

Tryon Daily Bulletin, Tues., Dec. 2, 1980

**IN THE GENERAL COURT
OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
FILE NO. 80SP-53
STATE OF NORTH CAROLINA
COUNTY OF POLK
NOTICE OF TRUSTEE'S
SALE OF REAL ESTATE**

**IN RE:
HOWARD C. HELGERSON
and wife,
ADELLA J. HELGERSON,**

**Mortgagors and Record Owners:
FORECLOSURE OF DEED OF
TRUST RECORDED IN BOOK
172, PAGE 1584, IN THE OFFICE
OF THE REGISTER OF DEEDS
OF POLK COUNTY, NORTH
CAROLINA.**

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by Howard C. Helgerson and Wife, Adella J. Helgerson, to William A. McFarland, Trustee for Sympatico, Incorporated, dated July 18, 1979, filed for registration on the 18th day of July, 1979, recorded in Book 172, Page 1584 in the Office of the Register of Deeds 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 Sympatico, Incorporated, the owner and holder of the said Deed of Trust and the indebtedness 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 collectively as "the property") herein-after 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, Adella J. Helgerson, to William A. McFarland, Trustee for Sympatico, Incorporated, dated

July 18, 1979, filed for registration on July 18, 1979 and recorded in Book 172, Page 1584 in the Office of the Register of Deeds of Polk County, North Carolina.

The present record owner of the property described in said Deed of Trust is Howard C. Helgerson and wife, Adella J. Helgerson.

2. The foreclosure sale will be conducted by the undersigned on the 10th day of December, 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:

Situated in Columbus Township, Polk County, State of North Carolina, and more particularly described as follows:

BEGINNING on an iron pin, said iron pin being a common corner of the tract herein conveyed and the Alfred Gilliam property described in deed recorded in Book 162, Page 1796, Polk County Registry; and running thence from said beginning point as above located, South 25 degrees 12 minutes 40 seconds East 22.05 feet to a point in the center of a private road; thence along the center of said private road twenty (20) calls as follows: South 61 degrees 35 minutes 50 seconds West 73.62 feet to an iron spike, S. 55 degrees 32 minutes 30 seconds West 58.40 feet to an iron spike, South 39 degrees 15 minutes 50 seconds West 268.55 feet to an iron spike, South 32 degrees 46 minutes 50 seconds West 178.89 feet to an iron spike, South 39 degrees 13 minutes 20 seconds W. 36.06 feet to an iron spike, south 47 degrees 07 minutes 20 seconds West 33.83 feet to an iron spike, South 76 degrees 52 minutes 30 seconds West 19.94 feet to an iron spike, South 84 degrees 30 minutes West 26.37 feet to an iron spike, North 76 degrees 47 minutes West 81.10 feet to an iron spike, South 85 degrees 41 minutes 30 seconds West 65.46 feet to an iron spike, North 56 degrees 15 minutes 40 seconds West 42.73 feet to an iron spike, North 22 degrees 41 minutes 50 seconds West 33.70 feet to an iron spike, North 9 degrees 07 minutes 50 seconds East 36.72 feet to an iron spike and North 26

degrees 03 minutes 10 seconds East 33.53 feet to an iron spike; thence North 37 degrees 10 minutes 40 seconds East 66.86 feet to an iron spike; thence North 21 degrees 07 minutes 40 seconds West 27.12 feet to an iron spike; thence North 10 degrees 29 minutes 30 seconds West 25.95 feet to an iron spike; thence North 42 degrees 45 minutes 20 seconds West 28.35 feet to an iron spike and North 73 degrees 32 minutes 20 seconds West 28.22 feet to a point in the center of said private road; thence North 17 degrees 28 minutes 50 seconds East 27.86 feet to an iron pin, said iron pin being located at the terminus of the third call in that certain deed from Sympatico, Inc., to Anton A. Cedervall and Brenda O. Cedervall, his wife, dated May 10, 1977, recorded in Book 166, Page 2644, Polk County Registry; thence South 75 degrees 25 minutes 10 seconds East 128 feet to an iron pin; thence North 64 degrees 47 minutes 20 seconds East 550.54 feet to the point of BEGINNING, containing 2.51 acres as shown and delineated upon a plat entitled, "Sympatico Enterprises, Inc., Columbus Twp., Polk County, N. C.," dated January 28, 1977, and prepared by Sam T. Marlowe & Associates, Registered Land Surveyor, and reference is hereby made to said plat in aid of the description. Being the identical property conveyed to Grantors herein by deed dated July 18, 1979, recorded in Book _____, Page _____, Polk County Registry.

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%) 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, easements and rights of way appearing in the chain of title, or otherwise affecting the above described property, and subject to the outstanding deed of trust from James R. Floyd and wife, Sonya E. Floyd, to Joseph G. Claud, Trustee for North Carolina National Bank, dated January 26, 1979, recorded in Book 171, Page 984, in the Office of the Register of Deeds for Polk County, North Carolina, in the amount of \$48,945.47 as of the 1st day of July, 1980, which the purchaser agrees to assume and pay.

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

This the 18th day of November, 1980.

William A. McFarland,
Trustee
adv. nov. 25, dec. 2, c.

DIAMOND RING FOR SALE:
1 kt. with cluster on each side.
\$1800 FIRM. Phone 859-5259 after
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