

**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 IREDELLIN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NUMBER 20CVS003121-480**RICHARD TALLANT,**

Plaintiff,

v.

ELIZABETH S. TALLANT,

Defendant.

**NOTICE OF SALE
OF REAL PROPERTY**

Under and by virtue of a Writ of Execution directed to the undersigned Sheriff from the Clerk of Court of Iredell County, North Carolina, in the above-entitled action, the undersigned Sheriff will offer for sale to the highest bidder for cash, subject to any prior liens and encumbrances of record, the following described real property:

Beginning at a stone found located at the southwest corner of Robin Worden - Lot 9 of Plat Book 45, Page 155, Catawba County Registry (Book 3230, Page 1426, Catawba County Registry), said stone also being in the northern line of Billy Roberts (Book 3336, Page 1825, Catawba County Registry), AND RUNNING THENCE FROM SAID BEGINNING POINT, South 78 deg. 56 min. 52 sec. West 132.33 feet to a 1/2" rebar, the northeast corner of Patricia Richard (Book 3352, Page 1123 - Plat Book 17, Page 123, Catawba County Registry); thence running with the northern line of Richard, South 78 deg. 56 min. 57 sec. West 189.27 feet to a 1/2" rebar, the southeast corner of Richard Tallant (Book 2899, Page 1742, Catawba County Registry); thence with the eastern line of Tallant, North 07 deg. 37 min. 05 sec. West 392.29 feet to a 1/2" rebar; thence running North 78 deg. 58 min. 23 sec. East 319.17 feet to a 1/2" rebar set in the line of Mary Toney - Lot 10 of Plat Book 45, Page 155, Catawba County Registry (Book 3540, Page 1407, Catawba County Registry); thence with the western line of Lot 10, South 07 deg. 51 min. 25 sec. East 223.29 feet to a 1/2" rebar, the southwest corner of Toney and the northwest corner of Robin Worden; thence with the western line of Worden, South 07 deg. 59 min. 13 sec. East 168.75 feet to the point of Beginning, containing 2.88 acres total, according to a survey prepared by Honeycutt Land Surveying, P.A., dated 10/13/2022, revised

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10/2/2023, bearing reference to Deed Book 2899, Page 1742, Catawba County Registry, and PIN #2657-01-38-4494, said survey being entitled "Exempt Division for Commissioners Division for Richard F. Tallant and Patricia A. Richard vs. Elizabeth S. Tallant - Catawba County Clerk's File No. 19-SP-216", said plat being recorded in Plat Book 86 at Page 183, Catawba County Registry.

Date of Sale: May 14th, 2026

Time of Sale: 10:00 am

Location of Sale: Court House front steps of 100 Government Drive, Newton, NC 28658

Terms of Sale:

The real property described herein is being offered for sale, "AS IS WHERE IS" and will be sold subject to all unpaid taxes, special assessments, and superior liens. The highest bidder will be required to make a cash deposit at the time of sale in the amount required by law. This sale will remain open for ten (10) days for upset bids as required by law.

Dated this the 24th day of April, 2026.

Donald G. Brown II Sheriff of Catawba County

M. Johnson Deputy Sheriff

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Beginning at a 1/2" rebar set, said beginning point being located South 33 deg. 24 min. 21 sec. East 489.52 feet from a 3/4" iron pipe located at a corner of Hattie Tallant heirs property (Book 2099, Page 880, Catawba County Registry), and RUNNING THENCE FROM SAID BEGINNING POINT, a new line, South 31 deg. 35 min. 39 sec. West 374.53 feet to a 1/2" rebar set at the northern edge of the Jacobs Fork River; thence continuing the same course, namely, South 31 deg. 35 min. 39 sec. West 96 feet to a point located in the approximate center of the Jacobs Fork River; thence with the approximate center of the Jacobs Fork River, North 32 deg. 03 min. 06 sec. West 120.05 feet; thence continuing with the approximate center of the Jacobs Fork River, North 47 deg. 53 min. 10 sec. West 169.41 feet to a point; thence leaving the river and running North 31 deg. 35 min. 28 sec. East 65 feet to a 1/2" rebar set at the northern edge of the river; thence North 31 deg. 35 min. 28 sec. East 449.15 feet to a 1/2" pipe, with the approximate Catawba County/Burke County line, located in the line of Thomas Cioffi (Book 3164, Page 1592 and Plat Book 20, Page 154, Catawba County Registry); thence with the line of Cioffi, North 33 deg. 24 min. 21 sec. West 302.51 feet to the place and point of Beginning, containing 3.03 acres total, according to a

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survey prepared by Honeycutt Land Surveying, P.A., dated 11/30/2022, revised 10/2/2023, bearing reference to Deed Book 2099, Page 880, Catawba County Registry, and PIN#2657-01-39-8594, said survey being entitled "Exempt Division for Commissioners Division for Richard F. Tallant and Patricia A. Richard vs. Elizabeth S. Tallant - Catawba County Clerk's File No. 19-SP-216", said plat being recorded in Plat Book 86 at Page 182, Catawba County Registry.

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Dated this the 24th day of April, 2026.

Donald G. Brown II Sheriff of Catawba County

M. Johnson Deputy Sheriff