

NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
FILE NO. 21 SP 106

ROBESON COUNTY

RICHMOND H. PAGE, ADMINISTRATOR CTA of the
ESTATE OF MAX LYNN MOODY, Deceased,
PETITIONER

vs.

NOTICE OF PUBLIC SALE

SARINA NEOLA JACOB, JEREMIAH JACOBS, LEVAN
GARDNER and MICHAEL EUGENE RATLEY aka
MICHAEL HUGH GENE RATLEY;
RESPONDENTS

Under and by virtue of an Order of the Clerk of Superior Court of Robeson County, entered in the above entitled Special Proceeding, the undersigned Commissioner will offer for sale at Public Auction to the highest bidder for cash at **12:00 o'clock Noon, on the 30th day of November, 2022**, at the door of Robeson County Courthouse in Lumberton, North Carolina, the following described property:

TRACT 2:

In Fairmont Township, Robeson County, NC. All of those two certain lots or parcels or land designed as Lot No. One (1) in Block 2, and Lot No, Seven (7) in Block 1 of Evergreen Park as shown on a map prepared by A, Roach, Registered Surveyor, dated October, 1966, and more particularly described by courses and distances as follows: Lying on the north side of an unnamed street, adjoining lands of Joseph Lennon on the East, lands of Buster Washington on the West, Molly Hill Estate on the North and described: BEGINNING at a stake in the northern margin of an unnamed street, said stake being located South 68 degrees 27 minutes West 468.5 feet from the northern point of intersection of said unnamed street with Secondary Road No. 2236; and runs thence as the line of Joseph Inman, North 17 degrees 47 minutes West 141 feet to a stake in the line of the Hill Estate; thence as that line South 68 degrees 19 minutes West 105.2 feet to a stake, a corner of Buster Washington; thence as his line, South 19 degrees 9 minutes East 136.4 feet to a stake in the northern margin of said unnamed street; thence as the northern margin of said street, North 68 degrees 27 minutes East 101.9 feet to the point of beginning.

And being same lands described in that certain Deed of Correction dated February 8, 1974 from J. Louis Jenkins and wife, Ruth B, Jenkins and Howard Lennon and wife, Ruby T. Lennon to Howard Lennon and wife, Ruby P, Lennon and recorded in Deed Book 19-F, page 101, Robeson County Registry,

Title reference: Deed Book 20-J, Page 198.

Tax Parcel No.: 050203054

TRACT 3:

All of that certain lot or parcel of land situate, lying and being in Fairmont Township, Robeson County, North Carolina, located west of but not adjacent to, Secondary Road No. 2236, on the northern side of an unnamed unpaved street, adjoining the lands of Mollie Hill Estate on the North and more particularly described by courses and distances according to map prepared by Tommy A. Roach, Registered Surveyor, entitled "Evergreen Park" and being all of Lot No Six (6) in Block No. One (1) of the said Evergreen Park, and described as follows: BEGINNING at a stake in the northern margin of the aforesaid unnamed unpaved street, said stake being located South 68 degrees 27 minutes West 369.2 feet and South 70 degrees 51 minutes West 42 feet from the point of the Intersection of the northern margin of the said unnamed unpaved street with the western margin of the aforesaid Secondary Road No. 2236, and runs thence North 17 degrees 47 minutes West 143.2 feet to a stake in the Hill Estate line; thence as that line South 68 degrees 19 minutes West 51.3 feet to a stake, corner of Lot No. 7; thence as that line South 17 degrees 47 minutes East 141 feet to a stake in the northern margin of the aforesaid unpaved unnamed street; thence as the northern margin of said street North 70 degrees 51 minutes East 51.3 feet to the point of beginning.

For reference see deed recorded in Book 770, Page 549, Robeson County Registry.

Title reference: Deed Book 1795, Page 71
Tax Parcel No.: 050203055

TRACT 4:

All of that certain lot or parcel of land located in Fairmont Township, Robeson County, approximately 3 miles east of the Town of Fairmont, and being designed as Lot No. 5 in Block I (one) of the subdivision known as "Evergreen Park" according to a map of same prepared by Tommy Roach, R. S. in 1966, said lot being described according to said map as follows:

BEGINNING at a stake in the edge of a 60 feet road running through said subdivision, the southwestern corner of Lot No. 4, and runs thence along the southern edge of said road or street S. 70-51 W. 51.3 feet to a stake, the southeast corner of Lot No. 6; thence along the eastern line of Lot No. 6, N. 17-47 W. 142.2 feet to a stake; thence N. 68-28 E. 51.3 feet to a stake; thence along the western line of Lot No. 4, S. 17-47 E. 145.2 feet to the beginning.

And being a portion of Lot No. 2 of the Mollie Hill Estate as described in Book of Maps No. 14, page 94, Robeson County Registry.

Title reference: Deed Book 1074, Page 760
Tax Parcel No.: 050203056

TRACT 5:

All of that certain lot or parcel of land located in Fairmont Township, Robeson County, approximately 3 miles east of the Town of Fairmont, and being designed as Lot No. 3 & 4 Block I of the subdivision known as "Evergreen Park" according to a map of same prepared by Tommy Roach, R. S. in 1966, said lot being described according to said map as follows:

BEGINNING at a stake in the northern margin of an unnamed street, the same being located South 68 degrees 27 West minutes 102.6 feet from an old concrete monument, same being the southernmost corner of the lot of Adrian Hill and Picola Hill and runs thence North 17 degrees 47 minutes West 145.4 feet to a stake in the line of Mollie Hill Estate lands; thence as their line South 68 degrees 19 minutes West 102.6 feet to a stake; thence South 17 degrees 47 minutes East 145.5 feet to a stake in the northern margin of said unnamed street; thence as the northern margin of said street North 68 degrees 27 minutes East 102.6 feet to the point of beginning.

And being a portion of Lot No. 2 of the Mollie Hill Estate as described in Book of Maps No. 14, page 94, Robeson County Registry. Also see Map Book 25, Page 85, Robeson County Register of Deeds.

Title reference: Deed Book 1070, Page 571
Tax Parcel No.: 050203057

TRACT 6:

That certain lot or parcel of land situate, lying and being in Fairmont Township, Robeson County, North Carolina, on the western side of but not adjoining Secondary Road No. 2236, adjoining lands of Lucy Stephens on the East, Lot No. 10 in Block "3" of Evergreen Park on the west, a 60-foot wide street on the North and lands of Louise Bradshaw Floyd on the south, and more particularly described by courses and distances according to a map prepared by Tommy A. Roach, R.S., entitled "Evergreen Park", and dated October 1, 1966, as follows:

BEGINNING at a stake in the southern edge of a 60-foot wide street, the same being located South 68 degrees 27 minutes East 350 feet from the western edge of Secondary Road No. 2236, said beginning point also being a corner of Lot No. 8 of Block "3" of Evergreen Park and a corner of a lot of Lucy Stephens and runs thence as a line of Lot No. 8, the Stephens line, South 17 degrees 41 minutes East 133.3 feet to a stake in the line of Louise Bradshaw Floyd; thence as her line North 86 degrees 32 minutes East 51.7 feet to a stake, corner of Lot No. 10 in Block "3" of Evergreen Park; thence as the line of Lot No. 10 North 17 degrees 41 minutes West 118.7 feet

to a stake, corner of Lot No. 10 in the southern edge of the aforesaid street; thence as said street North 70 degrees 51 minutes East 30.2 feet to a stake; thence continuing in said street North 68 degrees 27 minutes East 19.8 feet to the point of beginning, and being Lot No. 9 in Block "3" of Evergreen Park as shown on the above referred to map. (Map Book 25, Page 85, Robeson County Register of Deeds).

Title reference: Deed Book 760, Page 321

Tax Parcel No.: 050203064

TRACT 7:

All of that certain lot or parcel of land situate, lying and being in Fairmont Township, Robeson County, North Carolina, west of but not adjoining Secondary Road No, 2236 and south of an unpaved unnamed street and being all of Lot No. 10 in Block 3 of the Evergreen Park as shown on a map prepared by Tommy A. Roach, Registered Surveyor, from a survey dated September, 1966, and being more particularly described as follows: BEGINNING at a stake in the southern margin of a 60 foot wide unpaved unnamed street, said beginning point being located South 68 degrees 27 minutes West 400 feet from a concrete monument at the southernmost point of intersection of said unnamed street with Secondary Road No. 2236 and runs thence as the line of Lot No. 9 of the said Evergreen Park South 17 degrees 41 minutes East 118,7 feet to a stake in the line of the lands now or formerly owned by Bradshaw; thence as that line South 86 degrees 32 minutes West 294.2 feet to a stake; thence South 60 degrees 54 minutes West 227.5 feet to stake; thence North 80 degrees 29 minutes West 164.5 feet to a stake in the southern margin of the aforesaid unpaved unnamed street; thence as the southern margin of said street North 70 degrees 51 minutes East 654.5 feet to the point of beginning.

Being same lands described in deed dated November 10, 1975 from J. Louis Jenkins and wife, Ruth B. Jenkins to Larry Grissett and Dennis Grissett and recorded in Book 19-Y, page 178, Robeson County Registry.

Title reference: Deed Book 758, Page 493

Tax Parcel No.: 050203065

TRACT 8:

All of that certain tract or parcel of land lying and being about 1 1/2 miles Northeast of the center of the Town of Fairmont, N.C. and on the Eastern side of but not adjacent to Paved Secondary Road 2236 and adjacent to and on the Southern side of a new 60 ft. street, and on the Eastern side of and adjacent to a new 60 ft. street and adjoining the lands of Fred L. Pait on all other sides and being more particularly described as follows:

BEGINNING at an iron pipe where the southern right of way line (30 ft. from center) of a 60 ft. street intersects the eastern right of way line (30 ft. from center) of another street, said iron pipe being located North 89 deg. 09 min. East 60.01 ft. from the second corner of a 2.0 Acre lot conveyed to Barbara Lesane and runs thence with the southern right of way line of said street North 89 deg. 09 min. East 200.04 ft. to an iron pipe in said right of way line; thence with a new line South 00 deg. 03 min: West 442.95 ft. to an iron pipe; thence South 89 deg. 57 min. West 200.00 ft. to an iron pipe in the eastern right of way line of a 60 ft. street; thence with said right of way line North 00 deg. 03 min. East 439.85 ft. to the beginning, containing 2.00 Acres, more or less.

Title reference: Deed Book 1010, Page 129

Tax Parcel No.: 050204002

TRACT 9:

All of that certain lot or parcel of land located in Fairmont Township, Robeson County, All of Lot# 26 of the A. R. Griffin Subdivision as surveyed and mapped by J. L. Williams, C. E., the size of said lot being 55 by 110 feet.

Being the identical property conveyed by deed dated 29 September 1934 by A. R. Griffin and Sadie R. Griffin, his wife, to Kenny and Frazier L. M. Gerald, said deed registered in Deed Book 8-K, at 354, Robeson County Registry.

Being the same property conveyed to the Grantors by deed from Kenny Gerald and wife, Frazier L. M. Gerald dated March 20th, 1981 and recorded in Deed Book 492 page 50 Robeson County Registry.

Title reference: Deed Book 1116, Page 377

Tax Parcel No.: 050601080

The terms of the sale are that the aforesaid real property will be sold in separate tracts or as a group of tracts, whichever method obtains the highest bid amount, for cash to the highest bidder or bidders. A deposit of ten percent (10%) of the amount of the bid or \$750.00, whichever is greater, is required and must be tendered at the time of the sale. The successful bidder or bidders shall be required to pay revenue stamps and any other land transfer tax on the Commissioner's Deed, and recording costs. The said real property is being offered for sale "AS IS" and will be sold subject to all superior liens, unpaid taxes, and special assessments. Other conditions may be announced at the sale.

The sale will be reported to the Court and will remain open for upset bids as required by law. If no advance bids are filed with the Clerk of Superior Court of Robeson County, subject to confirmation or rejection, the sale will be final.

This 9th day of November, 2022.

Richmond H. Page, Commissioner
PAGE & ROGERS, P.A.
P.O. Box 946
Lumberton, NC 28359
Telephone: 910-738-8161

PUBLICATION INFORMATION ONLY

Editor of The Robesonian

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