

Under and by virtue of an order of the District Court of Harnett County, North Carolina, made and entered in the action entitled HARNETT COUNTY, A Body Politic and Corporate Plaintiff vs. CHARLOTTE ANN BRUCE, UNKNOWN SPOUSE OF CHARLOTTE ANN BRUCE, UNKNOWN HEIRS AT LAW OF CHARLOTTE ANN BRUCE, Defendants, the undersigned commissioner will on October 31, 2025 at 10:00 AM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Harnett County, North Carolina in Lillington, the following described property lying in Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 290 in a subdivision known as Carolina Hills, Phase III, according to a plat of the same duly recorded in Plat Cabinet F, Slide 520-A, Harnett County, North Carolina Registry.

Together with and subject to easements, restrictions, water rights and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 03958601 0373 93, Harnett County Tax Office. Address (Per tax office records and not warranted): 393 Deer View, Sanford, NC

The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any

prior lien in favor of the State of North Carolina, any right of redemption of the United States and any rights of any persons in possession. A deposit of the greater of \$750.00 or five (5) percent of the successful bid will be required at the time of sale unless the highest bid is by a taxing unit; then a deposit shall not be required.

In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the sale date indicated sell each parcel individually by conducting a separate sale for each, or group various parcels together for several sales, or not conduct a sale at all on one or more parcels, as the Commissioner determines in his sole discretion as being most likely to sell the parcels at a price adequate to pay all taxes due, as well as fees and costs. Any party contemplating the filing of an upset bid is therefore strongly encouraged to consult the Clerk of Court records to ascertain the parcel or parcels included in the sale for which an upset bid is planned.

Upon delivery of the deed, the winning bidder shall be required to pay the costs of recordation of the deed, including deed stamp taxes due to the Register of Deeds. Title and condition of the property will be granted to the successful bidder "as is" and without warranties.

This the 18 day of September, 2025.

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E. Lauren Watson Hubbard Commissioner Capital Center 82 Patton Avenue, Suite 500 Asheville, North Carolina 28801 (828) 252-8010

Bruce.Charlotte Ann #23747 vg



PID: 03958601 0373 93 PIN: 9585-14-4813.000

Account Number: 1500003434

Owner: BRUCE CHARLOTTE ANN

Mailing Address:

Physical Address: 393 DEER VIEW SANFORD, NC 27332 ac Description: LT#290/PH#3 CAROLINA HILLPC#F/520-A

Surveyed/Deeded Acreage: 0.38 Calculated Acreage: 0.38

Deed Date:

Deed Book/Page: 2918 - 0356 Plat(Survey) Book/Page: -

Last Sale: 2011 - 10
Sale Price: \$0
Qualified Code: E
Vacant or Improved:
Transfer of Split: T
Actual Year Built: 1999
Heated Area: 1296 SqFt

Harnett County GIS

Building Value: \$55409

Parcel Outbuilding Value: \$0

Parcel Land Value: 11630

Market Value: \$67039

Deferred Value: \$0

Total Assessed Value: \$67039

Zoning: RA-20R - 0.38 acres (100.0%)
Zoning Jurisdiction: Harnett County

Wetlands: No

FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: No
Elementary School: Highland Elementary

Middle School: Highland Middle High School: Overhills High Fire Department: Spout Springs

EMS Department: Medic 1, D13 EMS, D1 FR
Law Enforcement: Harnett County Sheriff
Voter Precinct: Barbecue/Spout Springs
County Commissioner: Barbara McKoy
School Board Member: Sharon Gainey



BRUCE CHARLOTTE ANN 393 DEER VIEW SANFORD NC 27332 1500003434

Parcel ID: 03-9586-01- -0373- -93-

PLAT: / UNIQ ID 235666 ID NO: 9585-14-4813.000

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