

REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY
DECEMBER 10, 2025 - 1:00 PM**

*313 East Boyd Street
Maiden, NC 28650*

OPEN FOR UPSET BIDS

*Selling Real Property from the
Estate of Virginia S. Williams (DECEASED)*

DIRECTIONS: From Newton, Take US Business Highway 321 (Northwest Boulevard) South toward Maiden. In Maiden, turn LEFT onto East Main Street. Go approximately 1/2 mile. Turn RIGHT onto South Third Avenue. Turn LEFT onto East Boyd Street. Property on LEFT. **WATCH FOR POINTERS AND SIGNS!**

DESCRIPTION OF REAL ESTATE: According to the Catawba County Tax Records, this one level frame and vinyl home has 1054 square feet, 2 Bedrooms and a full Bath. Approximately 18' x 24' garage building on the property. Paved drive. Lot Dimensions are 65' x 170' x 65' x 170'. Catawba County Parcel ID# 364718303917. Catawba County Tax Value is \$145,400.00.

GREAT OPPORTUNITY FOR HOME OWNERSHIP

TERMS ON ABOVE REAL ESTATE: 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.

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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.