

NORTH CAROLINA
Forsyth County

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
23CVD5849

KENCO ELECTRIC, INC
Plaintiff,

v.

PATIO COURT APARTMENTS, LLC
Defendant.

NOTICE of EXECUTION

SALE of REAL PROPERTY

UNDER AND BY VIRTUE OF A Writ of Execution issued by the Clerk of Superior Court of Forsyth County in the above action to the undersigned Sheriff of Forsyth County, will on the **19th day of June 2024 at 12 o'clock noon** at the Forsyth County Courthouse in an area designated by the Clerk, offer for sale to the highest bidder all right, title or interest to the below listed property which the Defendant now has or had at the time of or after the docketing of the judgment in Forsyth County.

The Real property being sold is BEGINNING at an existing iron pin located within the eastern right-of-way line of New Walkertown Road (U.S. Highway 311, a 100-foot right-of-way), also being located at the southwest corner of Lot 1 or the map of Fairway Park Estates as recorded in Plat Book 17, Page 145, Forsyth County Registry: thence with the southern boundary lines of Lots 1,2,3,4 and 4A of said map, also being located within the western property line of that certain property now or formerly owned by the City of Winston-Salem (Tax block 3193 Lot 011U); thence, along the western property line of the City of Winston-Salem the following six (6) courses and distances: South 02 degrees 32' 22" East 733.50 feet to a point; South 76 degrees 57' 57" West 1,190.01 feet to a point; South 59 degrees 48' 26" West 256.0 feet to an existing iron pin; North 59 degrees 33' 34" West 173 feet to an iron; thence North 13 degrees 55'48" West 209.68 feet to an iron located within the southern right of way line of New Walkertown Avenue (a 60 foot public right of way; thence with the southern right of way line of New Walkertown Ave, North 67 degrees 16' 00" East 1782.34 feet to an iron located within said right of way line; thence north 67 degrees 16' 00 West 60 feet to a point tin the southern right of way line of New Walkertown Rd (US highway 311 a 100-foot right-of- way; thence with the southern right-of-way line of New Walkertown road, north 22degrees 27' 27" East 47.27 feet to the point of place of BEGINNING, containing 46.02954 acres , more or less, all according to a survey for Vastu Investment, llc by Thomas A Riccio & associates dates July 18 2007.

Property Address: 301 Walkertown Avenue Winston-Salem, NC 27105

Defendant's interest in the above-described property is being sold as is and subject to all liens, mortgages and encumbrances pending against it. Defendant's interest is being sold together with all appurtenances thereto and all improvements thereon which may belong to Defendant. The highest bidder at the sale will be required to make a cash deposit in the amount of ten (10) percent of this bid, with the remaining amount due upon tender of the deed.

Execution Amount: \$ 21515.05

Judgment Docketed: 3/7/24

Execution Issued: 5/22/24

Publication Dates: June 2nd, 2024

June 9th, 2024

Winston-Salem Journal

Winston-Salem Journal

This is the 30th day of May 2023.

Bobby F. Kimbrough Jr.
SHERIFF OF FORSYTH COUNTY