

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

J. Caleb Rogers, Administrator of the
Estate of Sandra Jane Leake, deceased,

Petitioner

vs.

Unknown heirs of Sandra Jane Leake by and
through Ben Corcoran their Guardian ad
Litem,

Respondents

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK OF COURT
24SP000118-980

NOTICE OF SALE

Under and by virtue of an Order entered in the above captioned special proceeding entered on the 20th day of November, 2024, by the Honorable Beth W. Holcomb, Clerk of Superior Court of Yadkin County, North Carolina, appointing J. Caleb Rogers as Commissioner for the purpose of selling that certain real property located at 300 Cedar Street, Yadkinville, NC 27055, together with improvements thereon. Said real property being further described as follows:

PIN# 5816-0009-9384, 5816-0019-0344

TRACT ONE: BEING Lots Nos. 61, 62 and 63 of Section 1 of Block "A" of the Mary Dobbins Estate as shown on a plat of Division of Mary A. Dobbins Estate as surveyed by Hinshaw and Mackie, Surveyors, October, 1951 and which plat is duly recorded in Plat Book No. 2, Page 32, Office of Register of Deeds for Yadkin County, North Carolina, and which plat is hereby asked to be made a part of this conveyance for the purpose of a full and complete description of said Lots Nos. 61, 62, and 63 in Section 1, Block "A" of said division.

For back references see Deed Book 328, Page 275, and Deed Book 249, Page 695, Yadkin County Registry.

TRACT TWO: BEING Lots Nos. 59 and 60 of Section 1 of Block "A" of the Mary Dobbins Estate as shown on a plat of Mary A. Dobbins lands as surveyed by Hinshaw and Mackie, Surveyors, October, 1951 and which plat is duly recorded in Plat Book No. 2, Page 32, Office of Register of Deeds for Yadkin County, North Carolina, and which plat is hereby asked to be made a part of this conveyance for the purpose of a full and complete description of said Lots Nos. 59 and 60 in Section 1, Block "A" of said division.

For back reference see Deed Book 405, Page 695, Yadkin County Registry.
See also Will of Prather Hauser, Sr. estate file 92 E 146, Clerk of Superior Court.

BEING the same property conveyed to Sandra J. Leake from JACQUELINE Hauser, widow, by deed recorded in Deed Book 632, Page 296, Yadkin County Registry.

The undersigned Commissioner will offer for sale at public auction said real property at 6:00 p.m. on October 21, 2025, on the premises of the real property at 300 Cedar Street, Yadkinville, NC. The Commissioner may in his sole discretion, delay the sale for up to one hour.

The Commissioner will utilize the services of an auctioneer to assist in the sale and marketing of the property. The property being offered pursuant to this notice of sale is being offered for sale, transfer, and conveyance "AS IS WHERE IS." Neither the Commissioner, nor the Auctioneer, nor the officers directors, attorneys, employees, agents or authorized representative of the Commissioner or the Auctioneer may make any representation or warranty relating to the title or any physical, environmental, health, or safety condition existing in, on, at, or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or relating to such conditions are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens or prior encumbrances of record and any recorded releases.

This sale is being made subject to the requirements of the North Carolina Judicial Sales Act and is subject to the approval and confirmation of the Clerk of Superior Court of Yadkin County.

The Commissioner will allow remote online bidding through the services of the Auctioneer. Those choosing to bid either in person, or through remote online bidding, shall be required to pay ten (10%) of their bid amount in addition to their bid to the Auctioneer as a buyer's premium / commission. The sale may be subject to other terms as announced at the time of the sale by the Auctioneer or the Commissioner.

The successful bidder for the real property shall be required to deposit five (5%) percent of his bid in cash or by certified check made payable to "Yadkin Valley Law Trust Account" at the time of the sale, or, in the case of an online bidder, by wire transfer to the Auctioneer within twenty-four hours of the sale.

The sale will be subject to upset bid as provided by law for judicial sales as set forth in the General Statutes of the State of North Carolina. The sale of the real property shall remain open for a period not less than ten (10) days from the date of the filing of the Report of Sale for upset bids as provided by law. If the Commissioner is unable to convey the title to the property for any reason, the sole remedy of the purchaser is the return of the deposit.

This the 30th day of September, 2025.



J. Caleb Rogers,
Commissioner
PO Box 158
Yadkinville, NC 27055
(336) 518-1630