NORTH CAROLINA
FORSYTH COUNTY

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
14CVD6638

FILED
2021 FEB -9 A 11:03
FORSYTH CO., C.S.C.
BY KW

ALLEGACY FEDERAL CREDIT UNION
Plaintiff,

v.

SHANNON SIMPSON
Defendant.

NOTICE of EXECUTION
SALE of REAL PROPERTY

UNDER AND BY VIRTUE OF A Writ of Execution issued by the Clerk of Superior Court of Forsyth County in the above action to the undersigned Sheriff of Forsyth County, will on the **10th day of March, 2021 at 12 o'clock noon** at the Forsyth County Courthouse in an area designated by the Clerk, offer for sale to the highest bidder all right, title or interest to the below listed property which the Defendant now has or had at the time of or after the docketing of the judgment in Forsyth County.

The Real property being sold is BEING KNOWN AND DESIGNATED as beginning at an iron stake, the northeast corner of Lot. 44 as shown on the Map of Weavil Heights as recorded in Plat Book 10, Page 107, in the Office of the Register of Deeds of Forsyth County, North Carolina, and running thence South 04◦ 03' 06" West 158.30 feet to an iron; thence North 86◦ 05' 21" West 112.78 feet to iron; thence North 02◦ 59' 08" East 157.73 feet to an iron in the Southern margin of Iris Street; running thence with said southern margin South 86◦ 23' 05" East 115.74 feet to an iron the POINT AND PLACE OF BEGINNING containing 0.414 acres, more or less, all according to a survey prepared by Ray E. Crouse, RLS, entitled "Map for Shannon E. Simpson, dated June 12, 1994, Job No. JN279. This is the same property as described in Deed Book 1748, Page 1125, Forsyth County Registry.

Property Address: 3090 Iris St. Winston-Salem, North Carolina 27107

Defendant's interest in the above-described property is being sold as is and subject to all liens, mortgages and encumbrances pending against it. Defendant's interest is being sold together with all appurtenances thereto and all improvements thereon which may belong to Defendant.

The highest bidder at the sale will be required to make a cash deposit in the amount of ten (10) percent of this bid, with the remaining amount due upon tender of the deed.

Execution Amount: **$ 55,686.00**

Publication Dates: **February 21st, 2021 Winston-Salem Journal**
February 28th, 2021 Winston-Salem Journal

Judgment Docketed: November 5, 2014
Execution Issued: January 14, 2021

This is the 9th day of February, 2021.

Bobby F. Kimbrough Jr
SHERIFF OF FORSYTH COUNTY
Corporal H.D. LeGrant
Cpl. H.D. LeGrant

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