

Report For

ROY, SCOTT M
ROY, DEBBIE M
157 ELIZABETH CHAPEL RD
WAYNESVILLE, NC 28786-3124

Account Information

PIN: 8657-92-3862
Legal Ref: 462/2126

Add Ref:

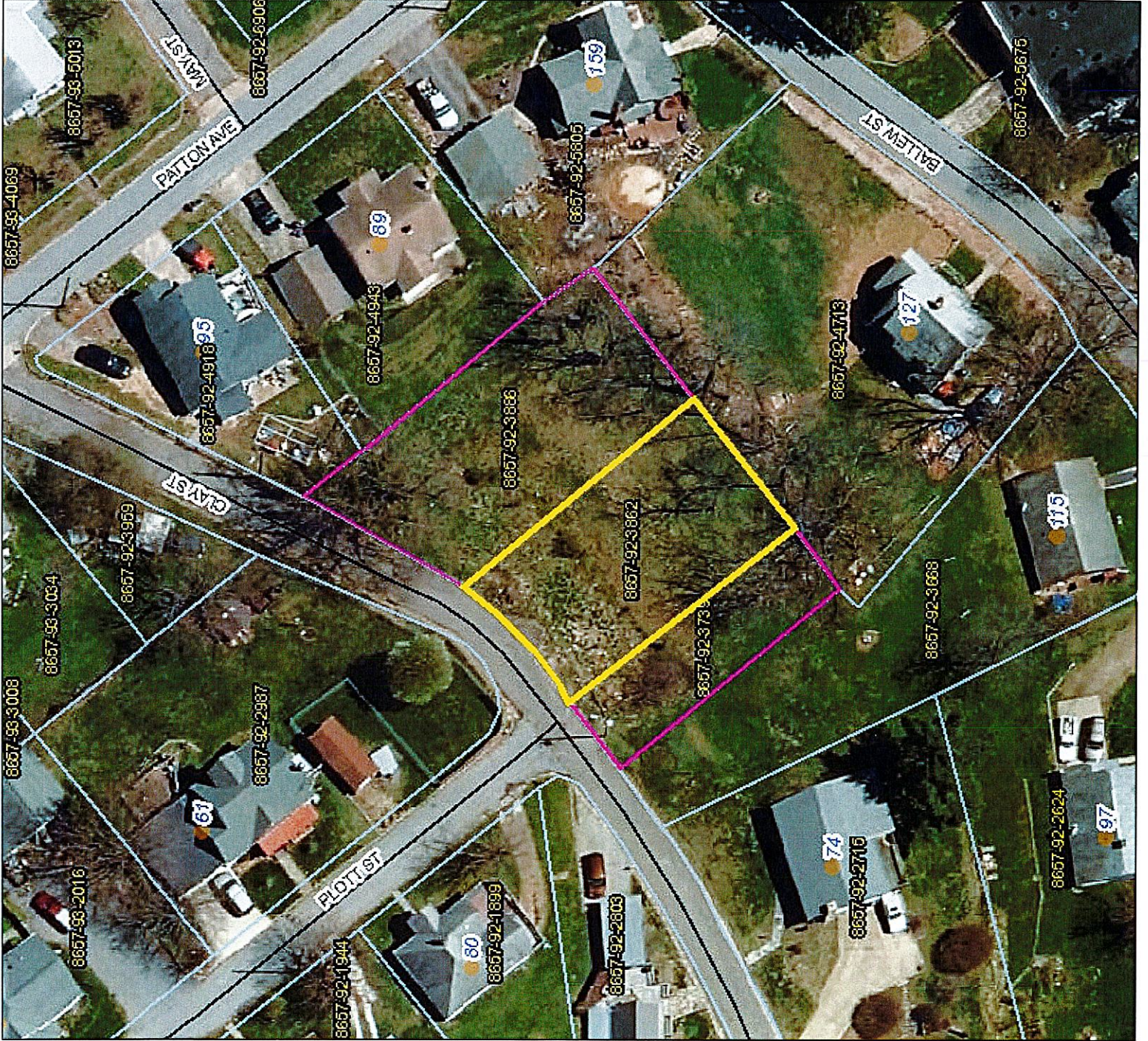
Site Information

CLAY ST

Heated Area:
Year Built:
Total Acreage: 0.44, 33 total
Township: Town of Canton

Site Value Information

Land Value: \$1,000
Building Value: \$0
Market Value: \$1,000
Deferred Value: \$0
Assessed Value: \$1,000
Sale Price: \$8,500
Sale Date: 12/9/1997



1 inch = 50 feet

September 6, 2023

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

STATE OF NORTH CAROLINA FILED IN THE GENERAL COURT OF JUSTICE
COUNTY OF HAYWOOD SUPERIOR COURT DIVISION

FILE NO. 23 CVS 382

2023 SEP - 6 P 4: 08
THE TOWN OF CANTON, a North Carolina Municipality, and THE COUNTY OF HAYWOOD, a North Carolina body politic,
Plaintiffs, SY

v.

NOTICE OF SALE

SCOTT M. ROY and wife DEBBIE M. ROY;
KENNETH OWEN, Lienholder; and BRUCE
GREENE, Lienholder,
Defendants.

The undersigned Commissioner, pursuant to that Entry of Summary Judgment and Order Authorizing Sale entered on August 28, 2023, in the above-entitled proceeding, will offer for sale to the highest bidder for cash on September 29, 2023, at 10:00 a.m. at the entrance of the Haywood County Courthouse in Waynesville, North Carolina, that certain parcel or tract of land in the Town of Canton, Haywood County, and more particularly described as follows:

Tract 1: BEING a 0.15 acre, more or less, tract of land bearing parcel identification number 8657-92-3886, according to the Haywood County Mapping Office, and also being a portion of the same lands described and conveyed to Scott M. Roy and wife Debbie M. Roy from Creative Housing Investors, Inc., by deed recorded on December 9, 1997 in Deed Book 462, Page 2126, Haywood County Registry, to which reference is specifically made.

ALSO BEING the same lands conveyed by Sheriff's Deed to Creative Housing Investors, Inc., recorded on October 17, 1997 in Deed Book 461, Page 2376, Haywood 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.

Tract 2: BEING a 0.11 acre, more or less, tract of land bearing parcel identification number 8657-92-3862, according to the Haywood County Mapping Office, and also being a portion of the same lands described and conveyed to Scott M. Roy and wife Debbie M. Roy from Creative Housing Investors, Inc., by deed recorded on December 9, 1997 in Deed Book 462, Page 2126, Haywood County Registry, to which reference is specifically made.

ALSO BEING the same lands conveyed by Sheriff's Deed to Creative Housing Investors, Inc., recorded on October 17, 1997 in Deed Book 461, Page 2376, Haywood 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.

Tract 3: BEING a 0.07 acre, more or less, tract of land bearing parcel identification number 8657-92-3739, according to the Haywood County Mapping Office, and also being a portion of the same lands described and conveyed to Scott M. Roy and wife Debbie M. Roy from Creative Housing Investors, Inc., by deed recorded on December 9, 1997 in Deed Book 462, Page 2126, Haywood County Registry, to which reference is specifically made.

ALSO BEING the same lands conveyed by Sheriff's Deed to Creative Housing Investors, Inc., recorded on October 17, 1997 in Deed Book 461, Page 2376, Haywood 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.

The real property at issue shall be sold for the satisfaction of taxes, interests, costs and fees incurred by the Plaintiff, together with and subject to easements of record, but free and clear of all interests, rights, claims and liens whatsoever, except to any taxing units 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%) or \$750.00, whichever is greater, of the amount bid 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 6th day of September, 2023.

A handwritten signature in black ink that reads "Tori Smith". The signature is written in a cursive style with a horizontal line underneath it.

Tori Smith, Commissioner
RIDENOUR & GOSS, PA
P.O. Box 965
Sylva, North Carolina 28779
(828) 586-3131
(828) 586-3763 (Fax)