

STATE OF NORTH CAROLINA
COUNTY OF MACON

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 24CVS000381-550

THE COUNTY OF MACON, a North Carolina
body politic, and THE TOWN OF FRANKLIN,
a North Carolina Municipality,
Plaintiffs,

v.

CALLEE BOWMAN and UNKNOWN
SPOUSE OF CALLEE BOWMAN; and
STATE OF NORTH CAROLINA, Lienholder,
Defendants.

NOTICE OF SALE

The undersigned Commissioner, pursuant to that Entry of Summary Judgment and Order Authorizing Sale entered on February 12, 2025, in the above-entitled proceeding, will offer for sale to the highest bidder for cash on March 28, 2025 at 10:00 a.m. at the at the SE entrance of the Macon County Courthouse in Franklin, North Carolina, that certain parcel or tract of land in Town of Franklin Township, Macon County, and more particularly described as follows:

BEING a 0.24 acre, more or less, tract of land bearing parcel identification number 6595-51-7993, according to the Macon County Mapping Office, and also being the same lands described and conveyed to Callee Bowman, married, from Alene Houston Calloway, unmarried widow, by deed recorded on August 29, 2017 in Deed Book D-38, Page 522, Macon County Registry, to which reference is specifically made.

Together with all appurtenances and subject to any and all covenants, easements, well rights, and restrictions of record.

Commonly known as 83 Hillside Street, Franklin.

The real property at issue shall be sold for the satisfaction of taxes, interests, costs, and fees incurred by the Plaintiffs, together with and subject to easements of record, but free and clear of all interests, rights, claims and liens whatsoever, except to any taxing unit not party to this action in accordance with section 105-374(k) of the North Carolina General Statutes.

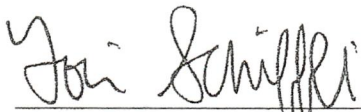
No warranties, express or implied, shall be made as to the acreage contained in the above-described tract of land. In addition, no warranties of title will be made and any interested purchaser desiring to ascertain marketability of title should perform or cause to be performed an independent title examination.

This sale will be made subject to confirmation of the Court and will further be subject to the filing of upset bids as by law provided. The highest bidder at the sale will be required to deposit five

(5%) of the amount bid or \$750.00, whichever is greater, with the Commissioner in cash or certified funds immediately upon the conclusion of the sale except no deposit shall be required of a taxing unit that has made the highest bid.

If the Commissioner is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the bid deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the Commissioner, or redemption of all taxes on the real property due to the taxing unit plus penalties, interests, and costs, prior to the confirmation of the foreclosure sale. If the validity of the sale is challenged by any party, the Commissioner, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

THIS the 5th day of March, 2025.



Tori Schiffli, Commissioner
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