

STATE OF NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
24CV003743-420

COUNTY OF HARNETT

HARNETT COUNTY, A Body
Politic and Corporate

Plaintiff

-vs-

BETSY L. POLLARD, UNKNOWN SPOUSE OF
BETSY L. POLLARD, JOSEPH POLLARD, JR.,
a/k/a JOSEPH BAXTON POLLARD, JR.,
UNKNOWN SPOUSE OF JOSEPH POLLARD,
JR., UNKNOWN HEIRS AT LAW OF WANDA
MCLAURIN POLLARD, a/k/a WANDA
LENORA MCLAURIN POLLARD

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 Politic and Corporate Plaintiff vs. BETSY L. POLLARD, UNKNOWN SPOUSE OF BETSY L. POLLARD, JOSEPH POLLARD, JR., a/k/a JOSEPH BAXTON POLLARD, JR., UNKNOWN SPOUSE OF JOSEPH POLLARD, JR., UNKNOWN HEIRS AT LAW OF WANDA MCLAURIN POLLARD, a/k/a WANDA LENORA MCLAURIN POLLARD, Defendants, the undersigned commissioner will on **October 31, 2025 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:

Lot No. 218 as shown on a plat entitled "Section 1 of a Subdivision for Erwin Mills, Inc., Erwin, NC by Pickell and Pickell, Engineers, dated January 1951," and recorded in the Office of the Register of Deeds for Harnett County, North Carolina, in Plat Book 6 at pages 87, 88, 89 and 90, to which reference is hereby made for a more particular description.

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

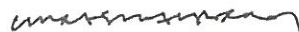
Also being identified as Parcel ID# 06059711140001, Harnett County Tax Office.
Address (Per tax office records and not warranted): 210 E. I Street

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 his 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 18 day of September, 2025.



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

Pollard.Wanda McLaurin #23757

vg



Harnett County GIS

PID: 06059711140001
PIN: 0597-75-5135.000
Account Number: 607010000
Owner: POLLARD WANDA MCLAURIN
Mailing Address:
Physical Address: 210 E I ST ERWIN, NC 28339 ac
Description: LT#218 SEC#1 ERWIN MILLS PB#6/87-90
Surveyed/Deeded Acreage: 0.22
Calculated Acreage: 0.22
Deed Date:
Deed Book/Page: 1186 - 0923
Plat(Survey) Book/Page: -
Last Sale: 1997 - 1
Sale Price: \$13000
Qualified Code: E
Vacant or Improved:
Transfer of Split:
Actual Year Built: 1905
Heated Area : 1534 SqFt
Building Count : 1

Building Value: \$64824
Parcel Outbuilding Value: \$100
Parcel Land Value: 15460
Market Value: \$80384
Deferred Value: \$0
Total Assessed Value: \$80384
Zoning: Residential Mill Village - 0.22 acres (100.0%)
Zoning Jurisdiction: Erwin
Wetlands: No
FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: No
Elementary School: Erwin Elementary
Middle School: Coats-Erwin Middle
High School: Triton High
Fire Department: Erwin
EMS Department: Medic 5, D5 EMS
Law Enforcement: Erwin Police
Voter Precinct: Erwin/Duke
County Commissioner : W Brooks Matthews
School Board Member: Joey Powell



POLLARD WANDA MCLAURIN
 210 E 1 ST ERWIN NC 28339
 ERWIN CITY TAX (100), ERWIN TOWN FIRE TAX (100),
 HARNETT COUNTY TAX (100), SOLID WASTE FEE (1)
 LT #218 SEC#1 ERWIN MILLS #B#6/87-90
 Appraised By 00 on 01/01/2022 00631 HWY 421/DENIM/8-13/H/D/K

Reval Year: 2022 Tax Year: 2025
 CARD NO. 1 of 1
 0.2200 AC
 TW-06 Cl-02 FR-
 0.2200 AC
 ID NO: 0597-75-5135.000
 PLAT: / UNIQ ID 247440
 Parcel ID: 06-0597-11-14-0001-
 SPLIT FROM ID

01 SINGLE FAMILY RESIDENTIAL 01 SINGLE FAMILY RESIDENTIAL 1 - 1.0 Story 1,642 1905 1905
 DEPR. BUILDING VALUE - CARD 64,824
 DEPR. OB/XF VALUE - CARD 100
 MARKET LAND VALUE - CARD 15,460
 TOTAL MARKET VALUE - CARD 80,384

Bathrooms 2.000 6000.00
 Bedrooms 3.000
 Foundation 3 Continuous Footing 0.00
 Sub Floor System 5 Wood 0.00
 Exterior Walls 05 Asbestos Shingle -0.80
 Roofing Structure 03 Gable 0.00
 Roofing Cover 03 Asphalt or Composition Shingle 0.00
 Interior Wall Construction 5 Drywall/Sheetrock 0.00
 Interior Floor Cover 08 Sheet Vinyl 0.00
 Interior Floor Cover 14 Carpet 0.00
 Heating Fuel 03 Gas 0.00
 Heating Type 04 Forced Hot Air/FHA - Ducted 3.80
 Air Conditioning Type 03 Central 3.70

ATTACHMENTS
 TYPE GS AREA BASE RATE SIZE FACTOR RPL CS
 BAS 1,170 118.70 0.9300 134737
 FOP 108 28.70 1.0000 3100
 SFB 364 51.70 18819
 FIREPLA 3 - 1 Story 3,700

DEPRECIATION NB FACTOR
 NOKM 0.65000 1.05000
 HEATED AREA 1,534
 ASBESTOS SINGLE 0773

OFF. RECORD BOOK PAGE MO YR DATE DEED Q/U V/I INDICATE
 011861 0923 1 1997 WD E I 13,000
 010981 0570 5 1995 WD C I 0

SALES DATA
 OFF. RECORD BOOK PAGE MO YR DATE DEED Q/U V/I INDICATE
 011861 0923 1 1997 WD E I 13,000
 010981 0570 5 1995 WD C I 0

NOTES
 HEATED AREA 1,534
 ASBESTOS SINGLE 0773

BUILDING ADJUSTMENTS
 GRADE C+
 CODE QUALI DESCRIPTION COUNT LTH WTH UNITS UNIT PRICE ORIG % BLDG # AYW EYB DEP OVR % OB/XF DEPR. VALUE
 01 STORAGE 6 8 48 10.00 100.00 0.98 1905 1905 S2 25 100

TOTAL OB/XF VALUE 100
 BLDG DIMENSIONS BAS=W35S30E20S8E15N38A;ra:1.170;FOP=W18N6E18S6A;ra:1.08;SFB=E13S28W13N28A;ra:364;TotalArea:1642

LAND INFORMATION
 HIGHEST AND BEST USE CODE LOCAL ZONING FRONTAGE DEPTH LND MOD COND FACT OTHER ADJ./NOTES ROAD TYPE LAND UNIT PRICE TOTAL LAND UNIT PRICE TOTAL ADJUST UNIT PRICE OVERRIDE VALUE LAND NOTES
 SFR 0100 R10 2.1300 0 1.0000 33,000.00 0.220 AC 2.130 70,290.00 15464 0 15464

TOTAL MARKET LAND DATA
 TOTAL PRESENT USE DATA
 06-0597-11-14-0001- (7848435) Group:0 9/22/2025 4:36:04 PM.

