

NORTH CAROLINA  
DAVIDSON COUNTY

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
FILE NO. 21-CVS-001469.280

DAVID SAMBUN,  
Plaintiff,

v.

MOORE'S RENOVATION LLC;  
TERRY A. MOORE; AND  
SHANITA T. MOORE,  
Defendants.

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**NOTICE  
OF EXECUTION SALE  
OF REAL PROPERTY**

UNDER AND BY VIRTUE of a judgment and execution issued by the above-named court in the above-entitled action on the 5th day of September, 2025, directed to the undersigned Sheriff from the Superior Court of Davidson County, I will offer for sale to the highest bidder for cash whatever right, title, and interest, the judgment debtor owns or may own in the following described real property which is subject to sale under execution. This sale shall be held at the Courthouse door or in the area at the Courthouse designated by the Clerk of Superior Court in Davidson County, NC, on the **15<sup>th</sup> day of December, 2025 at 10:00 o'clock a.m.** This property is being sold "AS IS, WHERE IS" and said sale shall be subject to all superior liens, mortgages, easements, encumbrances, unpaid taxes and special assessments which were or became effective on the record prior to the lien of the judgment under which this sale is being held. There are deeds of trust or mortgages on file with the Register of Deeds on this property. The judgment debtors have not claimed his/her exemptions in this real property used as a residence. If the debtor has claimed this exemption, he/she is entitled to receive and retain \$35,000 in value from the proceeds of the sale of this property (\$60,000 for certain debtors aged 65 years of age or older). Sales for an amount less than the exemption claimed shall not be final. The sale shall be held open for ten (10) days for the filing of upset bids as required by law. No sale is final until confirmed by the Clerk of Superior Court of Davidson County.

The real property being sold is described as that certain tract(s) of land lying and being in Cotton Grove Township, Davidson County, North Carolina, and being more particularly described as follows in Deed Book 2359, Page 1043, Davidson County Registry:

**ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF**

**COTTON GROVE IN THE COUNTY OF DAVIDSON AND STATE OF NORTH CAROLINA, BEING MORE FULLY DESCRIBED IN A DEED DATED 08/15/1975 AND RECORDED 08/18/1975, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 529 AND PAGE 863.**

**BEING KNOWN AND DESIGNED AS LOT NO. EIGHT (8) OF FOXCROFT, SECTION ONE, AS DESCRIBED ON “MAP OF FOXCROFT-SECTION ONE, DAVIDSON COUNTY, NORTH CAROLINA, COTTON GROVE TOWNSHIP”, DATED SEPT. 29, 1973, PLAT OF WHICH IS RECORDED IN PLAT BOOK 16, PAGE 86, IN THE OFFICE OF REGISTER OF DEEDS OF DAVIDSON COUNTY, N.C., TO WHICH PLAT REFERENCE IS HEREBY MADE.**

Issued this the 24<sup>th</sup> day of November, 2025.

Richie T. Simmons Sheriff

By: W. A. Trujillo Deputy

