

STATE OF NORTH CAROLINA)	IN THE GENERAL
COUNTY OF SURRY)	COURT OF JUSTICE
SURRY COUNTY, A Body)	DISTRICT
Politic and Corporate, and)	COURT DIVISION
CITY OF MOUNT AIRY,)	25CVD000034-850
A Body Politic and Corporate)	
Plaintiff)	
-vs-)	
TIMOTHY SHUFF, a/k/a TIMOTHY)	<u>NOTICE OF</u>
R. SHUFF, UNKNOWN SPOUSE OF)	<u>SALE</u>
TIMOTHY SHUFF, UNKNOWN HEIRS)	
AT LAW OF IRENE JOYCE SHUFF,)	
a/k/a IRENE T. SHUFF, a/k/a VIRGINIA)	
IRENE JOYCE SHUFF, GARY DAVIS,)	
UNKNOWN SPOUSE OF GARY DAVIS,)	
UNKNOWN HEIRS AT LAW OF GARY)	
DAVIS, SURRY COUNTY HOUSING)	
CONSORTIUM, Lienholder)	
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, and CITY OF MOUNT AIRY, A Body Politic and Corporate Plaintiffs vs. TIMOTHY SHUFF, a/k/a TIMOTHY R. SHUFF, UNKNOWN SPOUSE OF TIMOTHY SHUFF, UNKNOWN HEIRS AT LAW OF IRENE JOYCE SHUFF, a/k/a IRENE T. SHUFF, a/k/a VIRGINIA IRENE JOYCE SHUFF, GARY DAVIS, UNKNOWN SPOUSE OF GARY DAVIS, UNKNOWN HEIRS AT LAW OF GARY DAVIS, SURRY COUNTY HOUSING CONSORTIUM, Lienholder, 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:

Being bounded on the East by State Road #1636, on the South by Nelson Whitlock and on the North and West by other land and being more particularly described as follows: BEGINNING at a driven iron pipe on the West side of State Road #1636 and at Nelson Whitlock NE corner (now or formerly) and runs thence S. 63 degs. W. 200 ft. to a driven iron in Whitlock's line; thence with other land N. 24 degs. W. 107 ft. to an iron, a new corner; thence a new line, N. 65 degs. E. 200 ft. to a driven iron on

the West side of State Road #1636; thence with the edge of S.R. 1636, S. 24 degs. E. 100 ft. to the point of BEGINNING. For further reference, see the deed recorded in Book 269, Page 681.

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 #5020-05-17-0596, Surry County Tax Office. Address: 245 Gordon Street

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: \$60,830

