dates: December 9, 2020 and December 16, 2020
4813-2198-0114, v. 1