

NOTICE OF TAX FORECLOSURE SALE

Edgecombe County vs Larry Newkirk, Jr., et al
23-CVD-485

Parcel No:	4738-91-6770-00
Tax Value:	\$50,306.00
Estimated Minimum Bid Amount:	Undetermined
Property Location:	319 Geddie Ave., Princeville, NC
Date of Sale:	November 8, 2023
Time:	12:00 noon
Location of Sale:	Edgecombe County Courthouse 301 St Andrew St, Tarboro, NC



Under and by virtue of a Judgment made and entered into in the District Court of Edgecombe County on October 16, 2023 in the action entitled "Edgecombe County vs. Larry Newkirk, et al., 23-CVD-485" the undersigned commissioner will on the 8th day of November, 2023, offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Tarboro, Edgecombe County, North Carolina at 12:00 noon the following described real property more particularly described as follows:

COMMONLY KNOWN as 319 Geddie Ave., Princeville, North Carolina, having Edgecombe County Tax Parcel No. 4738-91-6770-00, being located in Number One Township, and being more particularly described as follows:

At the intersection of the right of way lines of Geddie Avenue and Third Street at an existing iron pipe, thus being the POINT OF BEGINNING. From the point of beginning, North 77 degrees 30 minutes West 105 feet along the right of way line of Geddie Avenue to an existing iron pipe, cornering; thence North 12 degrees 30 minutes East 100 feet along the property line of Alton Ray Smith as recorded in Book 965, Page 824 of the Edgecombe County Public Registry, to an existing iron pipe, cornering; thence South 77 degrees 30 minutes East

105 feet along the property line of Sandra F. Bellamy and husband, as recorded in Book 1034, Page 789 of the Edgecombe County Public Registry, to an existing iron pipe, cornering; thence South 12 degrees 30 minutes West 100 feet along the right of way line of Third Street, to an existing iron rod, also being the point of beginning. This property is also the southern one half of Lots 15A, 15B, 15C, and 15D, Block B, Princeville Extension, Map Book 5, Page 13 of the Edgecombe County Public Registry. Reference is hereby made to for a more particular description to the survey entitled "Survey for Larry Newkirk, Jr. and wife, Diannia Marie Newkirk, 319 Geddie Ave., Princeville, No. 1 Township, Edgecombe County NC, Survey by Kenneth D. Talbot, Registered Land Surveyor, Tarboro, North Carolina, Date: 11 Oct. 1993, Scale 1" = 20'."

AND BEING the identical property conveyed by Larry Newkirk, Jr. and Diannia M. Newkirk to Larry Newkirk, Jr. by Deed dated April 24, 1997 and recorded in Book 1189, Page 405, Edgecombe Public Registry.

The undersigned Commissioner makes no warranties in connection with this property and specifically disclaims any warranties as to title and habitability. This property is being sold as-is, without opinion as to title or any other matter.

The sale will be made subject to all outstanding city and county taxes and all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause. A cash deposit of five percent of the successful bid will be required.

This 16th day of October, 2023.

Michael B. Peters
County Attorney
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Tarboro, NC 27886
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E-Mail: michaelpeters@edgecombeco.com
Attorney for Plaintiffs

PIN: 473891677000
OWNER: NEWKIRK LARRY JR
ADDRESS: 1099 WOODLAND RD
CITY: TARBORO
STATE: NC
ZIP: 27886-8632
LOCATION: 319 GEDDIE AV
PROPERTY DESCRIPTION:
 PT15A-15D BLK B GEDDIE AV
DEED DATE: 4/25/1997
SALE PRICE: 0
DEED LOC: 1189/0405
ACCOUNT: 94719
ACREAGE: 0
LAND VALUE: 7500
BLDG VAL: 42806
NET VALUE: 50306
DEFERRED: 0
SUBDIVISION:
TAX CODES: C10
ZONING:



Edgecombe County

June 5, 2023

1 inch = 53 feet

