

STATE OF NORTH CAROLINA	)	IN THE GENERAL
COUNTY OF ASHE	)	COURT OF JUSTICE
ASHE COUNTY, A Body	)	DISTRICT COURT
Politic and Corporate	)	DIVISION
Plaintiff	)	25CV001344-040
-vs-	)	<u>NOTICE OF</u>
NATHANIEL L. COLE, a/k/a NATHANIEL LEE	)	<u>SALE</u>
COLE, UNKNOWN SPOUSE OF NATHANIEL	)	
L. COLE, FIRST NATIONAL BANK OF	)	
PENNSYLVANIA, Lienholder	)	
Defendants	)	

Under and by virtue of an order of the District Court of Ashe County, North Carolina, made and entered in the action entitled ASHE COUNTY, A Body Politic and Corporate Plaintiff vs. NATHANIEL L. COLE, a/k/a NATHANIEL LEE COLE, UNKNOWN SPOUSE OF NATHANIEL L. COLE, FIRST NATIONAL BANK OF PENNSYLVANIA, Lienholder, Defendants, the undersigned commissioner will on July 30, 2026 at 1:00 PM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Ashe County, North Carolina in Jefferson, the following described property lying in Ashe County, North Carolina and more particularly described as follows:

BEING the 1.639 acre parcel shown on the plat entitled "Survey for Bamba L. Pruitt and wife Wilma Pruitt," said plat recorded in Plat Book 6, Page 556, Ashe County Registry, to which reference is made for a more perfect description.

Together with and subject to easements, restrictions, water rights and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 06251237, Ashe County Tax Office. Address (Per tax office records and not warranted): 132 Shelly Drive

The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of North Carolina, any right of redemption of the United States and any rights of any persons in possession. A deposit of the greater of \$750.00 or five (5) percent of the successful bid will be required at the time of sale unless the highest bid is by a taxing unit; then a deposit shall not be required.

In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the sale date indicated sell each parcel individually by conducting a separate sale for each, or group various parcels together for several sales, or not conduct a sale at all on one or more parcels, as the Commissioner determines in the Commissioner's sole discretion as being most likely to sell the parcels at a price adequate to pay all taxes due, as well as fees and costs. Any party contemplating the filing of an upset bid is therefore strongly encouraged to consult the Clerk of Court records to ascertain the parcel or parcels included in the sale for which an upset bid is planned.

Upon delivery of the deed, the winning bidder shall be required to pay the costs of recordation of the deed, including deed stamp taxes due to the Register of Deeds. Title and condition of the property will be granted to the successful bidder "as is" and without warranties.

This the 30 day of June, 2026



E. Lauren Watson Hubbard
Commissioner
Capital Center
82 Patton Avenue, Suite 500
Asheville, North Carolina 28801
(828) 252-8010

Tax Value: \$80,000