

COURT ORDERED REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY
NOVEMBER 19, 2025 - 12:00 PM**

OPEN FOR UPSET BIDS

***1198 Adams Circle
Conover, NC 28613***

***Selling Real Property as Part of a
Petition to Partition Proceeding***

DIRECTIONS: In Hickory, take Springs Road North. Turn RIGHT onto Houston Mill Road. Go approximately ¾ mile. Turn LEFT onto Houston Drive. Turn LEFT onto Pecan Street. Turn RIGHT onto Adams Circle. Property at end of cul-de-sac. ***WATCH FOR POINTERS AND SIGNS!***

DESCRIPTION OF REAL ESTATE: Pretty Brick and Vinyl Home in a Quiet Cul-de-sac. Split level design with both upstairs and downstairs living quarters. Upstairs layout features a large open floor plan with great room flowing into the kitchen and dining area. 2 Bedrooms and a full bath complete the upstairs. Double sliding doors lead from the dining area to a gorgeous 8' x 40' deck with triple ceiling fans overlooking the

fenced backyard. One of the bedrooms also has entry way to the deck. Wood and carpet flooring thru out the majority of the upstairs. Downstairs layout consists of a tiled living area with a full kitchen, a master bedroom, full bath and laundry room. Double sliding doors lead to exterior patio area. Concrete driveway and sidewalks flow in and around the property. Great garage building measures approximately 400 square feet. Mature landscaping and shade trees. Central heat and air. Built in 2006. Catawba County Parcel ID# 374409251937. Catawba County Tax Value is \$225,900.00.

AUCTINEER'S NOTE: This property is currently occupied and prospective bidders may or may not be able to view the interior of the property on sale day. Any occupant of the property will be the sole responsibility of the successful purchaser.

GREAT OPPORTUNITY FOR HOME OWNERSHIP

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TERMS ON ABOVE REAL ESTATE: Petition to Partition Proceeding. Sale is to stand open for TEN (10) days for upset bids and the final bid is subject to confirmation by the Catawba County Clerk of Court. 5% down sale day, balance due in 30 days from confirmed final bid. Upset bids subject to a minimum increase of 5% of previous standing bid and stated upset bid period will begin anew at the presentation of any new upset bids. Upset bids accepted at the Catawba County Clerk of Court and it is the sole responsibility of buyer(s) to adhere to the hours available for upset bids. 5% Buyers Premium will apply to the final bid upon closing. Deposit of final successful confirmed bidder is non-refundable. All real estate information from tax records and is subject to verification. There are no financing or inspection contingencies for buyer. Seller is not obligated to make any repairs, changes, improvements or other modifications to the property. Buyers are encouraged to perform due diligence before day of sale, at buyers expense. Buyers will be guaranteed a title free and clear of all monetary liens, meaning buyer(s) accepts the real estate purchased on the date of this contract "as is, where is", in place and with all faults. Buyer(s) agrees to have title search at buyer(s) expense whereas any liens presented upon completion of title search, seller(s) may, at their sole discretion, pay liens and transfer title to buyer(s), or render the contract null and void.

YOUNT AUCTION AND REALTY, INC.

NCAFL # 7756

P.O. BOX 742 CLAREMONT, NC 28610

(828) 459-7335

www.yountauctionandrealty.com

www.auctionzip.com ID #10482 or #10483

IMPORTANT NOTICE: Although information has been obtained from sources deemed reliable, the auctioneer and the seller makes no warranty to guarantee expresses or implied, as to the accuracy of the information herein contained. It is for this reason that buyers should avail themselves of the opportunity to make inspections prior to the sale. The buyer acknowledges that he or an agent has inspected all of the assets upon which he will be bidding and/or does purchase. Buyer agrees to accept assets purchased "as-is", "where -is", "in-Place", and "with all faults". The auctioneer expressly disclaims on the part of the auctioneer as agent and the seller, any warranty as to fitness or usability of all the assets, and the buyer expressly waives any claim to any possible future use of the asset purchase whatsoever. Auction company represents the seller only in any and all auction transactions. All properties listed for auction are subject to sale prior to the auction. The buyer does hereby assume and does agree to indemnify and hold the auctioneer and seller harmless from any future claim which shall pertain to the fitness or use of that asset as being purchase. Announcements made on sale day take precedent over any previously printed material. Not responsible for accidents.