

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
25CV000288-420

HARNETT COUNTY, A Body
Politie and Corporate

Plaintiff

-vs-

KAREN LEIGH KCLASS, a/k/a KAREN KCLASS
MABRY, UNKNOWN SPOUSE OF KAREN
LEIGH KCLASS, ERICA KCLASS PARKER,
UNKNOWN SPOUSE OF ERICA KCLASS
PARKER, UNKNOWN HEIRS AT LAW OF
LOUISE VIRGINIA CAPPS, a/k/a LOUISE
JONES KCLASS CAPPS, UNKNOWN HEIRS AT
LAW OF STEPHEN DARYL KCLASS, CITY OF
DUNN, Lienholder, STATE OF NORTH
CAROLINA, Lienholder

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. KAREN LEIGH KCLASS, a/k/a KAREN KCLASS MABRY, UNKNOWN SPOUSE OF KAREN LEIGH KCLASS, ERICA KCLASS PARKER, UNKNOWN SPOUSE OF ERICA KCLASS PARKER, UNKNOWN HEIRS AT LAW OF LOUISE VIRGINIA CAPPS, a/k/a LOUISE JONES KCLASS CAPPS, UNKNOWN HEIRS AT LAW OF STEPHEN DARYL KCLASS, CITY OF DUNN, Lienholder, STATE OF NORTH CAROLINA, Lienholder, 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 Lot 1 of the Recombination Map Prepared for Louise J. Capps, as per plat thereof recorded in Map Book 2008, Page 864, Harnett County Registry, to which reference is made for a more perfect description.

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# 021515 0407, Harnett County Tax Office.
Address (Per tax office records and not warranted): 1118 S Clinton Ave

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.



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

Capps Heirs.Louise J. #23749
vg



Harnett County GIS

PID: 021515 0407

PIN: 1516-43-1284.000

Account Number: 210054000

Owner: CAPPS LOUISE J HEIRS

Mailing Address:

Physical Address: 1118 S CLINTON AVE DUNN, NC 28334 ac

Description: LT#1 LOUISE CAPPS 0.27AC MAP#2008-864

Surveyed/Deeded Acreage: 0.3

Calculated Acreage: 0.3

Deed Date:

Deed Book/Page: 1011 - 0932

Plat(Survey) Book/Page: 2008 - 864

Last Sale: 1993 - 7

Sale Price: \$0

Qualified Code: X

Vacant or Improved:

Transfer of Split:

Actual Year Built:

Heated Area : SqFt

Building Count : 0

Building Value: \$0

Parcel Outbuilding Value: \$0

Parcel Land Value: 14380

Market Value: \$14380

Deferred Value: \$0

Total Assessed Value: \$14380

Zoning: INDUSTRIAL - 0.0 acres (0.0%), OFFICE & INSTITUTION - 0.3 acres (99.97%)

Zoning Jurisdiction: Dunn

Wetlands: No

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: No

Elementary School: Dunn Elementary

Middle School: Dunn Middle

High School: Triton High

Fire Department: Dunn

EMS Department: Medic 15, D15 EMS

Law Enforcement: Dunn Police

Voter Precinct: East Aversboro

County Commissioner : Barbara McKoy

School Board Member: Sharon Gainey



AVERASBORO SCHOOL TAX (100), DUNN CITY TAX (100),
DUNN/AVERASBORO FIRE TAX (100), HARNETT COUNTY,
TAX (100)
Reval Year: 2022 Tax Year: 2026 LT#1 LOUISE CAPPS 0.27AC MAP#2008-864
Appraised By 00 on 01/01/2022 00205 SOUTH COMMERCIAL AREA

CARD NO. 1 of 1
0.3000 AC
TW-02 CI-05 FR-
0.3000 AC

EX- SRC= Inspection
AT- LAST ACTION 20250827
CORRELATION OF VALUE

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	MARKET
62		00						XXXX
CATEGORY		CODE	DESCRIPTION	BASE RATE	COUNT	RATE		
DEPRECIATION								
NORM			1					

CREDENCE TO									
DEPR. BUILDING VALUE - CARD									
DEPR. OB/XF VALUE - CARD									
MARKET LAND VALUE - CARD									
TOTAL MARKET VALUE - CARD									
TOTAL APPRAISED VALUE - CARD									
TOTAL APPRAISED VALUE - PARCEL									
TOTAL PRESENT USE VALUE - LAND									
TOTAL VALUE DEFERRED - PARCEL									
TOTAL TAXABLE VALUE - PARCEL									
PRIOR APPRAISAL									
BUILDING VALUE									
OBXF VALUE									
LAND VALUE									
PRESENT USE VALUE									
DEFERRED VALUE									
TOTAL VALUE									
SALES DATA									
OFF. RECORD									
BOOK PAGE MO YR									
01011 0932 7 1993									
00820 0081 12 1986									
DEED									
LE									
Q/U									
V									
V									
INDICATE									
SALES PRICE									
0									
HEATED AREA									
NOTES									
House & SWF removed for 2015.									

CODE	QUALI TY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG %	BLDG #	---	AYB	EYB	DEP SCH	OVR	%	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																
BLDG DIMENSIONS																
LAND INFORMATION																
HIGHEST AND BEST USE																
Commercial																
Undeveloped Site																
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																
02-1515- - -0407- (8199122) Group:0																