

Report For

KIRKPATRICK MANAGEMENT LLC
724 FINES CREEK RD
CLYDE, NC 28721

Account Information

PIN: 8604-89-4717

Legal Ref: 660/306

Add Ref: 181/668

374/604

Site Information

STORE CONVENIENCE

Commercial Use

1737 S MAIN ST

Heated Area: 2929

Year Built: 1963

Total Acreage: 0.4

Township: Town of Waynesville

Site Value Information

Land Value: \$129,700

Building Value: \$72,700

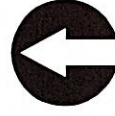
Market Value: \$202,400

Deferred Value: \$0

Assessed Value: \$202,400

Sale Price: \$825,000

Sale Date: 3/1/2006



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 primary 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
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 23 CVS 332

THE COUNTY OF HAYWOOD, a North
Carolina body politic, and THE TOWN OF
WAYNESVILLE, a North Carolina
Municipality,
Plaintiffs,

FILED
2023 SEP 18 10:09
HAYWOOD CO. N.C.

v.

NOTICE OF SALE

KIRKPATRICK MANAGEMENT, LLC and
TD BANK, NATIONAL ASSOCIATION,
Successor-by-Merger to CAROLINA FIRST
BANK, 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 10:10 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 Waynesville, Haywood County, and more particularly described as follows:

BEING a 0.397 acre, more or less, tract of land, bearing parcel identification number 8604-89-4717, according to the Haywood County Mapping Office, as described in that certain deed dated March 1, 2006, from Yasmin S. Pirani and husband Salim Pirani to Kirkpatrick Management, LLC, a corporation existing under the laws of the State of North Carolina, recorded in Deed Book 660, Page 306, Haywood County Registry, to which reference is specifically made.

Together with and subject to any and all appurtenances, covenants, easements, well rights, road rights-of-way 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, appearing to read "Tori Smith", written over a horizontal line.

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