

STATE OF NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE  
DISTRICT COURT DIVISION  
25CV000189-420

COUNTY OF HARNETT

HARNETT COUNTY, A Body  
Politie and Corporate

Plaintiff

-vs-

CHARLOTTE ANN BRUCE, UNKNOWN  
SPOUSE OF CHARLOTTE ANN BRUCE,  
UNKNOWN HEIRS AT LAW OF CHARLOTTE  
ANN BRUCE

Defendants

NOTICE OF SALE

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 Politie 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**

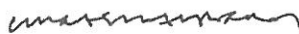
The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any

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



## Harnett County GIS

**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

**Building Count :** 1

**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







