

# **TAX FORECLOSURE**

Case File #: 15-M-73

Owner(s): THE HEIRS OF HASTY SNOWDEN

Sale Date: July 6, 2016 @ 9:00 a.m.

Sale Location: County Courthouse (Judicial Building) 2801 Caratoke Hwy, Currituck NC

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**Parcel Number:** 003100000570000  
**Legal Description:** 7.78 Acres +/- off Caratoke Hwy  
**Property Address:** 7.78Acres +/- off Caratoke Hwy, North Carolina 27958

Being the remainder of the "Lamb Tract" owned by Hasty Snowden at the time of her death excluding three acres she willed to her daughter, Amelia B. Littlejohn and five acres she willed to her daughter Leslie Walker. Snowden's Last Will and Testament can be found in Volume 7, Pages 11-13 in the Currituck County record of wills, archived in the Office of Archives & History, Department of the Cultural Resources, Raleigh, North Carolina. The "Lamb Tract" was acquired by Hasty Snowden from Edmond Snowden by deed dated April 14<sup>th</sup>, 1902 recorded in Deed Book 45, Page 121. Hasty Snowden conveyed several parcels out of the "Lamb Tract" including conveyances found in Deed Book 66, Page 294; Deed Book 68, Page 411 and Deed Book 70, Page 181. In the Third item of the will, Hasty Snowden devised and bequeathed the remainder of the "Lamb Tract" to the following and their heirs: Alex Snowden, Seaward W. Snowden, Rosana Baxter, Chaney Baxter, Rachel Mebane, and Seaward Snowden Jr.

The property can further be described as that tract of land located in Currituck County North Carolina, Crawford Township; Bounded on the North by Tract No. 1 (87 acres) on that plat recorded in Deed Book 39, Page 75, currently owned by Joanne Mercer Lewis, Ruth Ann Hughes, and Jean Harris, as evidenced by Deed Book 888, Page 938; Bounded on the East by the "Lowry Tract" as shown on the deed recorded in Deed Book 66, Page 257 (Cabinet A, Slide 78) entitled "Map of Property of Mrs. Wilma E. Humphries", currently owned by and conveyed to John O. McCloud and Linda N. McCloud, Trustees of Cathedral of Praise, a Church by Deed Book 661, Page 134; Bounded on the South by the 15.12 acre parcel shown on that plat recorded in Deed Book 102, Page 552 entitled "Otis J. Stone" which was conveyed to Robert C. Balance & (wife) Lena T. Balance by Deed Book 124, Page 150; Bounded on the West by that certain 10.3 acre parcel delineated as "Woodland 10.3 acres" on the plat entitled "Survey for Katie G. Clark" which was conveyed to Michael A. Snyder and (wife) Bertha V. Snyder by Deed Book 701, Page 818

Tax Value: \$20,000

Estimated Annual Tax: \$96.00

Current Tax Rate: \$0.48 / \$100.00

Judgment Amount\*: \$3,644.17\*

\*Does not include foreclosure costs, court fees & 2015 taxes  
2015 taxes are \$113.59\*\* (as of 4/15/2016)

Size = 7.78 Acres+/-

Zoning: AG

Plat: None



**ALL TAX FORECLOSURE SALES ARE SOLD ON A "WHERE IS" AND "AS IS" BASIS. THE COUNTY MAKES NO REPRESENTATION OF WARRANTY, EXPRESS OR IMPLIED. IT IS THE BIDDER'S RESPONSIBILITY TO INVESTIGATE THE PROPERTY PRIOR TO BIDDING TO KNOW EXACTLY WHAT THEY ARE BIDDING ON. THE COUNTY WILL NOT OVERTURN A SALE OR REFUND THE PURCHASE PRICE OR DEPOSIT BECAUSE A BIDDER DID NOT KNOW WHAT THEY WERE BIDDING ON NOR BECAUSE THE PROPERTY IS NOT SUITED TO THE BIDDER'S SPECIFIC NEEDS FOR SUCH PROPERTY**