

Tryon Daily Bulletin, Mon., June 16, 1980

STATE OF NORTH CAROLINA
COUNTY OF POLK
IN THE GENERAL COURT
OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
FILE No. 80sP-18

IN RE:
HOWARD C. HELGERSON and
wife,

ADDELLA J. HELGERSON,
Mortgagors and Record Owners;
FORECLOSURE OF DEED OF
TRUST RECORDED IN BOOK
171 AT PAGE 1851 OF THE
OFFICE OF THE REGISTER
OF DEEDS OF POLK COUNTY,
NORTH CAROLINA

NOTICE OF TRUSTEE'S
SALE OF REAL ESTATE

UNDER AND BY VIRTUE of
the power and authority contain-
ed in that certain Deed of Trust
executed and delivered by
Howard C. Helgerson and wife,
Addella J. Helgerson, to William
A. McFarland, Trustee for Tryon
Federal Savings and Loan
Association, dated August 3, 1979,
filed for registration on the 6th
day of August, 1979, recorded in
Book 172, Page 1851 in the Office
of the Register of Deed of Polk
County, North Carolina, and
because of default having been
made in payment of the
indebtedness secured by said
Deed of Trust, and, pursuant to
demand of Tryon Federal
Savings and Loan Association,
the owner and holder of the said
Deed of Trust and the indebted-
ness secured by said Deed of
Trust, and the Order of the Clerk
of Superior Court for Polk
County, North Carolina, entered
in this foreclosure proceeding,
the undersigned Trustee will
offer for sale at public auction to
the highest bidder for cash the
real estate and improvements
(referred to hereinafter collec-
tively as "the property")
hereinafter described in the
manner and upon the terms and
conditions as hereinafter stated.

1. This foreclosure sale is and
shall be conducted pursuant to
the terms and provisions of that
certain Deed of Trust executed
and delivered by Howard C.
Helgerson and wife, Addella J.
Helgerson, to William A. McFar-
land, Trustee for Tryon Federal
Savings and Loan Association,
dated August 3, 1979, filed for
registration on August 6, 1979
and recorded in Book 172 at Page
1851 in the Office of the Register
of Deed of Polk County, North
Carolina.

The present record owner of

the property described in said
Deed of Trust is Howard C.
Helgerson and wife, Addella J.
Helgerson.

2. The foreclosure sale will be
conducted by the undersigned on
the 27th day of June, 1980 at 12:00
Noon at the Polk County Court
House door, Columbus, North
Carolina.

3. The real property which will
be sold at the foreclosure sale is
described as follows:

Located in White Oak Town-
ship, County of Polk, State of
North Carolina more particularly
described and defined as follows:

BEGINNING at a new iron pin on
the northwest side of State Road
No. 1320 at the southwest and
beginning corner of a 26½ acre
tract of land conveyed to Thomas
Blackwell by G. W. Justice, et ux,
et al, by deed dated August 9,
1920, recorded in Book 46, Page
445, Polk County Registry,
(which tract of land was
subsequently conveyed to Burton
Blackwell by Polk County by
deed dated February 5, 1943,
recorded in Book 81, Page 146,
Polk County Registry) and
running thence South 66 degrees
27 minutes and 20 seconds East
(crossing said State Road)
1716.32 feet to a 12 inch White
Oak; thence South 31 degrees 06
minutes 40 seconds West 404.59
feet to a new iron pin in a Black
Gum Stump; thence North 83
degrees 31 minutes and 10
seconds West 1776.87 feet to an
old iron pin by a stone; thence
North 2 degrees 15 minutes and 30
seconds West 250.79 feet to an old
angle iron; thence North 35
degrees 16 minutes and 50
seconds East (crossing said State
Road) 711.50 feet to the
BEGINNING, containing 26.92
acres, more or less, and being the
identical property as shown and
delineated on a certain plat
entitled, "Earl O. and Emily L.
Thompson & Barbara L. Smith,
White Oak Twp., Polk County, N.
C.", dated February 23, 1973, as
prepared by Sam T. Marlowe,
Surveyor, reference to which plat
is hereby made in aid of the
description.

The above described property is
the identical property conveyed
to Barbara L. Smith by Woodrow
Dameron, et ux, by deed dated
March 9, 1973, recorded in Book
158, Page 618, Polk County
Registry, reference to which
deed is hereby made in aid of the
description.

This conveyance is made,
however, subject to the easement
and right of way of the North
Carolina State Highway Com-
mission and of the public in and to
that portion of the above
described property located with-
in the right of way of State Road
No. 1320.

4. The property hereinbefore
described in this Notice shall be
sold for cash to the highest
bidder. A cash deposit equal in
amount to ten percent (10
percent) of the last and highest
bid may be required at the time
of sale.

5. The property hereinabove
described in this Notice shall be
sold subject to the lien of all
outstanding and unpaid taxes,
and subject to all conditions,
reservations, restrictions, ease-
ments and rights-of-way appear-
ing in the chain of title, or
otherwise affecting the above
described property.

6. This Notice shall be posted
and advertised as required by
law and by the said Deed of
Trust, and after the sale, a
Report of Sale will be entered
immediately following the con-
clusion of the sale and said sale
shall remain open for raised or
upset bid as by law required.

This 27th day of May, 1980.

William A. McFarland
Trustee

adv. 2, 9, 16, 23,c.

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pd.

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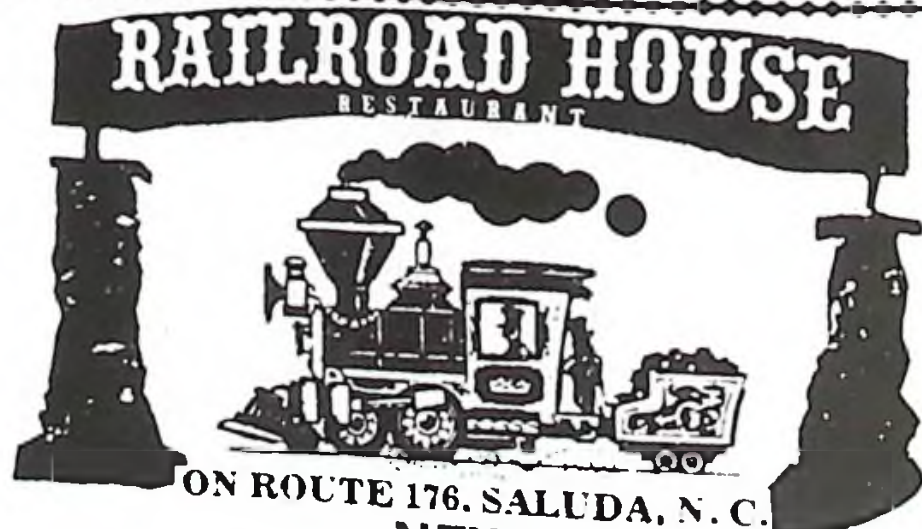
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