

STATE OF NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
25CV002480-420

COUNTY OF HARNETT

HARNETT COUNTY, A Body
Politie and Corporate

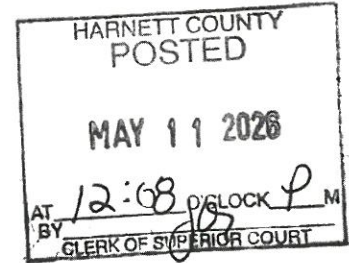
Plaintiff

-vs-

UNKNOWN HEIRS AT LAW OF ANNIE NEAL
ASHLEY, UNKNOWN HEIRS AT LAW OF
JESSE ASHLEY, a/k/a JESSE A. ASHLEY,
UNKNOWN HEIRS AT LAW OF ODESSA
ASHLEY, a/k/a ODESSA FAIRLEY,
UNKNOWN HEIRS AT LAW OF JESSIE LEE
ASHLEY, a/k/a JESSIE LEE ASHELY
PEMBERTON, ARTHUR PEMBERTON

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. UNKNOWN HEIRS AT LAW OF ANNIE NEAL ASHLEY, UNKNOWN HEIRS AT LAW OF JESSE ASHLEY, a/k/a JESSE A. ASHLEY, UNKNOWN HEIRS AT LAW OF ODESSA ASHLEY, a/k/a ODESSA FAIRLEY, UNKNOWN HEIRS AT LAW OF JESSIE LEE ASHLEY, a/k/a JESSIE LEE ASHELY PEMBERTON, ARTHUR PEMBERTON, Defendants, the undersigned commissioner will on June 19, 2026 at 10:00 AM 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:

Parcel I:

Lot No. 7 allotted to Margaret Owen in division of A. W. Moore Estate recorded in Map Book No. 4 page 50 and Book 259, page 99, Registry of Harnett County, more particularly described as follows:

Beginning at a stake in West edge of road and runs thence North 57 deg. 45 min.

780 + 792 Shawtown Rd
Lillington NC

West 152 feet to stake and corner; thence North 19 East 42 feet to stake and corner; thence North 57 deg. 45 min. West 166 feet to stake and corner; thence North 27 East 20 feet to stake and corner with Lot No. 8; thence South 57 deg. 45 min. East 308 feet to stake and corner with Lot No. 8 in West edge of road; thence with west edge of road South 19 West 68 feet to the beginning.

LESS AND EXCEPT that portion thereof included in Lot 15 of Map Book No. 4, page 89, Registry of Harnett County.

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 #10054912010185, Harnett County Tax Office. Address (Per tax office records and not warranted): 792 Shawtown Rd.

Parcel II:

Being Lot No. Eight in the division of the Estate of A. W. Moore, deceased recorded in Book 259 page 99 of Registry of Harnett County, and therein allotted to said Luella Ray, bounded and described as follows:

Beginning at a stake in west edge of the road corner with Lot No 7 and runs thence N 57 deg 45 min West 308 feet to stake and corner with lot No 7; thence North 27 deg min East 40 feet to stake and corner with Lot no 9; thence South 57 deg 45 min East 302 feet to stake and corner with Lot No 9 in west edge of the road; thence South 19 deg no min West 40 feet to point of beginning.

LESS AND EXCEPT that portion thereof included in Lot 15 of Map Book No. 4, page 89, Registry of Harnett County.

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 #10054912010269, Harnett County Tax Office. Address (Per tax office records and not warranted): 780 Shawtown 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 8 day of May, 2026.



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

Ashley.Annie N. #23843
tje



Harnett County GIS

PID: 10054912010269
PIN: 0559-04-2620.000
Account Number: 1000038000
Owner: ASHLEY ANNIE N
Mailing Address: 12412 SPRUCE DR C/O ARTHUR PEMBERTON FORT WORTH, TX 76244-6757
Physical Address: 780 SHAWTOWN RD LILLINGTON, NC 27546 ac
Description: LOT#8 A W MOORE MAP#4-50
Surveyed/Deeded Acreage: 0.26
Calculated Acreage: 0.26
Deed Date:
Deed Book/Page: 284 - 0230
Plat(Survey) Book/Page: 4 - 50
Last Sale: 1944 - 2
Sale Price: \$0
Qualified Code: D
Vacant or Improved:
Transfer of Split:
Actual Year Built: 1940
Heated Area : 896 SqFt
Building Count : 1

Building Value: \$12207
Parcel Outbuilding Value: \$0
Parcel Land Value: 30660
Market Value: \$42867
Deferred Value: \$0
Total Assessed Value: \$42867
Zoning: RA-20R - 0.26 acres (100.0%)
Zoning Jurisdiction: Harnett County
Wetlands: No
FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: Yes
Elementary School: Lillington-Shawtown Elementary
Middle School: Harnett Central Middle
High School: Harnett Central High
Fire Department: Summerville Bunnlevel
EMS Department: Medic 4
Law Enforcement: Harnett County Sheriff
Voter Precinct: Central Harnett Lillington
County Commissioner : Barbara McKoy
School Board Member: Sharon Gainey



780

ASHLEY ANNIE N
 780 SHAWTOWN RD LILLINGTON NC
 27546
 1000038000

HARNETT COUNTY TAX (100), SUMMERVILLE-BUNNLEVEL
 FIRE TAX (100)
 LOT#8 A W MOORE MAP#4-50
 Appraised By: 00 on 01/01/2022 01007 LILLINGTON SHAWTOWN

CARD NO. 1 of 1
 0.2600 AC
 TW-10 Cl- ER-

PLAT: 4/50 UNIQ ID: 262570
 ID NO: 0559-04-2620.000

Parcel ID: 10-0549-12-01-0269-
 SPLIT FROM ID

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	HEATED SQ FEET	AYB	EYB	CEDEENCE TO	CORRELATION OF VALUE	MARKET
01	SINGLE FAMILY RESIDENTIAL	01	SINGLE FAMILY RESIDENTIAL	1 - 1.0 Story	896	1940	1940	DEPR. BUILDING VALUE - CARD		12.207
								DEPR. OB/XF VALUE - CARD		30.660
								MARKET LAND VALUE - CARD		42.867
								TOTAL MARKET VALUE - CARD		42.867
								TOTAL APPRAISED VALUE - CARD		42.867
								TOTAL APPRAISED VALUE - PARCEL		42.867
								TOTAL PRESENT USE VALUE - LAND		0
								TOTAL VALUE DEFERRED - PARCEL		0
								TOTAL TAXABLE VALUE - PARCEL \$		42.867

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				1.000	3000.00
Bedrooms				1.000	
Foundation		3 Continuous Footing			0.00
Sub Floor System		5 Wood			0.00
Exterior Walls		11 Concrete Block			-0.50
Roofing Structure		04 Hip			0.00
Roofing Cover		03 Asphalt or Composition Shingle			0.00
Interior Wall Construction		1 Masonry or Minimum			0.00
Interior Floor Cover		08 Sheet Vinyl			0.00
Heating Fuel		01 None			0.00
Heating Type		01 None			-4.60
Air Conditioning Type		01 None			0.00

TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	DEPRECIATION	NB FACTOR	OFF. RECORD BOOK	PAGE	DATE	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
BAS	896	154.90	1.0400	147462	NORM	0.90000	00284	0230	2 1944	WD	D	V	0
FIREPLA	3 - 1 Story						00261	0427	4 1937	DE	D	V	0

CODE	QUALI TY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE

BLDG DIMENSIONS	BLAS	E33N28W32S28A	Area: 896	Total Area: 896

LAND INFORMATION	HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ./NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
		0100	RA-20R	55	300	1.9500	0	0.9000	+00 +00 +00 +00 -10 Under-unsound		67,000.00	0.260	AC	1.760	117,920.00	30659	0	

TOTAL MARKET LAND DATA	TOTAL PRESENT USE DATA

10-0549-12-01-0269 - (8180503) Group:0

5/18/2026 9:44:28 AM

NOTES: Sketched dwelling for 2022 at unsound value per field visit & aerial review. Removed SWF. JC



Harnett County GIS

PID: 10054912010185
PIN: 0559-04-2571.000
Account Number: 1000038000
Owner: ASHLEY ANNIE N
Mailing Address: 12412 SPRUCE DR C/O ARTHUR PEMBERTON FORT WORTH, TX 76244-6757
Physical Address: 792 SHAWTOWN RD LILLINGTON, NC 27546 ac
Description: LOT#7 A W MOORE MAP#4-50
Surveyed/Deeded Acreage: 0.32
Calculated Acreage: 0.32
Deed Date:
Deed Book/Page: 273 - 0170
Plat(Survey) Book/Page: 4 - 50
Last Sale: 1940 - 11
Sale Price: \$0
Qualified Code: D
Vacant or Improved:
Transfer of Split:
Actual Year Built:
Heated Area : SqFt
Building Count : 0

Building Value: \$0
Parcel Outbuilding Value: \$0
Parcel Land Value: 31730
Market Value: \$31730
Deferred Value: \$0
Total Assessed Value: \$31730
Zoning: RA-20R - 0.32 acres (100.0%)
Zoning Jurisdiction: Harnett County
Wetlands: No
FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: Yes
Elementary School: Lillington-Shawtown Elementary
Middle School: Harnett Central Middle
High School: Harnett Central High
Fire Department: Summerville Bunnlevel
EMS Department: Medic 4
Law Enforcement: Harnett County Sheriff
Voter Precinct: Central Harnett Lillington
County Commissioner : Barbara McKoy
School Board Member: Sharon Gainey



792

ASHLEY ANNIE N
 792 SHAWTOWN RD LILLINGTON NC
 27546
 1000038000

HARNETT COUNTY TAX (100), SOLID WASTE FEE (1),
 SUMMERVILLE-BUNNLEVEL FIRE TAX (100)
 Reval Year: 2026 Tax Year: 2026
 Appraised By 00 on 01/01/2022 01007 LILLINGTON SHAWTOWN

CARD NO. 1 of 1
 0.3200 AC
 TW-10 Cl- FR-

PLAT: 4/50 UNIQ ID 262489
 ID NO.: 0559-04-2571.000

SPLIT FROM ID

Parcel ID: 10-0549-12-01-0185-

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	HEATED SQ FEET	AYB	EYB
01		00					

CATEGORY	DESCRIPTION	CODE	NB FACTOR	BASE RATE	COUNT	RATE
DEPRECIATION			1			
NORM						

DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD	TOTAL APPRAISED VALUE - CARD	TOTAL APPRAISED VALUE - PARCEL	TOTAL PRESENT USE VALUE - LAND	TOTAL VALUE DEFERRED - PARCEL	TOTAL TAXABLE VALUE - PARCEL \$	PRIOR APPRAISAL	OBXF VALUE	LAND VALUE	PRESENT USE VALUE	DEFERRED VALUE	TOTAL VALUE
0	0	31,730	31,730	31,730	31,730	0	0	31,730	0	0	18,470	0	0	18,470

OFF. RECORD BOOK	RECORD PAGE	DATE MO	DATE YR	DEED TYPE	DEED Q/U	DEED V/1	INDICATE SALES PRICE
002731	0170	11	1940	D	D	V	0

SWMH 792 SHAWTOWN
 HEATED AREA
 NOTES
 0044

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																
BLDG DIMENSIONS																
LAND INFORMATION																
HIGHEST AND BEST USE																
SFR	0100	RA-20R	55	110	1,8500	0	0.8000	+00 +00 +00 -20		67,000.00	0.320	AC	1,480	99,160.00	31,731	
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																
10-0549-12-01-0185- (8180261) Group:0																
5/18/2026 9:44:01 AM.																

ASHLEY ANNIE N
 1000038000

Parcel ID: 10-0549-12-01-0185-
 ID NO.: 0559-04-2571.000
 CARD NO. 1 of 1