

5660 Morehead Road, Harrisburg
(Cabarrus County) NC 28015

ABSOLUTE

THURSDAY, FEBRUARY 23, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Industrial Lot
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	3.99±
TAX ID:	4598 90 5346 0000
AGENT:	n/a

02/23 GAL: 2034, NCFI: 6397, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

CABARRUS COUNTY, NC

7/11/2022 9:26:17 AM

GJL PROPERTIES

5660 MOREHEAD RD HARRISBURG NC 28075
113298

Return/Appeal Notes: Parcel: 4598 90 5346 0000

PLAT: 00000/00000

ID NO: 02 041 0012.11 0000

COUNTY TAX (100), HARRISBURG FIRE RURAL (100)

CARD NO. 1 of 1

Reval Year: 2020 Tax Year: 2022 SOUTH SIDE HUDSPETH ROAD

3.9900 AC

SRC= Inspection

Appraised by SS on 01/05/2016 50021 CHARLOTTE MOTOR SPEEDWAY

TW-02

CI-00 FR-07 EX-

AT- LAST ACTION 20201231

CONSTRUCTION DETAIL

MARKET VALUE

DEPRECIATION

CORRELATION OF VALUE

TOTAL POINT VALUE

BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT

FACTOR

TOTAL QUALITY INDEX

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
40	00						

CREDENCE TO

% GOOD

TYPE: INDUSTRIAL

STYLE:

DEPR. BUILDING VALUE - CARD 0

DEPR. OB/XF VALUE - CARD 0

MARKET LAND VALUE - CARD 65,970

TOTAL MARKET VALUE - CARD 65,970

TOTAL APPRAISED VALUE - CARD 65,970

TOTAL APPRAISED VALUE - PARCEL 65,970

TOTAL PRESENT USE VALUE - PARCEL 0

TOTAL VALUE DEFERRED - PARCEL 0

TOTAL TAXABLE VALUE - PARCEL \$ 65,970

PRIOR

BUILDING VALUE 0

OBXF VALUE 0

LAND VALUE 92,130

PRESENT USE VALUE 0

DEFERRED VALUE 0

TOTAL VALUE 92,130

PERMIT

CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: WTRSHD:				

SALES DATA

OFF.

RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE

BOOK PAGE MOYR

12319 0326 1 2017 TR P V 40000

8916 0096 10 2009 ST P V 233000

7333 0035 2 2007 NW A V 300000

5596 0127 10 2004 RW C V 0

5596 0114 10 2004 GW A I 3206500

NOTES

HEATED AREA

10-04 INC. PIN NO 4598-92 -2833 35.74AC

SUBAREA

TYPE

FIREPLACE

SUBAREA

TOTALS

GS AREA	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
																			0

TOTAL OB/XF VALUE

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE

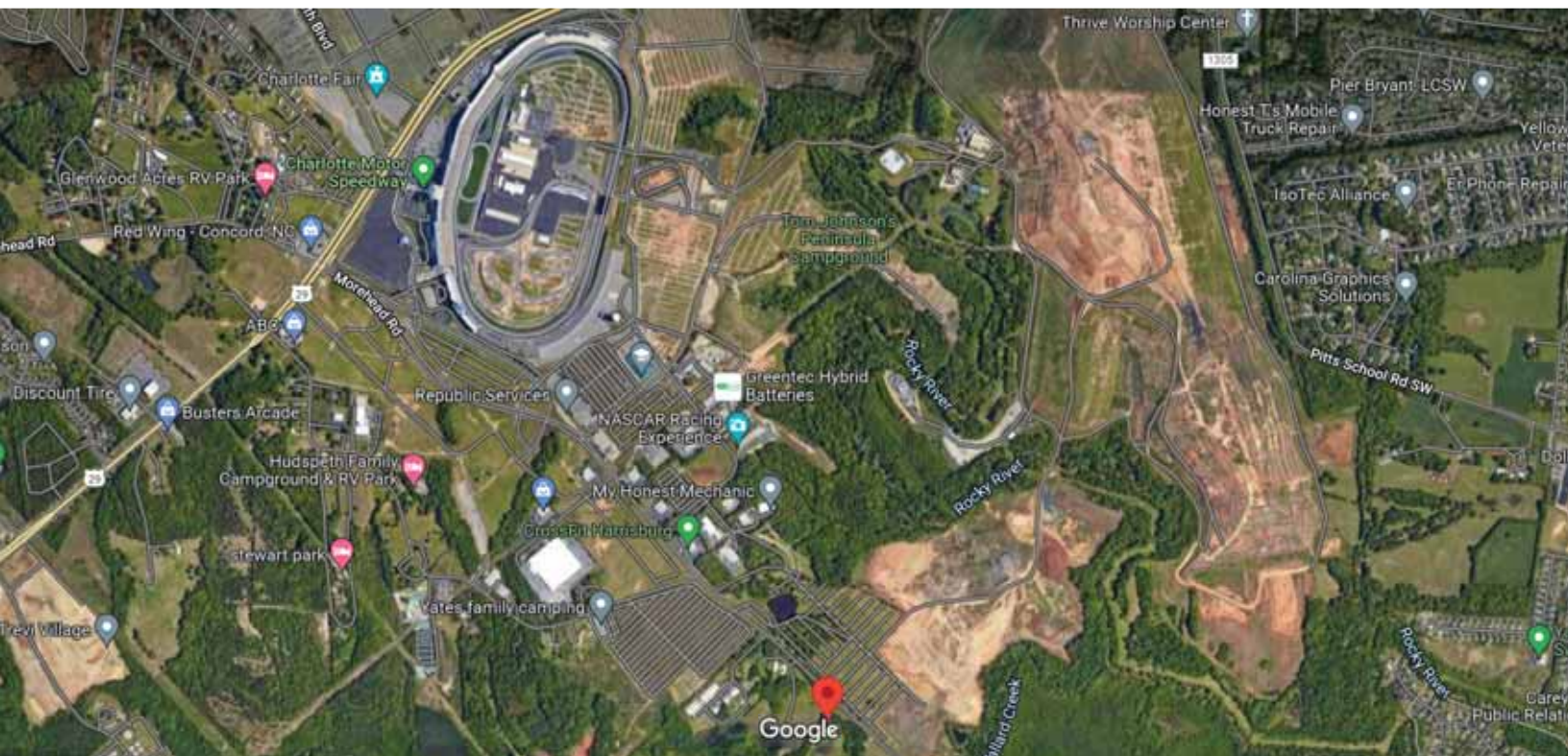
INDUSTRIAL 0600 I-1 1 0 1.7000 6 0.2900 -06 -45 +00 -20 +00 RD 100,000.00 1.278 AC 0.493 49,300.00 63005 0

FLOOD ZONE 100 9610 I-1 0 0 1.0000 0 1.0000 FLD ZONE RD 1,500.00 1.236 AC 1.000 1,500.00 1854 02.81 FLD

FLOOD WAY 9612 I-1 0 0 1.0000 0 1.0000 RD 750.00 1.476 AC 1.000 750.00 1107 0

TOTAL MARKET LAND DATA 3.990 65,970

TOTAL PRESENT USE DATA





FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS

FILED Jan 13, 2017
AT 01:43 pm
BOOK 12319
START PAGE 0326
END PAGE 0334
INSTRUMENT # 01123
EXCISE TAX \$80.00
MAO

PREPARED BY: Bruce Magers, Esq.
[REDACTED]
Lewisville, NC 27023

RETURN TO: Steve Medlin, Esq.
Medlin & Medlin, PA
[REDACTED]
Concord, NC 28025

Excise Tax \$80.00

NORTH CAROLINA]
]
CABARRUS COUNTY]

TRUSTEE'S DEED

THIS INDENTURE, made this the 11 day of January, 2017, by Bruce Magers, Trustee in Bankruptcy for Angela F. Prince, Party of the First Part, whose address is [REDACTED], Lewisville, N.C.; and GJL Properties, LLC, Party of the Second Part, whose address is [REDACTED], Easley, South Carolina;

WITNESSETH:

The Party of the First Part, by virtue of the power and authority given in and by an Order of the United States Bankruptcy Court for the Middle District of North Carolina Approving Private Sale of Realty, dated December 15, 2016, a copy of which is attached hereto marked Exhibit A, and in consideration of Ten Dollars and other valuable considerations (\$10.00 & O.V.C.), lawful money of the United States paid by the Party of the Second Part, does hereby grant, convey and release unto the Party of the Second Part, its successors and assigns forever, Angela F. Prince's interest in certain realty located in Cabarrus, North Carolina, located off of Hudspeth Road, Concord, N.C., and more particularly described as follows:

See Attached Exhibit B

together with the appurtenances and also all of the estate which the said Angela F. Prince had at the time of the filing of the petition in bankruptcy in said United States Bankruptcy Court for the Middle District of North Carolina, in said premises, and also the estate therein which the Party of the First Part has or has power to convey or dispose of as Trustee in Bankruptcy for Angela F. Prince, Debtor.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, its successors and assigns forever.

All or a portion of the property herein conveyed does not include the primary residence of the Party of the First Part.

SCANNED AND RETURNED

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal the day and year first above written.



[SEAL]

BRUCE MAGERS, Trustee in Bankruptcy
for Angela F. Prince (See Exhibit C)

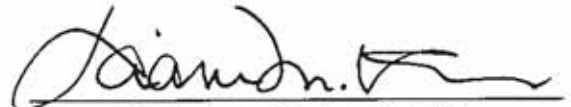
STATE OF NORTH CAROLINA |

COUNTY OF FORSYTH |

I, Diane M. Ramos, certify that Bruce Magers personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: January 11, 2017

DIANE M. RAMOS
Notary Public, North Carolina
County of Forsyth
My Commission Expires August 16, 2017



Diane M. Ramos, Notary Public

My Commission Expires: August 16, 2017



SO ORDERED.

SIGNED this 15th day of December, 2016.

Catharine R Aron

UNITED STATES BANKRUPTCY JUDGE

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
CASE NO. B-12-51487

IN RE:]
]
ANGELA F. PRINCE]
]
 Debtor]
]
]

ORDER APPROVING PRIVATE SALE OF
REALTY AND TRANSFERRING LIENS TO
PROCEEDS OF SALE

THIS MATIER coming on to be heard before The Honorable Catharine R. Aron, United States Bankruptcy Judge presiding, on November 30, 2016, on Motion for Private Sale of Realty and to Transfer Liens to Proceeds of Sale; and it appearing to the Court from a review of the Motion filed and considering the statements of Bruce Magers, Trustee, and from William P. Miller, Bankruptcy Administrator, the latter having filed a limited objection, that the Court should make the following findings of fact and conclusions of law:

1. The realty which is the subject of this Motion consists of a vacant 3.99-acre tract located in Cabarrus County, North Carolina. See Exhibit A attached.
2. The following have liens of record in Cabarrus County, North Carolina, on the above-described realty: Cabarrus County Tax Collector, the law firms of Ferguson, Scarbrough & Hayes, and Clinton Forbis, Internal Revenue Service, and Branch Banking & Trust.
3. That Trustee has an offer from GJL Properties, LLC, for subject realty in the amount of [REDACTED] Trustee further believes that the proposed sales price is fair and reasonable and that it would be in the best interest of all parties for the Court to approve the proposed sale.
4. That from the proceeds of the sale Trustee will pay Cabarrus County the tax lien in full. Ferguson, Scarbrough & Hayes will receive [REDACTED] and Clinton Forbis will receive [REDACTED] Internal Revenue Service will receive [REDACTED] and Branch Banking & Trust, [REDACTED] Each of the foregoing lien creditors have agreed to the foregoing

distributions as well as a carve-out in the amount of \$ [REDACTED] for unsecured creditors with any remaining balance to be applied as ordered by the Court.

5. That other than the limited objection noted hereinabove, no other objections have been raised to this Motion and that it is in the best interests of all parties to transfer the above liens to the proceeds of sale and to approve the private sale set forth herein to GJL Properties, LLC, as set forth above, for the sum of \$ [REDACTED] the limited objection being overruled.
6. Closing on the sale approved herein shall occur on or before January 13, 2017. Otherwise, if the closing has not occurred by that date, the subject realty will be deemed abandoned and the sale rendered moot.

WHEREFORE, IT IS HEREBY ORDERED that Trustee is authorized to proceed with the private sale of the above-referenced realty as set forth hereinabove to GJL Properties, LLC, for the sum of [REDACTED] IT IS FURTHER ORDERED that the liens as set forth above be and the same are hereby transferred to the proceeds of such sale; IT IS ALSO FURTHER ORDERED that in the event subject sale does not close on or before January 13, 2017, the realty will be deemed abandoned and this sale rendered moot.

[END OF DOCUMENT]

EXHIBIT "A"

Lying and being Township 02, Cabarrus County, North Carolina, and more particularly described as follows:

TO LOCATE THE BEGINNING, commence at a new iron pin having NC grid coordinates (NAD 83) of N=532,527.07 and E=1,499,560.41 (combined grid factor of 0.999345482) on the northern margin of the variable width right-of-way of Mountain Road and in the southeast corner of the land conveyed to Linda Yates Tate by instrument recorded in Book 2932, Page 121, Cabarrus County Public Registry, said new iron pin also located N. 10-13-33 W. 3222.65 feet (grid) and 3223.17 feet (ground) from the City of Concord benchmark "Tree" having NC grid coordinates (NAD 83) of N=579,634.62 and E=1,500,783.53 (combined grid factor of 0.999345482); and run thence from the point of beginning with the western boundary of the Tate land (new or formerly) Two (2) courses and distances as follows: (1) S. 47-23-31 W. 737.20 feet to a nail in a 1 1/4 inch existing iron pipe and (2) S. 43-22-29 E. 273.03 feet to a 2 1/4 inch existing iron pipe in the northern boundary of the land conveyed to Mary Yates Ledford by instrument recorded in Book 1126, Page 214, Cabarrus County Public Registry; thence with the northern and western boundaries of the Ledford land (new or formerly) Two (2) courses and distances as follows: (1) S. 09-53-23 W. 253.33 feet to a 3/4 inch existing iron pipe and (2) S. 05-55-09 W. 634.43 feet to a 1 1/4 inch existing iron pipe in the northern boundary of the land conveyed to Fast Tract Properties, Inc. by instrument recorded in Book 3019, Page 257, Cabarrus County Public Registry; thence with the northwestern boundary of the Fast Tract Properties, Inc. land (new or formerly), S. 47-23-44 W. 363.15 feet to a 1 1/4 inch existing iron pipe; and thence with the southwestern boundary of the Fast Tract Properties, Inc. land (new or formerly) and the western boundary of the land conveyed to Timothy Alan Hunt by instrument recorded in Book 716, Page 154, Cabarrus County Public Registry, S. 44-16-40 E. 713.73 feet to a new iron pin, marking the place of beginning, and running thence from the point of beginning with a new line, S. 30-47-57 W. 405.55 feet to a new iron pin on the eastern boundary of the land conveyed to Robert Eugene Yates by instrument recorded in Book 493, Page 704, Cabarrus County Public Registry; thence with the eastern boundary of the land conveyed to Robert Eugene Yates by instrument recorded in Book 493, Page 704, Cabarrus County Public Registry, S. 44-12-34 E. 430.0 feet to a 1 1/4 inch existing iron pipe in the boundary of the Hunt land (new or formerly) and thence, with the Hunt land (new or formerly) Two (2) courses and distances as follows: (1) N. 30-47-36 E. 405.02 feet to a 1 inch existing iron pipe and (2) N. 44-16-40 W. 430.00 feet to the point of beginning, containing 3.970 acres, more or less, all as shown on boundary survey, prepared by Rudy A. Gordon, North Carolina Professional Land Surveyor, L-3485 of Mel G. Thompson & Associates, PA, Dated July 24, 2004 and revised September 23, 2004, and designated as Job 504 05 17 (sheet 9 of 10), reference to said survey being made in aid of description.

TOGETHER WITH the right of access as provided in the Access Easement Agreement by and between Mountainair Land Group, LLC a North Carolina Limited Liability Company and Speedway Motorsports, Inc., Recorded in Book 5354, Page 127, Cabarrus County Public Registry.

particularly described as follows:

To locate the **BEGINNING**, commence at a new iron pin having NC Grid coordinates (NAD 83) of North 582,927.07 and East 1,499,900.41 (combined grid factor of 0.999845482) on the southern margin of the variable width right-of-way of Morehead Road and in the northernmost corner of the land conveyed to Linda Yates Tate by instrument recorded in Book 2938, Page 181, Cabarrus County Public Registry, said new iron pin also located North 10-13-55 West 3282.66 feet (grid) and 3283.17 feet (ground) from the City of Concord Monument "Tree" having NC Grid coordinates (NAD 83) of North 579,696.62 and East 1,500,483.53 (combined grid factor of 0.999845482); and run thence from the point of Beginning with the western boundary of the Tate land (now or formerly) two (2) courses and distances as follows: 1) South 47-28-51 West 737.20 feet to a nail in 1-1/2" existing iron pipe and 2) South 42-32-39 East 278.03 feet to a 2-1/4" existing iron pipe in the northern boundary of the land conveyed to Mary Yates Ledford by instrument recorded in Book 1126, Page 286, Cabarrus County Public Registry; thence with the northern and western boundaries of the Ledford land (now or formerly) two (2) courses and distances as follows: 1) South 69-56-23 West 258.33 feet to a 3/4" existing iron pipe and 2) South 06-56-09 West 684.42 feet to a 1 1/2" existing iron pipe in the northern boundary of the land conveyed to Fast Track Properties, Inc. by instrument recorded in Book 3019, Page 287, Cabarrus County Public Registry; thence with the northwestern boundary of the Fast Track Properties, Inc. land (now or formerly) South 47-23-44 West 363.15 feet to a 1 1/2" existing iron pipe; and thence with the southwestern boundary of the Fast Track Properties, Inc. land (now or formerly) and the western boundary of the land conveyed to Timothy Alan Hurst by instrument recorded in Book 736, Page 155, Cabarrus County Public Registry, South 44-16-40 East 713.72 feet to a new iron pin, marking the place of the **BEGINNING**, and running thence from the point of **BEGINNING** with a new line South 50-47-57 West 405.55 feet to a new iron pin on the eastern boundary of the land conveyed to Robert Eugene Yates by instrument recorded in Book 493, Page 704, Cabarrus County Public Registry; thence with the eastern boundary of the land conveyed to Robert Eugene Yates by instrument recorded in Book 493, Page 704, Cabarrus County Public Registry, South 44-12-54 East 430.00 feet to a 1 1/2" existing iron pipe in boundary of the Hurst land (now or formerly); and thence with the Hurst land (now or formerly) two (2) courses and distances as follows: 1) North 50-47-36 East 406.02 feet to a 1" existing iron pipe and 2) North 44-16-40 East 430.00 feet to the point of **BEGINNING**, containing 3.990 acres, more or less, all as shown on boundary survey, prepared

Mountaineer Land Group, LLC, a North Carolina Limited Liability Company and Speedway Motorsports, Inc., recorded in Book 5596, Page 127, Cabarrus County Public Registry.

For back title reference see Book 8916, Page 96, Cabarrus County Registry.

this plot is subject to any rights-of-way, easements, or agreements of record prior to date of survey.

BY A. GOODWIN

THIS MAP IS NOT A CERTIFIED SURVEY and has not been reviewed by a local government agency for compliance with applicable local development regulations.

n.i.p. = New Iron Pin, (SET)
e.i.p. = Existing Iron Pipe, as described (FOUND)
e.i.r. = Existing Iron Rod, as described (FOUND)
cp = Computed Point / No Physical Monumentation

NC GRID/NAD 83
COORDINATE BASIS
MONU. REFERENCED
AREA DETERMINED BY
COORDINATE GEOMETRY
GROUND CONTROL ESTABLISHED
BY SANBORN, LLC
AND VERIFIED BY THIS
COMPANY ON 7/2/2004

Roaul A. Yates
1352 - 238
pin # 4598 82 5620
1455 - 135
pin # 4598 82 6672
1455 - 137
pin # 4598 82 8607

Robert Eugene Yates
426 - 792
pin # 4598 82 3118

Betty Pender Yates
(lifetime rights)
1828 - 347,
ref. exhibit pg. 349
pin # 4598 92 2833

Morehead Rd.
R/W width varies

n.i.p. - POINT OF BEG.
N: 582,927.07
E: 1,499,900.41
CGF: 0.999845482

Linda Yates Tate
2938 - 181
pin # 4598 92 7531

Mary Yates Ledford
1126 - 286
pin # 4598 91 5925

Fast Track Properties, Inc.
3019 - 287
pin # 5508 01 1941

Robert Eugene Yates
493 - 704
pin # 4598 81 5034

Betty Yates Family Limited Partnership

Timothy Alan Hurst
736 - 155
pin # 5508 01 6168

Curve Radius
C1 1262.69'
Chord Bearing and Distance
S 43° 16' 10" E 183.07'
Arc Length
183.23'

Line	Bearing	Distance
L1	N 67° 50' 24" E	139.36'
L2	N 67° 46' 24" E	149.99'
L3	N 67° 46' 28" E	149.99'
L4	N 22° 13' 28" W	290.42'
L5	N 22° 13' 28" W	30.08'
L6	S 10° 38' 08" E	30.00'
L7	S 10° 38' 08" E	248.23'
L8	N 16° 35' 58" W	246.61'
L9	N 16° 35' 58" W	30.14'
L10	S 39° 07' 13" E	36.71'
L11	S 39° 07' 13" E	27.75'
L12	S 39° 07' 13" E	64.46'
Total - L11&L12	-	92.21'
L13	N 47° 28' 51" E	30.43'

TOWN OF HARRISBURG
UNIFIED DEVELOPMENT ORDINANCE
ZONING CLASSIFICATION:
RE - RURAL ESTATE
Minimum Building Setbacks
for said ZONE
are as follows:

PRINCIPAL STRUCTURE
Front : 45'
Side Yard : 20'
Rear Yard : 30'

CONTACT TOWN OF HARRISBURG REP.
AT CABARRUS CO. PLANNING DEPT.
☎ (704) 920 - 2141
FOR ANY FURTHER RESTRICTIONS
WITHIN THIS ZONE.

State of North Carolina,
Cabarrus County
I, *J. Marshall*, Review Officer
of Cabarrus County, certify that the
map or plat to which this certification
is affixed meets all statutory
requirements for recording.

9/28/04 *J. Marshall*
Date Review Officer *R. R. [Signature]*

Mel G. Thompson & Associates, PA
PROFESSIONAL LAND SURVEYORS
303 South Main Street
Kannapolis, N.C. 28081

500 YEAR FLOOD PLAIN
100 YEAR FLOOD PLAIN

PLAT OF BOUNDARY SURVEY
FOR CONVEYANCE OF
31.413 Acres
PROPERTY OF

UNITED STATES BANKRUPTCY COURT
Middle District of North Carolina

Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, & Deadlines

A Chapter 7 bankruptcy case concerning the debtor(s) listed below was filed on 10/18/12.

You may be a creditor of the debtor. **This notice lists important deadlines.** You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below. **NOTE:** The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side For Important Explanations

Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Angela F. Prince
11101 Robert Bost Rd
Midland, NC 28107

Case Number:
12-51487

Last four digits of Social-Sec./Taxpayer ID/Employer ID/Other Nos.:

Attorney for Debtor(s) (name and address):

Erik Mosby Harvey
Carolina Law Partners

Lower Level
Winston Salem, NC 27101
Telephone number: 3

Bankruptcy Trustee (name and address):

Bruce Magers
Lewisville, NC 27023
Telephone number:

Meeting of Creditors

Date: November 16, 2012

Time: 09:00 AM

Location: Creditors Meeting Room, First Floor, 226 South Liberty Street, Winston-Salem, NC 27101

Important notice to individual debtors: All individual debtors must provide picture identification and proof of social security number to the trustee at the meeting of creditors. Failure to do so may result in your case being dismissed.

Presumption of Abuse under 11 U.S.C. § 707(b)

See "Presumption of Abuse" on reverse side.

Insufficient information has been filed to date to permit the clerk to make any determination concerning the presumption of abuse. If more complete information, when filed, shows that the presumption has arisen, creditors will be notified.

Deadlines:

Papers must be *received* by the bankruptcy clerk's office by the following deadlines:

Deadline to Object to Debtor's Discharge or to Challenge Dischargeability of Certain Debts: 1/15/13

Deadline to Object to Exemptions:

Thirty (30) days after the *conclusion* of the meeting of creditors.

Deadline to File Reaffirmation Agreements:

Sixty (60) days after the *first date set* for the Meeting of Creditors.

Creditors May Not Take Certain Actions:

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

Please Do Not File a Proof of Claim Unless You Receive a Notice To Do So.

Creditor with a Foreign Address

A creditor to whom this notice is sent at a foreign address should read the information under "Do Not File a Proof of Claim at This Time" on the reverse side.

Address of the Bankruptcy Clerk's Office:

226 S. Liberty Street
Winston-Salem, NC 27101
Telephone number: (336) 397-7785

For the Court:

Clerk of the Bankruptcy Court:
Reid Wilcox

Hours Open: Monday - Friday 8:00 AM - 5:00 PM

Date: 10/19/12

