

Notice of Tax Foreclosure Sale

18-CVD-317

Swain County vs. Bernard M. Jans et. al.

Under and by virtue of an order of the District Court of Swain County, North Carolina, made and entered in the action entitled Swain County, a North Carolina Body Politic vs. Bernard M. Jans and Lori Anne Jans, et. al., the undersigned commissioner will on the **31st day of May, 2019**, offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Swain County, North Carolina, at **11:00 A.M.** the following described real property:

Being Lot #62 of the Glory Mountain Subdivision, and being all of the property described in the deed from Glory Mountains, Inc. to Bernard M. Jans and wife Lori Anne Jans, recorded February 25, 1999 in Book 222, page 457, Swain County Registry, containing 0.311 acres more or less. The metes and bounds description from the referenced deed is incorporated into this description by express reference.

SUBJECT TO the restrictive covenants for Glory Mountain Subdivision recorded in Book 187, page 519, Swain County Registry, and any amendments thereto.

TOGETHER WITH the easement for the subdivision access roads leading from Wiggins Creek to and along the western boundaries of the lands described herein.

SUBJECT TO the reservation of an easement for a driveway leading from the main access road to and along the southwestern boundary of the lands herein conveyed to be used for ingress and egress to Lot #63.

The real property at issue shall be sold for the satisfaction of taxes, interests, costs and fees incurred by the Plaintiff, together with and subject to easements of record, but free and clear of all interests, rights, claims and liens whatever, except to any taxing units not party to this action in accordance with section 105-374(k) of the North Carolina General Statutes.

No warranties, express or implied, shall be made as to the acreage contained in the above described tract of land. In addition, no warranties of title will be made and any interested purchaser desiring to ascertain marketability of title should perform or cause to be performed an independent title examination.

The sale will be made subject to confirmation of the Court and will further be subject to the filing of upset bids as by law provided. A deposit in the greater amount of 5 percent of the successful bid or \$500.00 will be required.

This the 2nd day of May, 2019

Jonathan Mattox
Commissioner

Dates: 5/23/19 – 5/30/2019