

STATE OF NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
25CV003241-420

COUNTY OF HARNETT

HARNETT COUNTY, A Body
Politie and Corporate

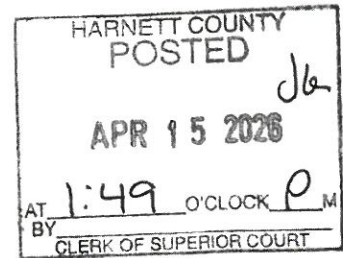
Plaintiff

-vs-

MICHAEL S. ROY, a/k/a MICHAEL SHAWN
ROY, UNKNOWN SPOUSE OF MICHAEL S.
ROY, CHRISTINA HALL ROY, UNKNOWN
SPOUSE OF CHRISTINA HALL ROY, GMAC
MORTGAGE, LLC, SUCCESSOR BY MERGER
TO GMAC MORTGAGE CORPORATION DBA
DITECH.COM, Lienholder, FIRST BANK,
Lienholder

Defendants

NOTICE OF SALE



Under and by virtue of an order of the District Court of Harnett County, North Carolina, made and entered in the action entitled HARNETT COUNTY, A Body Politie and Corporate Plaintiff vs. MICHAEL S. ROY, a/k/a MICHAEL SHAWN ROY, UNKNOWN SPOUSE OF MICHAEL S. ROY, CHRISTINA HALL ROY, UNKNOWN SPOUSE OF CHRISTINA HALL ROY, GMAC MORTGAGE, LLC, SUCCESSOR BY MERGER TO GMAC MORTGAGE CORPORATION DBA DITECH.COM, Lienholder, FIRST BANK, Lienholder, Defendants, the undersigned commissioner will on May 21, 2026 at 12:30 PM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Harnett County, North Carolina in Lillington, the following described property lying in Harnett County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pipe in the centerline of Tingen Road SR No. 1139 a 60' right of way; said existing iron pipe being the Northeastern most corner of the original 4 acre tract of which this 1 acre parcel is a part this being a common corner in the Southeast most corner of the James T. Smith property see Deed Book 1367, Page 907 and running thence from said beginning point South 02 deg. 12 min. 08 sec. West 200 feet to a new PK nail in the center of Tingen Road SR No. 1139; thence South 83 deg. 50 min. 26 sec. West 441.34 feet to a new iron pipe; thence North 61 deg. 01 min. 39 sec. East 610.84 feet to the point and place of beginning;

252 Tingen Rd
Broadway, NC

containing 1 acre, more or less and being the same property conveyed to J.D. Ashworth by Deed Dated November 4, 1999, and appearing of record in Deed Book 1385, Page 771.

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

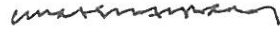
Also being identified as Parcel ID# 039597 0023 01, Harnett County Tax Office. Address (Per tax office records and not warranted): 252 Tingen Rd

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 13 day of April, 2026.



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

Roy. Michael S. & Christina Hall #24094
tje



Harnett County GIS

PID: 039597 0023 01

PIN: 9597-15-1596.000

Account Number: 1400005581

Owner: ROY MICHAEL S & ROY CHRISTINA HALL

Mailing Address: 3219 SHAMROCK DR FAYETTEVILLE, NC 28303-3925

Physical Address: 252 TINGEN RD BROADWAY, NC 27505 ac

Description: 1.00AC J D ASHWORTH PROP

Surveyed/Deeded Acreage: 1

Calculated Acreage: 1

Deed Date:

Deed Book/Page: 1601 - 0020

Plat(Survey) Book/Page: -

Last Sale: 2002 - 3

Sale Price: \$65000

Qualified Code: Y

Vacant or Improved:

Transfer of Split: T

Actual Year Built: 1940

Heated Area : 1360 SqFt

Building Count : 1

Building Value: \$23352

Parcel Outbuilding Value: \$0

Parcel Land Value: 30400

Market Value: \$53752

Deferred Value: \$0

Total Assessed Value: \$53752

Zoning: RA-20R - 1.0 acres (100.0%)

Zoning Jurisdiction: Harnett County

Wetlands: Yes

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: Yes

Elementary School: South Harnett Elementary

Middle School: Western Harnett Middle

High School: Western Harnett High

Fire Department: Benhaven

EMS Department: Medic 13, D13 EMS, D13 FR

Law Enforcement: Harnett County Sheriff

Voter Precinct: Barbecue/Benhaven

County Commissioner : Matthew Nicol

School Board Member: Don Godfrey

