

STATE OF NORTH CAROLINA

COUNTY OF SURRY

SURRY COUNTY, A Body

Politie and Corporate

Plaintiff

-vs-

MONICA MITCHELL, a/k/a MARTHA DEL

MONICA ANNE MITCHELL, UNKNOWN

SPOUSE OF MONICA MITCHELL,

DANIEL MURRAY, a/k/a DANIEL GEORGE

MURRAY, UNKNOWN SPOUSE OF DANIEL

MURRAY, SOUTHEASTERN MTG., a/k/a

SOUTHEASTERN MORTGAGE, a/k/a

SOUTHEASTERN MORGAGE SERVICES

INC., UNKNOWN HEIRS AT LAW OF

MARTHA ANN MITCHELL

Defendants

) IN THE GENERAL

) COURT OF JUSTICE

) DISTRICT COURT

) DIVISION

) 26CV000063-840

**NOTICE OF
SALE**

Under and by virtue of an order of the District Court of Stokes County, North Carolina, made and entered in the action entitled STOKES COUNTY, A Body Politic and Corporate Plaintiff vs. MONICA MITCHELL, a/k/a MARTHA DEL MONICA ANNE MITCHELL, UNKNOWN SPOUSE OF MONICA MITCHELL, DANIEL MURRAY, a/k/a DANIEL GEORGE MURRAY, UNKNOWN SPOUSE OF DANIEL MURRAY, SOUTHEASTERN MTG., a/k/a SOUTHEASTERN MORTGAGE, a/k/a SOUTHEASTERN MORGAGE SERVICES INC., UNKNOWN HEIRS AT LAW OF MARTHA ANN MITCHELL, Defendants, the undersigned commissioner will on August 11, 2026 at 11:00 AM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Stokes County, North Carolina in Danbury, the following described property lying in Stokes County, North Carolina and more particularly described as follows:

Being known and designed as that property located at Route 3, Box 395, Hickory Fork Road, Walnut Cove, N.C. and being approximately 1.77 acres, more or less and being more particularly described as follows.

BEGINNING at an iron stake, Giles Carter's corner; thence South 89, 10', West 268 ft. to an iron stake; thence South 27, 55', West 239 ft. to an iron stake; thence South 87, 20', East 435.6 ft. to an iron stake; Carl Belcher's corner; thence North 13, 38' West 234 ft. to the point of BEGINNING and containing 1.77 acres, more or less.

SAVE AND EXCEPT 77/100 acre heretofore conveyed to John Lewis and James Howard Mitchell as recorded in Book 165, Page 510, Stokes County Registry.

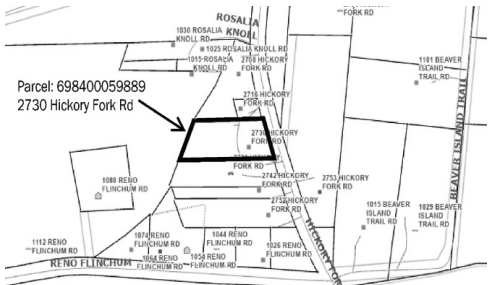
Together with and subject to easements, restrictions, water rights and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 698400059889, Stokes County Tax Office. Address (Per tax office records and not warranted): 2730 Hickory Fork Rd

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 10 day of July, 2026.

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

Tax Value: \$22,800