

STATE OF NORTH CAROLINA,
COUNTY OF CLEVELAND

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE: 22CVS2182

SOUTHERN NATIONAL LLC

Vs

SOPHIA HAMILTON
PORTLAN R. MAUNEY

**NOTICE OF SALE
OF REAL PROPERTY**

By virtue of an execution issued to the undersigned Sheriff on the 7TH day of JANUARY, 2025 from the Clerk of Superior Court of CLEVELAND County, in the above entitled action, I will on the 7TH day of APRIL of 2025, at 10:00 a.m. at the door of the Cleveland County Courthouse, 100 Justice Place, Shelby, North Carolina, offer for sale at public auction, any and all interest Sophia Hamilton and Portlan R. Mauney has, or had, at any time at or after the docketing of the judgment in the action in the following property, lying and being in Cleveland County North Carolina.

The following described property is located in Number Six Township, of Cleveland County, North Carolina:

Property is described as follows:

Parcel # 40736 Deed Book/Page No. 1680,2358
Map: S45 Blk: 1 Lot: 9

Being located in Number Six Township, Cleveland County, NC and known under the City of Shelby Street numbering system this date as 1011 Holder Drive and being all of Lot #27 of the Harley Olsen Homes Subdivision as shown in Book of Plats 13 at Page 45 and 14, Page 66 (revision) of the Cleveland County Registry, by specific reference to which this conveyance is made. The above-described parcel is subject to easements depicted on sale plat or otherwise of record.

Property Address: 1011 Holder Drive Shelby, NC 28150.

The property is Parcel # 40736 and can be viewed online at <https://www.webgis.net/nc/cleveland/> .The property is listed as .295 acres with a 1,160 square foot Brick Home. The 2025 total tax value of the property is \$104,881.

Terms of Sale: HIGHEST BIDDER FOR CASH, SUBJECT TO ANY MORTGAGES, LIENS, AND TAXES AND ANY OTHER ENCUMBRANCES AND/OR RESTRICTIONS WHATSOEVER THAT MAY BE OWED ON PROPERTY BY THE CURRENT OR FORMER OWNER(S) OF THE PROPERTY, OR WHICH OTHERWISE

ENCUMBER/RESTRICT THE PROPERTY. BIDDERS ARE CAUTIONED THAT IT IS VERY LIKELY THAT THIS PROPERTY IS SUBJECT TO EXISTING LIENS, ENCUMBRANCES, AND RESTRICTIONS THAT ARE NOT EXTINGUISHED BY AN EXECUTION SALE, MEANING THAT THE PROPERTY REMAINS SUBJECT TO SUCH LIENS, ENCUMBRANCES, AND RESTRICTIONS AFTER THE EXECUTION SALE. THE PROPERTY MAY BE SUBJECT TO DEBT AND CONDITIONS UNACCEPTABLE TO YOU. ALL BIDDERS ARE ADVISED TO DO A COMPLETE TITLE SEARCH ON THIS PROPERTY PRIOR TO ENTERING A BID. THE CLEVELAND COUNTY SHERIFF'S OFFICE, THE SHERIFF AND CLEVELAND COUNTY MAKE NO REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WITH REGARD TO TITLE TO OR THE SUITABILITY FOR ANY PURPOSE OR THE CONDITION OF THIS PROPERTY. NO CREDIT BIDS ACCEPTED

This the 17th day of March, 2025

ALAN NORMAN
SHERIFF OF CLEVELAND COUNTY

A handwritten signature in black ink that reads "Alan Norman". The signature is written in a cursive style with a large initial 'A'.

BY: Sgt. Jessica Etters,

A handwritten signature in black ink that reads "Sgt J Etters". The signature is written in a cursive style.