

STATE OF NORTH CAROLINA	)	IN THE GENERAL COURT OF
COUNTY OF SURRY	)	JUSTICE
SURRY COUNTY, A Body	)	DISTRICT COURT DIVISION
Politic and Corporate	)	25CVD000325-850
Plaintiff	)	
-vs-	)	<u>NOTICE OF</u>
PHYLLIS R. HINSON,	)	<u>SALE</u>
UNKNOWN SPOUSE	)	
OF PHYLLIS R. HINSON,	)	
UNKNOWN HEIRS AT LAW	)	
OF ESTIE LEWIS, a/k/a	)	
ESTA MCCOIN LEWIS, a/k/a	)	
ESTHER CAROLINE MCCOIN	)	
LEWIS	)	
Defendants	)	

Under and by virtue of an order of the District Court of Surry County, North Carolina, made and entered in the action entitled SURRY COUNTY, A Body Politic and Corporate Plaintiff vs. PHYLLIS R. HINSON, UNKNOWN SPOUSE OF PHYLLIS R. HINSON, UNKNOWN HEIRS AT LAW OF ESTIE LEWIS, a/k/a ESTA MCCOIN LEWIS, a/k/a ESTHER CAROLINE MCCOIN LEWIS, Defendants, the undersigned commissioner will on January 22, 2026 at 2:00 PM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Surry County, North Carolina in Dobson, the following described property lying in Surry County, North Carolina and more particularly described as follows:

BEGINNING on a rock in J. A. Hayes & J. H. McCain's line, running North with their line 281 feet to a rock, thence West 135 1/2 feet to a rock; thence South 363 feet to an iron stob, thence angling a Northeast direction 171 1/3 feet to the beginning, containing one acre more or less.

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 #4963-00-07-0558, Surry County Tax Office. Address (Per tax office records and not warranted): Autumn Pine Trail

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 his 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 8 day of December, 2025.

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

Tax Value: \$12,100

