

NOTICE OF SALE OF REAL PROPERTY

Under and by virtue of an Order by the Superior Court of Watauga County, North Carolina, made and entered in Watauga County Special Proceeding 25-SP-25, the undersigned Commissioner will sell for cash by private sale to the bidder making the best offer, subject to upset bids thereafter in accordance with G.S. §1-339.25 and §1-339.36:

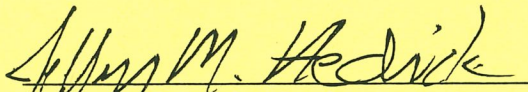
All of the real property of the Frank Chappell Heirs located on Shawnee Road and Old Farm Road in Watauga and Avery Counties. For reference see the survey plat of 42.30 acres by Snyder Surveying, Inc. dated 1 August 2023 and recorded in Watauga County Register of Deeds Plat Book 30 at Page 457.

The sale will be made subject to confirmation by the Court, pursuant to G.S. §1-339.28 and §1-339.37 and subject to any unpaid taxes, restrictions, assessments, easements and any other matters of public record.

Upon the undersigned Commissioner's acceptance of a bid, the successful bidder shall be required to immediately make a cash deposit of ten percent (10%) of the first \$1,000.00 bid and of five percent (5%) of any amount over the said first \$1,000.00, in accordance with G.S. §1-339.30 and §1-339.36, with the full balance being due and payable upon Court confirmation of the sale.

Bids, offers and inquiries shall be made to the Commissioner, below.

This the 14th day of July, 2025.



Jeffrey M. Hedrick, Commissioner

HEDRICK LAW OFFICE

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