## IN THE GENERAL COURT OF JUSTICE STATE OF NORTH CAROLINA DISTRICT COURT DIVISION 24CV003743-420 COUNTY OF HARNETT HARNETT COUNTY, A Body Politic and Corporate NOTICE OF SALE Plaintiff -VS-BETSY L. POLLARD, UNKNOWN SPOUSE OF BETSY L. POLLARD, JOSEPH POLLARD, JR., a/k/a JOSEPH BAXTON POLLARD, JR., UNKNOWN SPOUSE OF JOSEPH POLLARD, JR., UNKNOWN HEIRS AT LAW OF WANDA MCLAURIN POLLARD, a/k/a WANDA LENORA MCLAURIN POLLARD Defendants

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. BETSY L. POLLARD, UNKNOWN SPOUSE OF BETSY L. POLLARD, JOSEPH POLLARD, JR., a/k/a JOSEPH BAXTON POLLARD, JR., UNKNOWN SPOUSE OF JOSEPH POLLARD, JR., UNKNOWN HEIRS AT LAW OF WANDA MCLAURIN POLLARD, a/k/a WANDA LENORA MCLAURIN POLLARD, 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:

Lot No. 218 as shown on a plat entitled "Section 1 of a Subdivision for Erwin Mills, Inc., Erwin, NC by Pickell and Pickell, Engineers, dated January 1951," and recorded in the Office of the Register of Deeds for Harnett County, North Carolina, in Plat Book 6 at pages 87, 88, 89 and 90, to which reference is hereby made for a more particular 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# 06059711140001, Harnett County Tax Office. Address (Per tax office records and not warranted): 210 E. I Street

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



PID: 06059711140001 PIN: 0597-75-5135.000

Account Number: 607010000

Owner: POLLARD WANDA MCLAURIN

Mailing Address:

Physical Address: 210 E I ST ERWIN, NC 28339 ac Description: LT#218 SEC#1 ERWIN MILLS PB#6/87-90

Surveyed/Deeded Acreage: 0.22

Calculated Acreage: 0.22

Deed Date:

Deed Book/Page: 1186 - 0923 Plat(Survey) Book/Page: -

Last Sale: 1997 - 1
Sale Price: \$13000
Qualified Code: E
Vacant or Improved:
Transfer of Split:

Actual Year Built: 1905 Heated Area: 1534 SqFt Building Count: 1

## **Harnett County GIS**

Building Value: \$64824

Parcel Outbuilding Value: \$100

Parcel Land Value: 15460 Market Value: \$80384

Deferred Value: \$0

Total Assessed Value: \$80384

Zoning: Residential Mill Village - 0.22 acres (100.0%)

Zoning Jurisdiction: Erwin

Wetlands: No

FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: No
Elementary School: Erwin Elementary
Middle School: Coats-Erwin Middle

High School: Triton High

Fire Department: Erwin

EMS Department: Medic 5, D5 EMS

Law Enforcement: Erwin Police

Voter Precinct: Erwin/Duke

County Commissioner: W Brooks Matthews

School Board Member: Joey Powell



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Parcel ID: 06-0597-11-14-0001-					0.00									03 Gas			Fuel	Heating
CARD NO. 1 of 1		ΑΤΑ	57,050	TAL VALUE	0.00 TG									14 Carpet		1	Floor Cove	Interior
Parcel ID: 06-0597-11-14-0001-    Same No. 1 of 1	••	ROUT: WTRSHD	0.0	FERRED VALUE	0.00 DE								/inyl	08 Sheet \		7	Floor Cove	Interior
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