CATAWBA COUNTY OFFICE OF SHERIFF **Donald G. Brown II, SHERIFF**
P.O. Box 385 ● 100 Government Drive Dept. E ● Newton, North Carolina 28658-0385 ● Office: 828-464-5241
http://www.catawbacountync.gov/sheriff Jail: 828-465-8999
Fax: 828-465-8471

STATE OF NORTH CAROLINA

COUNTY OF CATAWBA

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 23-CVS-001229-170

CATAWBA COUNTY LODGE OF THE FRATERNAL ORDER OF POLICE, LODGE NO. 26, Plaintiff/Judgment Creditor, v. TIMOTHY JAMES BREWER, Defendant/Judgment Debtor.	)	**NOTICE OF SALE**

The Sheriff of Catawba County hereby gives notice of the coming sale of the real property in satisfaction of the Judgment in this matter, and shows as follows:

1. Judgment against the Defendant/Judgment Debtor was obtained in this matter on May 19, 2023. A Writ of Execution was duly issued to the Sheriff of Catawba County on 13th day of March, 2026. Insufficient personal property of the Defendant having been found to satisfy the Judgment, this sale of real estate is necessary.

2. The real property shall be sold on the 14th day of May 2026, at the following time 10:00am, and at the following location: 100 Government Dr. Newton, NC 28658 on the courthouse steps.

3. The real property owned in the name of the Defendant to be sold is located at 816 East 22nd Street, Newton, NC 28658. The Deed is recorded at Book 03817, Page 0722-0725 of the Catawba County Registry. The Parcel ID is 374118411935. It is a residential single family unit located on approximately .480 acres, in the Brookwood Hills subdivision.

4. No personal property is being sold in conjunction with the real property.

5. This sale will be made to the highest bidder for cash.

This the 23rd day of April, 2026.

Donald G. Brown II Sheriff of Catawba County

M. Johnson Deputy Sheriff

CATAWBA COUNTY OFFICE OF SHERIFF **Donald G. Brown II, SHERIFF**
P.O. Box 385 ● 100 Government Drive Dept. E ● Newton, North Carolina 28658-0385 ● Office: 828-464-5241
http://www.catawbacountync.gov/sheriff Jail: 828-465-8999
Fax: 828-465-8471

STATE OF NORTH CAROLINA

COUNTY OF CATAWBA

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 23-CVS-001229-170

CATAWBA COUNTY LODGE OF THE FRATERNAL ORDER OF POLICE, LODGE NO. 26,

Plaintiff/Judgment Creditor,

v.

TIMOTHY JAMES BREWER,

Defendant/Judgment Debtor.

NOTICE OF SALE

Terms of Sale: **HIGHEST BIDDER FOR CASH, SUBJECT TO ANY MORTGAGES, LIENS, AND TAXES AND ANY OTHER ENCUMBRANCES AND/OR RESTRICTIONS WHATSOEVER THAT MAY BE OWED ON PROPERTY BY THE CURRENT OR FORMER OWNER(S) OF THE PROPERTY, OR WHICH OTHERWISE ENCUMBER/RESTRICT THE PROPERTY. BIDDERS ARE CAUTIONED THAT IT IS VERY LIKELY THAT THIS PROPERTY IS SUBJECT TO EXISTING LIENS, ENCUMBRANCES, AND RESTRICTIONS THAT ARE NOT EXTINGUISHED BY AN EXECUTION SALE, MEANING THAT THE PROPERTY REMAINS SUBJECT TO SUCH LIENS, ENCUMBRANCES, AND RESTRICTIONS AFTER THE EXECUTION SALE. THE PROPERTY MAY BE SUBJECT TO DEBT AND CONDITIONS UNACCEPTABLE TO YOU. ALL BIDDERS ARE ADVISED TO DO A COMPLETE TITLE SEARCH ON THIS PROPERTY PRIOR TO ENTERING A BID. THE CATAWBA COUNTY SHERIFF'S OFFICE, THE SHERIFF AND CATAWBA COUNTY MAKE NO REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WITH REGARD TO TITLE TO OR THE SUITABLILITY FOR ANY PURPOSE OR THE CONDITION OF THIS PROPERTY.**

This the 13th day of March, 2026.

Donald G. Brown II Sheriff of Catawba County

M. Johnson Deputy Sheriff

STATE OF NORTH CAROLINA

Catawba County

File No.	Abstract No.
23CVS001229-170	J001

Judgment Book & Page No. In Original County

In The General Court Of Justice

Name And Address Of Plaintiff	
Catawba Co Lodge Of The Fraternal Order Of Police Lodge 26 No Known Address	**WRIT OF EXECUTION**
VERSUS	G.S. 1-310, 1-313(1); Ch. 1C; Art. 16
Name Of Defendant(s)	Address Of Defendant(s)
Timothy James Brewer	816 EAST 22ND ST NEWTON NC 28658

To The Sheriff Of Catawba County:
Judgment in favor of the plaintiff was rendered in this case against the defendant. By terms of that judgment the following sums are now due:

Principal Due As Of Today	61,099.27
Plus Dollar Amount Of Interest Due As Of Today	13,672.84
Plus Court Cost Due As Of Today	55.00
Plus Other	1,883.17
Total Due As Of Today	$ 76,710.28

Plus, interest on the principal at the rate set out below shall be due from the date shown below, and a sheriff's commission shall be collected on sales of property or funds collected of 5% on the first $500 and 2-1/2% on all sums over $500.

Date From Which Interest Due And Rate Of Interest	Date Of Judgment	County To Which Issued	File No.	
Begin Date: 05/19/2023 8.00% of Simple Interest	05/19/2023	Catawba	23CVS001229-170	
	Type Of Interest: ☐ Contract Rate ☒ Legal Rate	Daily Interest Rate: $13.39	Judgment Docket Book And Page No.	Transcript No. / Date And Time Of Docketing

You are commanded to satisfy the judgment:

☐ out of the personal property of the defendant, and if sufficient personal property cannot be found, then out of the real property belonging to the defendant on the day the judgment was docketed in your county as shown above or any time after that date.

☒ except as to property of the defendant set off as exempt (a list of which is attached), out of the personal property of the defendant within your county and if sufficient personal property cannot be found, then out of the real property belonging to the defendant on the day the judgment was docketed in your county as shown above or any time after that date.

Additional Order For Satisfying Judgment

See Order Dated

County In Which Order To Be Served	Date Issued
Catawba	3/5/2026
Name And Address Of Creditor's Attorney	Signature
HEATHER HIGGINS PO Box 218 Hickory NC 28603	Signed: 3/5/2026 4:57:29 PM ☒ Deputy CSC ☐ Assistant CSC ☐ Clerk Of Superior Court

(Over)

© 2021 Administrative Office of the Courts

RETURN OF EXECUTION

This Writ Of Execution was served as follows:

☐ by collecting the amount(s) specified below, which is in addition to and apart from any sum collected pursuant to execution sale.

Date Of Collection	Amount Collected On This Date

☐ by levying on and selling the property of the defendant described below and returning to the court the balance shown below.

Date Of Levy	Description Of Property Levied On And Sold

Total Sum Collected By Execution Sale	*Amount Retained As Commission*	*Amount Retained For Expenses*	*Balance Returned*
$	$	$	$

☐ I did not serve this Writ Of Execution because:

- ☐ I did not locate property on which to levy.
- ☐ Other: *(specify)*

Service Fee Paid	*Date Received*	*Name Of Sheriff (type or print)*
$		
Paid By	*Date Executed*	*County*
	Date Of Return	*Signature Of Deputy Sheriff Making Return*

© 2021 Administrative Office of the Courts