

STATE OF NORTH CAROLINA	)	IN THE GENERAL COURT OF
COUNTY OF STOKES	)	JUSTICE DISTRICT COURT
STOKES COUNTY, A Body	)	DIVISION 25CVD000053-840
Politic and Corporate	)	
Plaintiff	)	<b><u>NOTICE OF</u></b>
-vs-	)	<b><u>SALE</u></b>
PHILLIP SCOTT HUTCHENS,	)	
a/k/a PHILLIP SCOTT	)	
HUTCHENS, SR., UNKNOWN	)	
SPOUSE OF PHILLIP	)	
SCOTT HUTCHENS, JAMA J.	)	
MONTOYA, Lienholder, a/k/a	)	
JAMA JENEE MONTOYA,	)	
UNITED STATES OF AMERICA,	)	
INTERNAL REVENUE	)	
SERVICE, Lienholder	)	
Defendants	)	

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. PHILLIPSCOTTHUTCHENS,a/k/aPHILLIPSCOTTHUTCHENS, SR., UNKNOWN SPOUSE OF PHILLIP SCOTT HUTCHENS, JAMA J. MONTOYA, Lienholder, a/k/a JAMA JENEE MONTOYA, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, Lienholder, Defendants, the undersigned commissioner will on January 22, 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:

LYING AND BEING in Yadkin Township, Stokes County, North Carolina, adjoining the lands of L. M. Baker, Jr. and wife, Suzanne B. Baker (DB 355, Pg. 812) on the East, Rosella Eaton (now or formerly) (DB 103, Pg. 50) on the South, Thomas Blythe and wife, Darlene B. Blythe, (DB 363, Pg. 1814), Terry L. Lockamy and wife, Libby W. Lockamy, (DB 422, Pg. 631), and Nellie H. Levan, (DB 355, Pg. 1104), on the West, and other lands of Andy D. Edwards (formerly Johnny Mac Edwards) on the North; BEGINNING on a set iron pin in the eastern right of way for Tillotson Road (SR 1173), said iron pin being North 37 degrees 54 minutes 45 seconds East 63.08 feet from a concrete right of way monument proceeds thence on a clockwise course, crossing Tillotson Road (SR 1173) and on a common line with Blythe, North 86 degrees 27 minutes 36 seconds West 107.39 feet to a persimmon tree; thence, North 03 degrees 01 minute 10 seconds East 33.52 feet to a 26" poplar tree; thence, running with or in the centerline of a branch the following twenty-one (21) courses and distances: North 45 degrees 10 minutes 11 seconds East 74.88 feet to a point, North 51 degrees 01 minute 50 seconds East 23.36 feet to a point, North 01 degree 12 minutes 10 seconds West 25.96 feet to a point, North 32 degrees 16 minutes 29 seconds East 16.98 feet to a point, North 85 degrees 07 minutes 33 seconds East 20.52 feet to point, South 76 degrees 32 minutes 20 seconds East 75.79 feet to a point, South 80 degrees 07 minutes 03 seconds East 49.14 feet to a point, North 83 degrees 08 minutes 44 seconds East 28.19 feet to a point, North 60 degrees 59 minutes 13 seconds East 19.14 feet to a point, North 01 degree 19 minutes 01 second East 26.52 feet to a point, North 29 degrees 51 minutes 15 seconds East 24.46 feet to a point, North 09 degrees 49 minutes 02 seconds East 21.42 feet to a point, North 11 degrees 36 minutes 32 seconds West 31.32 feet to a point, North 37 degrees 12 minutes 30 seconds East 47.84 feet to a point, North 37 degrees 12 minutes 30 seconds East 8.53 feet to a set iron in the northern edge of an asphalt driveway, North 26 degrees 28 minutes 22 seconds East 33.52 feet to a point, North 44 degrees 31 minutes 57 seconds East 53.16 feet to a point, North 28 degrees 02 minutes 54 seconds West 32.37 feet to a point, North 01 degree 11 minutes 11 seconds West 26.05 feet to a point and North 35 degrees 19 minutes 01 second East 37.27 feet to a point; thence, leaving the branch, North 21 degrees 14 minutes 36 seconds East 54.69 feet to a set iron; thence, South 70 degrees 41 minutes 48 seconds East 44.03 feet to a point in or near the center of the branch; thence continuing in or with the centerline of the branch, North 67 degrees 35 minutes 36 seconds East 80.92 feet to a point; thence, continuing in the branch, North 35 degrees 58 minutes 14 seconds East 36.22 feet to a point; thence, leaving the branch, South 17 degrees 14 minutes 31 seconds East 150.42 feet and passing iron pins at 9.69 feet and at 145.78 feet, to a point; thence, North 62 degrees 06 minutes 31 seconds East 110.78 feet to a point at the northern bank of the branch; thence, North 83 degrees 10 minutes 26 seconds East 131.70 feet to a point; thence, South 84 degrees 53 minutes 19 seconds East 80.80 feet to a point in the southern margin of a thirty foot access easement; thence, North 81 degrees 52 minutes 42 seconds East 107.30 feet to a point; thence, North 35 degrees 14 minutes 50 seconds East 80.81 feet to a point in the center of a thirty-foot access easement; thence, North 23 degrees 00 minutes 02 seconds East 82.45 feet to a point in the center of the easement; thence, South 04 degrees 09 minutes 46 seconds West 638.45 feet to an existing iron pin, common corner with Rosetta Eaton (DB 103, Pg. 50) and L. M. Baker, Jr., and wife, Suzanne B. Baker (DB 355, Pg. 812); thence, North 86 degrees 27 minutes 36 seconds West 899.17 feet to a set iron in the eastern margin of the right of way for Tillotson Road (SR 1137), said iron being in or at the point of BEGINNING and containing 8.6116 acres, more or less, according to plat and survey of David J. O'Brien, P.L.S.L-3651, dated December 20, 2000.

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# 5995-0023-0062, Stokes County Tax Office. Address (Per tax office records and not warranted): 1036 Starry Ridge 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 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: \$393,800**

