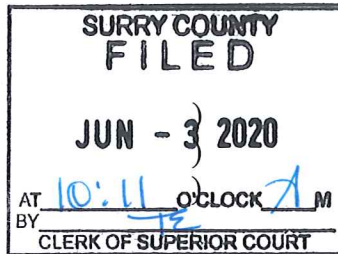


STATE OF NORTH CAROLINA  
COUNTY OF SURRY



NOTICE OF SALE

UNDER AND BY VIRTUE of the power of sale contained in that certain Deed of Trust executed by Maple Ridge Farms, Inc., dated August 21, 2015, and recorded in Book 1529 at Page 389 in the Office of the Register of Deeds of Surry County; and under and by virtue of the authority vested in the undersigned as Substitute Trustee by that certain instrument recorded in Book 1698 at Page 786 the Office of the Register of Deeds of Surry County; and under and by virtue of that certain Authorization, Findings and Order entered by the Clerk of Superior Court of Surry County on June 3, 2020, and of record in File 20 SP 34, default having been made in the payment of the indebtedness secured by said Deed of Trust and the said Deed of Trust being by its terms subject to foreclosure, and the holder of the indebtedness thereby secured having demanded the foreclosure thereof for the purpose of satisfying said indebtedness, and due notice having been given to those entitled to same, the undersigned Substitute Trustee will offer for sale at public auction, to the highest bidder, for cash, **at 1174 Pine Ridge Road, Mt. Airy, NC 27030, Surry County, North Carolina, at 10:00 a.m., on July 18, 2020**, the land conveyed in said Deed of Trust, the same being owned of record by Maple Ridge Farms, Inc., and being more particularly described as follows:

**TRACT 1:** Lying and being in Stewarts Creek Township, Surry County, North Carolina, being bounded on the north by lands known as the S.J. Marshall lands, on the east by lands of Arthur Holt, on the south by a branch and Henry Schafer's lands, and on the west by lands of Henry Schafer and Tract II hereinafter described in this deed, and particularly described as follows: BEGINNING at a stake, J.W. Lovill and Henry Schafer's corner, formerly S.J. Marshall's line of the 10-acre tract he bought of J.H. Parker; runs thence with Schafer's line and with said Tract II hereinafter described South 27 chains to a gum at a branch, formerly a sourwood; thence with the meanderings of said branch and with Schafer's line and in the eastern direction to Arthur Holt's corner; thence with Holt's line North 5 degrees East 16-1/4 chains to Marshall's line; thence with Marshall's line South 64 degrees West 14-1/4 chains, containing 48-1/2 acres, more or less.

**TRACT 2:** Lying and being in Stewarts Creek Township, Surry County, North Carolina, adjoining lands of Henry Schafer, and particularly described as follows: BEGINNING at a small gum tree, Schafer's corner in a field, and running North 29 degrees 30 minutes West 434 feet with Schafer's line to the corner near a spring about 8 or 10 feet south of a large poplar; thence South 87 degrees East 293 feet continuing with Schafer's corner in the road; thence South 4 degrees East 460 feet to the BEGINNING.

**TRACT 3:** Lying and being in Stewarts Creek Township, Surry County, North Carolina, the same being Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 and 106, and tracts C, E and F, all being in Section A of the Dr. Henry Schafer property situated near Pine Ridge in Surry County as surveyed and platted by W.C. Trent, C.L.S., on November 3, 1947, recorded in Plat Book 3, Page 157, of

the records of Surry County, to which plat reference is hereby made for particular description.

**TRACT 4:** Lying and being in Stewarts Creek Township, Surry County, North Carolina, and adjoining other land of Troy Horton and particularly described as follows: BEGINNING at an iron pin which is 19.65 feet north of the center line of said black-top road (formerly Joe Materia corner) and runs with Horton's line North 0 degrees 58 minutes West 241.78 feet to an iron pin, Horton's corner; thence with Horton's line North 66 degrees 30 minutes West 330 feet to an iron pin, a new established corner for Horton and Henry Schafer; thence South 24 degrees 42 minutes East 422.21 feet to an iron pin on north side of black-top road, corner for Schafer and Horton; thence North 85 degrees 22 minutes East 139 feet, the BEGINNING CORNER, as surveyed by Woodrow W. Goldsmith C.E., on April 25, 1953, and containing 1.45 acres, more or less. For further reference see deed of Henry Schafer and wife, to Grantor, recorded in Deed Book 188, Page 392, in the Office of the Register of Deeds of Surry County.

**TRACT 5:** BEGINNING at a new iron pin in the line of the property owned by Walter Lovill and Edward F. Lovill and being the northwest corner of property owned by Coy Horton and thence with the Lovill line North 04 degrees 49 minutes East 616.42 feet crossing Moore's Fork Creek to a new iron pin on the north side of said creek; thence continuing with the Lovill line South 85 degrees 11 minutes East 1,198.46 feet to a new iron pin, the Lovill southeast corner and the line of Ed Southern; thence with Southern's line South 85 degrees 11 minutes East 65.38 feet to a new iron pin in Southern's line, corner common to William L. Horton, Sr.; thence with the line of William L. Horton, Sr. and Troy Horton South 68 degrees 49 minutes West 1,406.15 feet to a new iron pin, the point of BEGINNING, containing 8.94 acres, more or less. Reference is made to Deed Book 74, Page 151, for chain of title.

For further reference to Tracts 1, 2, 3, 4 and 5 above, see Book 345, Page 568, Surry County Registry.

**TRACT 6:** Being Lot No. 2 of the J.P. Holt lands and beginning at two small oaks, the division corner of Lot No. 1, runs East 18.50 chains to two chestnuts and poplar sapling; thence North 63 degrees West 14.50 chains to a Spanish oak, Smith's corner; thence North 9 degrees East to a chestnut on a steep bluff 6.25 chains original corner; thence West 19 chains to a stake in Sid Marshall line (now a sourwood); thence South 43 degrees East on division line between lots No. 2 and Lot No. 1 --- 19.40 chains to the BEGINNING, containing 20 acres more or less. This deed conveys all the right, title and interest in those lands recorded in Book of Deeds No. 120 and on Page 471 of the records of Surry Co., N.C.

**TRACT 7:** Being Lot No. 1 of the J.P. Holt lands and beginning on a stake in Crawford line and runs east with old line 14.99 chains to a Spanish oak, corner of Davis Tract; thence north crossing branch, 13.50 chains to a Spanish oak, corner of Davis Tract; thence north crossing branch, 13.50 chains to two small oaks; thence North 43 degrees West on division line between Nos. 1 and Lots No. 2, 19.40 chains to a sourwood in the outside line; thence south 64 degrees West 4.50 chains to a rock on branch, R.F. Thores corner on division line,

South 5-1/2 degrees West 4.60 chains to a white oak, South 1-1/2 degrees West 2.35 chains to a dogwood, South 5 degrees West 16.50 chains to the BEGINNING, containing 34 acres, more or less. This deed conveys all right, title and interest in those lands recorded in Book of Deeds No. 136 and on Page 234 of the records of Surry Co., N.C.

For further reference to Tracts 6 and 7 above, see Deed Book 235, Page 236, Surry County Registry.

**TRACT 8:** Being Lots #68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79 and 80 in Block A of the Henry Schafer property as surveyed and platted by W.C. Trent, C.L.S. on the 3<sup>rd</sup> of November 1947. See plat of same recorded in Book of Plats 3 at Page 157 of the Registry of Surry County, to which plat reference is made for particular description.

For further reference to Tract 8 above see Deed Book 197, Page 354 and Deed Book 198, Page 34, Surry County Registry.

**TRACT 9:** BEGINNING at a driven iron pipe, corner of Troy Horton, Marion and at the southwest corner of tract of Edward F. Lovill and runs with the Horton line South 56 degrees 00 minutes 00 seconds West 991.82 feet to a stake at a small branch; thence with Monroe Johnson's line North 84.56 degrees West 1178.60 feet to a driven iron; thence North 10 degrees 20 minutes 00 seconds East 934.25 feet to a stake in the mouth of a small branch on Moore's Fork Creek; thence with Monroe Johnson North 01 degree 25 minutes 00 seconds West 118.86 feet; North 60 degrees 28 minutes 00 seconds West 99.62 feet; thence North 37 degrees 30 minutes 00 seconds East 195.281 North 21 degrees 04 minutes 00 seconds East 178.98 feet; North 38 degrees 19 minutes 00 seconds West 52.17 feet; North 15 degrees 09 minutes 00 seconds East 387.28 feet; North 39 degrees 22 minutes 00 seconds West 101.02 feet; North 08 degrees 52 minutes 00 seconds East 466.94 feet and North 20 degrees 53 minutes 00 seconds East 177.78 feet to a point in a branch in the line of Clyde Hill; thence with Hill's line North 82 degrees 25 minutes 00 seconds East 648.00 feet to a driven iron pin in Walter Edwards' line; thence two calls with Edwards as follows: South 00 degrees 09 minutes 00 seconds West 178.90 feet; South 65 degrees 34 minutes 00 seconds East 1274.46 feet to a driven iron pin in the line of Edwards and Edward F. Lovill; thence with the Lovill line two calls to the point of BEGINNING as follows: South 45 degrees 00 minutes 00 seconds West 372.89 feet and South 12 degrees 03 minutes 00 seconds East 1242.72 feet and containing 101 acres, more or less.

**SAVE AND EXCEPT** from the above described property is the following tract or parcel of land: BEGINNING on a 1/2 inch iron pipe found by a 1 inch buggy axle in the woods; thence with Troy Horton South 57 degrees 37 minutes 02 seconds West 972.14 feet to an 11 inch marked poplar in his line; thence a new line North 06 degrees 45 minutes 32 seconds West 879.75 feet to an iron set by a private road; thence North 49 degrees 44 minutes 22 seconds East passing a 1-1/2" iron set in a fence line at 118.76 feet, a total distance of 316.46 feet to an iron set in a field; thence South 50 degrees 46 minutes 38 seconds East 881.55 feet to the point of BEGINNING, containing 12.000 acres as per theodolite survey oriented to the local magnetic meridian March 27, 1978, by Douglas C.C. Beckham under the direct supervision of C. Phil Wagoner, R.L.S. L-2416.

The above property is a portion of Tract #2 of the Lovill Farm shown on a survey by Woodrow W. Bedsaul recorded in Plat Book 7, Page 121 of the Surry County Registry and also being recorded in Deed Book 325, Page 461.

For further reference to Tract 10 above, see Book 388, Page 41, Surry County Registry.

**TRACT 10:** BEGINNING at a driven iron pipe in the line of Edd Southern and in the Marshall Estate line and runs thence with the latter line North 85 degrees 11 minutes 00 seconds West 1189.46 feet to a driven iron; thence following the line of Troy Horton South 4 degrees 49 minutes 00 seconds West 896.34 feet to a driven iron in the Marion line; thence with the Marion line North 39 degrees 11 minutes 00 seconds West 561 feet to a driven iron; thence North 58 degrees West 132.17 feet to an iron pipe and continuing with the Marion line North 89 degrees 33 minutes West 264.62 feet to an old pipe; thence a new dividing line between the grantor herein and J.W. Lovill, Jr., North 12 degrees 3 minutes 00 seconds West 1242.72 feet to a new iron pipe and continuing with the new line North 45 degrees 45 minutes 00 seconds East 372.89 feet to a driven iron in the line of Walter Edwards; thence with his line North 00 degrees 43 minutes 00 seconds East 792 feet to a driven iron in the line of U.S. Southern; thence with his line South 83 degrees 17 minutes 00 seconds East 1382 feet to a driven iron in the line of Edd Southern; thence with his line South 15 degrees 40 minutes 00 seconds East 460.23 feet to a fence post and continuing with his line South 19 degrees 24 minutes 00 seconds East 1460.34 feet to the point of BEGINNING and containing 83.58 acres, and designated as Tract 1 of Plat of Woodrow W. Bedsaul certified to March 1, 1974.

For further reference to Tract 2 above, see Book 426, Page 1017, Surry County Registry.

**TRACT 11:** Lying and being in Stewarts Creek Township, Surry County, North Carolina, the same being Lots 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66 and 67, all in Section A of the Dr. Henry Schafer property situated near Pine Ridge in Surry County as surveyed and platted by W.C. Trent, C.L.S. on November 3, 1947, recorded in Plat Book 3, Page 157, of the records of Surry County, to which plat reference is hereby made for a particular description.

For further reference to Tract 12 see Deed Book 170, Page 569, Surry County Registry.

**TRACT 12:** Being all of that 21.767 acre tract of land lying in Stewarts Creek Township, Surry County, North Carolina, and bounded by natural boundaries and/or lands owned by and/or in possession of persons as follows: on the north by Walter F. Edwards, et ux, Ola M. Edwards (251/326), on the northeast by Catherine Southern James, on the southeast by Pauline S. Toney (314/353) & 403/330), on the South by Maple Ridge Farm & Construction, Inc. (504/1134), on the southwest by Walter F. Edwards, et ux. Ola M. Edwards (251/326, Tract 3), and on the west by Mabel A. Hill (154/52); and tract of land lying approximately 1.2 miles north of NC Highway 89 at the Pine Ridge Community, 3.2 miles due south of the North Carolina-Virginia State line, 6.0 miles West of the Town of Mount Airy, and 1.6 miles east of Interstate Highway 77; said tract being particularly

described by courses (according to Magnetic Meridian, November 1993) and distance according to a survey by Triangle Surveying & Mapping Co. dated 23 November 1993, as follows:

**COMMENCING** at the intersection of Maple Grove Church Road (NCSR# 1618, paved) with Southern Road (NC Secondary Road #1619, unpaved) and running thence with Southern Road in a northwesterly direction for approximately 0.34 mile to a point in the center of Southern Road at a dry ditch; thence South 43 degrees 05 minutes 00 seconds West for 154.25 feet to a new iron pin in the center of a branch at the mouth of the said dry ditch, the **BEGINNING**; thence from said **BEGINNING** along the center of the aforesaid branch, and common line with Catherine Southern James the following six (6) courses:

- (1) South 39 degrees 04 minutes 06 seconds East for 268.73 feet to a point;
- (2) South 28 degrees 43 minutes 00 seconds East for 103.40 feet to a point;
- (3) South 61 degrees 31 minutes 39 seconds East for 159.11 feet to a point;
- (4) South 60 degrees 28 minutes 33 seconds East for 109.37 feet to a point;
- (5) South 46 degrees 03 minutes 39 seconds East for 112.04 feet to a point;
- (6) South 57 degrees 27 minutes 50 seconds East for 65.87 feet to a point in the center of said branch at 6.2 feet north of a fence;

Said point in the center of the branch also being a common corner with Catherine Southern James in the line of Pauline S. Toney; said point in the branch also being located 359.0 feet in a southwesterly direction along a fence line from the center of Southern Road; thence along the line from the center of Southern Road; thence along the line of Pauline S. Toney South 67 degrees 04 minutes 23 seconds West, crossing a new iron pin at 15.00 feet for a total of 426.46 feet to an existing iron pin, said iron pin being a common corner with Pauline S. Toney and with Maple Ridge Farm & Construction, Inc.; thence with the Maple Ridge Farm line North 83 degrees 15 minutes 43 seconds West crossing a new iron pin at 565.00 feet, crossing another new iron pin at 900.00 feet for a total of 1382.14 feet to an existing iron pin, common corner with Maple Ridge Farm & Construction, Inc. and Walter F. Edwards, et ux, Ola M. Edwards (Tract 3); thence along the Edwards (Tract 3) line, said Edwards' line also being the center of a woods trail, the following four (4) courses:

- (1) North 82 degrees 26 minutes 15 seconds West for 198.00 feet to a new iron pin;
- (2) North 69 degrees 41 minutes 08 seconds West for 198.00 feet to a new iron pin;
- (3) North 51 degrees 52 minutes 12 seconds West for 198.00 feet to a new iron pin;
- (4) North 61 degrees 08 minutes 52 seconds West for 373.30 feet to a new iron pin in the center of an existing rock pile at approximately 8 feet North of the center of the said woods trail;

Said new iron pin is a common corner with Edwards (Tract 3) and another tract of Edwards in the East line of Mabel A. Hill; thence with the line of another tract of Walter F. Edwards, et ux, Ola M. Edwards, South 88 degrees 56 minutes 57 seconds East crossing a new iron pin at 565.00 feet, crossing a second new iron pin at 869.73 feet, crossing a third new iron pin at 1345.00 feet for a total of 1691.97 feet to an existing iron pin, common

corner with Edwards; thence continuing with the Edwards' line North 62 degrees 38 minutes 51 seconds East for 391.88 feet to the point and place of BEGINNING.

For reference purposes to source of title see the following:

- (1) Last Will and Testament of Pearl Hall Southern;
- (2) Deed Book 80, Page 292 in the Surry County Register of Deeds Office;
- (3) Deed Book 251, Page 568 for agreed line by and between Walter F. Edwards, et ux, Ola Marshall Edwards and U.S. Southern, et ux, Pearl H. Southern, in the Register of Deeds Office for Surry County, North Carolina.

**SAVE AND EXCEPT:** Lying in the Stewarts Creek Township of Surry County, North Carolina, situated on the northwest side of Horton Road (NCSR 1663), approximately 200 feet from its intersection with Pine Ridge Road (NCSR 1396) and being bounded as follows: on the north by Nellie Marlon and husband, Frank Marion (DB 259, Pg. 626) and William Donald Branch and wife, Julianna H. Branch (DB 374, Page 842), on the east by Horton Road (NCSR 1663) and on the south and west by Maple Ridge Farm and Construction, Inc.; and said tract being more particularly described as follows:

**BEGINNING** on a newly set one inch pipe, said pipe set in the intersection of the center lines of Horton Road (NCSR 1663) and a ten foot wide soil road and said pipe also being approximately 2000 feet from the intersection of Pine Ridge Road (NCSR 1396) and Horton Road; thence from said beginning pipe and running in a clockwise direction on a new line for the grantor and with the centerline of the ten foot soil road the following sixteen courses, North 56 degrees 37 minutes 24 seconds West 32.87 feet; South 87 degrees 08 minutes 37 seconds West 13.22; South 77 degrees 02 minutes 53 seconds West 52.08 feet; South 84 degrees 27 minutes 34 seconds West 59.94 feet; North 83 degrees 06 minutes 40 seconds West 32.03 feet; North 69 degrees 03 minutes 03 seconds West 31.78 feet; North 59 degrees 08 minutes 21 seconds West 40.89 feet; North 52 degrees 23 minutes 29 seconds West 55.90 feet; North 56 degrees 49 minutes 46 seconds West 56.10 feet; North 66 degrees 27 minutes 14 seconds West 52.12 feet; North 73 degrees 48 minutes 42 seconds West 58.19 feet; North 71 degrees 05 minutes 04 seconds West 44.85 feet; North 62 degrees 42 minutes 33 seconds West 31.00 feet; North 49 degrees 23 minutes 30 seconds West 43.65 feet; North 37 degrees 18 minutes 52 seconds West 65.86 feet; and North 33 degrees 30 minutes 08 seconds West 62.47 feet to a newly set one inch iron pipe; thence leaving the ten foot soil road North 4 degrees 00 minutes 00 seconds East 21.18 feet to a newly set one inch iron pipe, corner of Nellie Marion and husband, Frank Marion (now or formerly); thence with Marion line South 88 degrees 00 minutes 00 seconds East 515.78 feet to a found one-half inch iron rod, corner of Marion and South 00 degrees 00 minutes 00 seconds East 299.32 feet to a newly set one inch iron pipe in the center line of Horton Road; thence with the center of Horton Road the following four courses: South 6 degrees 58 minutes 26 seconds West 26.65 feet; South 15 degrees 38 minutes 04 seconds West 46.38 feet; South 27 degrees 44 minutes 34 seconds West 67.36 feet; and South 37 degrees 33 minutes 48 seconds West 243.35 feet to the point of BEGINNING, containing 3.964 acres, per theodolite survey oriented to Record Book 374, Page 842 by Thomas Eddie Leonard, RLS L-3428.

Together with all the buildings, fixtures and improvements thereon, and all rights, easements, hereditaments and appurtenances thereunto belonging, including all heating, plumbing, ventilating, lighting goods, equipment and other tangible and intangible property, attached to or reasonably necessary to the use of such premises.

The aforesaid sale will be made subject to all encumbrances existing prior to the recording of the above-referenced Deed of Trust, including all valid and enforceable liens and also will be subject to all taxes and special assessments outstanding against the property.

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust/security agreement, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the holder of the note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

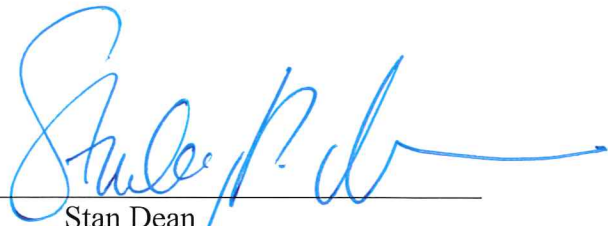
Should the property be purchased by a party other than the holder of the Deed of Trust being foreclosed, that purchaser must pay, in addition to the amount bid, the following items: (i) the tax required by N.C. Gen. Stat. Section 7A-308(a)(1) of Forty-five Cents (45¢) per One Hundred Dollars (\$100) of the bid amount up to a maximum tax of Five Hundred Dollars (\$500), and (ii) the excise tax on conveyance required by N.C. Gen. Stat. Section 105-228.28 et seq. of One Dollar (\$1) per Five Hundred Dollars (\$500) or fractional part thereof of the bid amount.

The successful bidder at the sale may be required to make an immediate cash deposit of the greater of five percent (5%) of the amount bid or Seven Hundred Fifty and no/100 Dollars (\$750.00).

The upset bids procedure of North Carolina General Statute Section 45-21.27 is applicable to this sale.

The following applies if the property being sold is residential real property with less than 15 rental units, including single-family residential real property: (1) Pursuant to NCGS Section 45-21.29, the clerk of superior court of the county in which the property is sold may issue an order of possession of the property in favor of the purchaser and against the party or parties in possession. (2) Any person who occupies residential real property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving this notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice [of termination] that is at least 10 days, but no more than 90 days after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. The tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Date of Notice: June 3, 2020



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Stan Dean  
Substitute Trustee  
844 W. Fourth Street  
Winston-Salem, NC 27101  
336-714-9985

*This communication is an attempt to collect a debt and any information obtained will be used for that purpose.*