

Commissioner's Disclosure and Sale Notice

Court-Ordered Partition Sale – Chatham County, North Carolina

This property is being sold by order of the Chatham County Court System under a Petition for Partition Sale. The undersigned has been appointed by the Court as Commissioner of the Sale and is acting on behalf of the Court to facilitate the transaction. The Commissioner is the listing broker and represents the Court—not the individual owners.

Properties Included

This sale involves the following parcels, which are to be sold as described below:

- Parcel 0011549 – Approximately 28 acres with four (4) manufactured homes on site.
- Parcel 0077638 – Approximately 4.5 acres adjoining Parcel 0011549, with road access and no dwelling.
- The two parcels must be sold together.

There are also a home and several acres located within Parcel 0011549 that are not part of this sale. That portion will require an access easement to be reserved at or before closing. No funds are available for a survey, and the easement will be based on existing, apparent access routes.

Occupancy and Personal Property

- The four manufactured homes on Parcel 0011549 are currently occupied.
- The occupants will have up to sixty (60) days after closing to vacate or remove the structures.
- The homes may or may not be moveable, and no interior showings or inspections will be allowed.

- If the homes remain after closing, they convey “As Is, Where Is”, with no warranties or representations of condition.
- Any personal property remaining on the premises at closing shall convey to the buyer at no value.

Additional Parcels (Optional Purchase)

Two additional tracts are also available and must be sold together:

- Parcel 0077637 – 5.95 acres
- Parcel 0077636 – 6.3 acres

These parcels adjoin each other but do not adjoin the first two tracts. They are located along the Deep River, have no deeded access, are 100% within the floodplain, and will require a survey. They may appeal to land conservation entities or floodplain mitigation organizations.

Offer, Approval, and Closing Process

- All offers are subject first to Commissioner approval, followed by Court approval.
- The Commissioner may take 1–2 business days to review and respond to offers.
- The Court may take up to 30 days to issue final approval.
- Following Court approval, there is a 10-day upset bid period during which higher bids may be submitted per North Carolina law.
- Once the upset period expires, the winning bidder shall have up to 60 days to close.

Earnest Money and Terms

- Upon Court approval, all earnest money becomes non-refundable.
- The Commissioner may request additional earnest money at that time.

- No offers contingent upon rezoning, survey, or inspections will be considered.

Important Notices

- The sale is subject to Court confirmation and statutory upset bid procedures.
- All property is sold “As Is, Where Is” with no warranties, no contingencies, and no representations as to condition, suitability, or title beyond the Court’s authority to convey.
- Buyers are strongly encouraged to conduct their own due diligence before submitting an offer.

Commissioner of Sale:

Eric Andrews, Court-Appointed Commissioner
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