

STATE OF NORTH CAROLINA
COUNTY OF SURRY

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK OF SUPERIOR COURT
22 SP 14

CURTIS DEAN BOWMAN,)
Petitioner,)
vs.)
SHANDA ANNE CHAPPELL,)
Respondent.)

NOTICE OF SALE

Pursuant to and by virtue of the authority and power vested in the undersigned Commissioner by an Order of the Clerk of Superior Court of Surry County in this action filed on May 26, 2022, the undersigned Commissioner will offer FOR SALE TO THE HIGHEST BIDDER, FOR CASH, AT PUBLIC AUCTION at 592 Pipers Gap Road, Mount Airy, North Carolina on the 16th day of July, 2022 at 10 AM; the following tract of real property and all appurtenances thereto:

PROPERTY LOCATION: 592 Pipers Gap Road, Mount Airy Township, Surry County, North Carolina.

LEGAL DESCRIPTIONS: Approximately 3.61 acres locally known as Surry County Tax Parcel ID# 5011-19-50-9219 and as more particularly described in full in Deed Book 1542, Page 836 of the Surry County Registry.

RECORD OWNER(S): The record owner of the above-described real property as reflected on the records of the Surry County Register of Deeds not more than ten (10) days prior to the posting of this Notice is Curtis Dean Bowman and Shanda Anne Chappell.

TERMS OF SALE:

(1) Sale will be made subject to: (a) all prior liens, encumbrances, easements, right-of-ways, restrictive covenants, or other restrictions of record affecting the respective property; (b) property taxes and assessments for the year in which the sale occurs, as well as any prior years; (c) federal tax liens with respect to which proper notice was not given to the Internal Revenue Service; and (d) federal tax liens to which proper notice was given to the Internal Revenue Service and to which the right of redemption applies.

(2) The property is being sold "as is." The undersigned commissioner makes no warranties or representations concerning the property, including but not limited to, the physical or environmental condition of the property. Further, the undersigned commissioner makes no title warranties with respect to the title to the property.

(3) The property shall be sold in whole or in parts as determined in the discretion of the undersigned commissioner at the time of the sale pursuant to North Carolina General Statute § 1-339.9.

(4) Sale will be held open ten (10) days for additional upset bids as provided for in North Carolina General Statute § 1-339.25. Upset bids shall be a minimum of 5% greater than the sales price or previous upset bid amount. There will be successive upset bid periods beginning with the receipt of each qualifying upset bid.

(5) At the time of the sale, the highest bidder will be required to make a cash good faith deposit of ten percent (10%) of the bid pending Court confirmation of the sale by the Clerk of Superior Court with the remaining balance of the bid amount to be paid in cash or certified check at the time the Commissioner tenders to highest bidder a Deed for such property or attempts to tender such Deed following the expiration of each respective applicable ten (10) day upset bid period. Should a successful high bidder fail to pay the full balance purchase price so bid at that time, he shall remain liable on such bid as provided for in North Carolina General Statute § 1-339.30 and a resale of such property shall be completed.

B. Mark Rogers – Commissioner

POSTED: _____, 2022

ADVERTISE: _____, 2022 and _____, 2022