

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
25CV003218-420

HARNETT COUNTY, A Body
Politie and Corporate

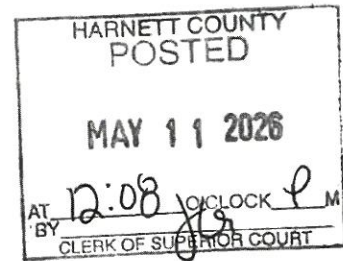
Plaintiff

-vs-

UNKNOWN HEIRS AT LAW OF EUROPE P.
CAMERON, III, UNKNOWN HEIRS AT LAW OF
MAMIE CAMERON ARMSTRONG, UNKNOWN
HEIRS AT LAW OF LILLIE E. MCKOY, BRUCE
A. MCKOY, UNKNOWN SPOUSE OF BRUCE A.
MCKOY, ONEMAIN FINANCIAL GROUP, LLC,
SUCCESSOR BY MERGER TO AMERICAN
GENERAL FINANCIAL SERVICES, INC.,
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. UNKNOWN HEIRS AT LAW OF EUROPE P. CAMERON, III, UNKNOWN HEIRS AT LAW OF MAMIE CAMERON ARMSTRONG, UNKNOWN HEIRS AT LAW OF LILLIE E. MCKOY, BRUCE A. MCKOY, UNKNOWN SPOUSE OF BRUCE A. MCKOY, ONEMAIN FINANCIAL GROUP, LLC, SUCCESSOR BY MERGER TO AMERICAN GENERAL FINANCIAL SERVICES, INC., Lienholder, 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:

BEING all of Lot No. 3 of the Eli Manning Subdivision according to a map of said Subdivision made by G.R. Johnson on the 1st day of November, 1956, which said map is recorded in Book of Maps No. 7 at Page 124, in the Office of the Register of Deeds of Harnett County, and reference is hereby made to said map for a more complete description of said lot.

Together with and subject to easements, restrictions, water rights and rights of way

4865 Titan Roberts Rd
Erwin NC

of record, and matters of survey.

Also being identified as Parcel ID# 120587 0015, Harnett County Tax Office.

Address (Per tax office records and not warranted): 4865 Titan Roberts Rd, Erwin, NC

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

McKoy.Lillie E. #24236

tje



Harnett County GIS

PID: 120587 0015

PIN: 0587-31-0171.000

Account Number: 1203781000

Owner: MCKOY LILLIE E

Mailing Address: UNKNOWN ADDRESS UNKNOWN ADDRESS,

Physical Address: 4865 TITAN ROBERTS RD ERWIN, NC 28339 ac

Description: .35 ACRE 1 LOT #3 M7 P124

Surveyed/Deeded Acreage: 0.35

Calculated Acreage: 0.3

Deed Date:

Deed Book/Page: 1314 - 0575

Plat(Survey) Book/Page: 7 - 124

Last Sale: 1998 - 12

Sale Price: \$0

Qualified Code: G

Vacant or Improved:

Transfer of Split:

Actual Year Built: 1940

Heated Area : 864 SqFt

Building Count : 1

Building Value: \$13495

Parcel Outbuilding Value: \$0

Parcel Land Value: 23600

Market Value: \$37095

Deferred Value: \$0

Total Assessed Value: \$37095

Zoning: RA-20R - 0.3 acres (100.0%)

Zoning Jurisdiction: Harnett County

Wetlands: Yes

FEMA Flood: 500 Year Flood Plain, Minimal Flood Risk

Within 1mi of Agriculture District: Yes

Elementary School: Erwin Elementary

Middle School: Coats-Erwin Middle

High School: Triton High

Fire Department: Erwin

EMS Department: Medic 5, D5 EMS

Law Enforcement: Harnett County Sheriff

Voter Precinct: Stewarts Creek

County Commissioner : Barbara McKoy

School Board Member: Sharon Gainey



4865

MCKOY LILLIE E
 4865 TITAN ROBERTS RD ERWIN NC 28339
 1203781000

DUKE FIRE TAX (100), HARNETT COUNTY TAX (100),
 SOLID WASTE FEE (1)
 .35 ACRE 1 LOT #3 M7 P124
 Appraised By 00 on 01/01/2022 01200D NC 217, TITAN ROBERTS, BUNNLEVEL ERWIN RURAL

REVAL YEAR: 2026 TAX YEAR: 2026
 CARD NO. 1 of 1
 0.3500 AC
 TW-12 CI - FR-
 0.3000 AC
 ID NO: 0587-31-0171.000

PLAT: 7/124 UNIQ ID 269613
 Parcel ID: 12-0587- - -0015-
 SPLIT FROM ID

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	HEATED SQ FEET	AYB	EYB	MARKET
50	RURAL HOME SITE	01	SINGLE FAMILY RESIDENTIAL	1 - 1.0 Story	864	1940	1940	13,495
EX- SRC = Inspection AT- LAST ACTION 20251126 CORRRELATION OF VALUE								
CREDENCE TO								
DEPR. BUILDING VALUE - CARD 13,495								
DEPR. OB/XF VALUE - CARD 23,600								
MARKET LAND VALUE - CARD 37,095								
TOTAL MARKET VALUE - CARD								
TOTAL APPRAISED VALUE - CARD 37,095								
TOTAL APPRAISED VALUE - PARCEL 37,095								
TOTAL PRESENT USE VALUE - LAND 0								
TOTAL VALUE DEFERRED - PARCEL 0								
TOTAL TAXABLE VALUE - PARCEL \$ 37,095								
PRIOR APPRAISAL 28,329								
BUILDING VALUE 28,329								
OBXF VALUE 0								
LAND VALUE 16,420								
PRESENT USE VALUE 0								
DEFERRED VALUE 0								
TOTAL VALUE 44,749								
SALES DATA								
OFF. RECORD	DATE	DEED	INDICATE					
BOOK PAGE	MO/YR	TYPE	Q/U	V/I	SALES PRICE			
01314 0575	12 1998	WD	G	I	0			
01131 0057	1 1996	LE	G	I	0			
01131 0054	1 1996	WD	C	I	0			
HEATED AREA 864								
NOTES								
ALONZO WILLIAMS								
0587 03 GREEN 26								
1196								

TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	DEPRECIATION	NB FACTOR
BAS	864	160.00	1.0500	148302	NORM	1.05000
UOP	32	30.14	1.0600	1022		
UST	72	23.63	1.1000	1871		
BUILDING ADJUSTMENTS						
GRADE	D					

CODE	QUALI TY	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 BAS=N12W12N14W24S30E24N4E12A:rea:864;UOP=S4W8N4E8A:rea:32;UST=N6E12S6W12A:rea:72;TotalArea:968															
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 ADJST	ADJUSTED UNIT PRICE	LAND VALUE
RURAL	5010	RA-20R		1.9000	0	0.9000	+00 +00 -10 +00			46,000.00	0.300	AC	1,710	78,660.00	23598
TOTAL MARKET LAND DATA															
TOTAL PRESENT USE DATA															
12-0587 - -0015- (83227/43) Group:0															
5/18/2026 9:50:52 AM.															