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www.maascompanies.com

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Diane Maas, President, Maas Companies Inc. #7822



GOVERNMENT FORECLOSURE AUCTION

www.maascompanies.com

TUESDAY, MAY 9 AT 1:00PM

FORMER CHILDREN OF TODAY CHILD DEVELOPMENT CENTER INC.

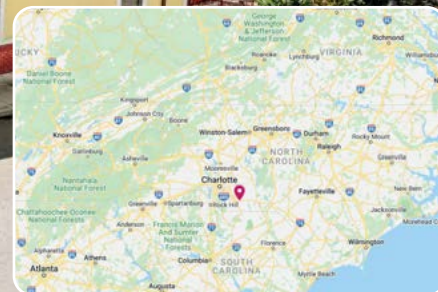
3,192 SQ. FT. BUILDING ON 1.49± ACRES OF LAND

3620 Hwy. 74 E.

Wingate, NC 28174-6740*

***Sale Will Take Place at Courthouse**

**Suggested
Minimum
Bid Amount
\$250,000**



GOVERNMENT FORECLOSURE AUCTION



GREAT LOCATION WITH 27,000 CARS PER DAY AND 70' OF FRONTAGE ON HWY. 74



3,192 SQ. FT. BUILDING BUILT IN 2016 ON 1.49± ACRES OF LAND



BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, no later than Monday, May 8th, pre-registers (with the auction company) the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

PARTIAL TERMS OF SALE: The real property will be sold to the highest bidder. Commissioner reserves the right to require certified funds deposit not to exceed the greater of 5% of the bid or \$750.00. Successful bidder shall also be required to pay revenue stamps on the Commissioner's Deed, any Land Transfer Tax, and the tax required by N.C.G.S. Section 7A-308(a)(1) unless the person entitled to enforce the instrument is exempt from paying these sums. Property is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special assessments. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids as by law required. If the Commissioner is unable to convey title for any reason, the sole remedy is the return of the deposit. If the validity of the sale is challenged by any party, the Commissioner, in its sole discretion, if he believes the challenge to have merit, may declare the sale to be void and return the deposit. The purchaser will have no further remedy. An order for possession of the property may be issued pursuant to G.S. 1-339.29 against the party or parties to the proceeding in possession by the presiding judge or clerk of superior court of the county in which the property is sold.

For complete terms of sale, see Amended Order Authorizing Foreclosure Sale and Notice of Sale here: https://www.maascompanies.com/22250_daycare/ and filed with the Union County Clerk of Court at C/A 22 CVS2132.

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**FORMER CHILDREN OF TODAY CHILD
DEVELOPMENT CENTER INC.
3,192 SQ. FT. BUILDING BUILT IN 2016
ON 1.49± ACRES OF LAND
3620 Hwy. 74 E. Wingate, NC 28174-6740**

**COURTHOUSE FORECLOSURE SALE to Be Held at
Union County Courthouse Lobby:
400 North Main Street, Monroe, NC 28112**

Auction Will be Conducted by a Court Appointed Commissioner.
Absentee Bidding will be Coordinated by Maas Companies Inc.
For Live and Absentee Bidding Instructions Visit: www.maascompanies.com

**DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY TO BUY A
COMMERCIAL PROPERTY BUILT IN 2016! SELLS TO THE HIGHEST BIDDER!
#1 LOWEST CORPORATE INCOME TAX RATE IN U.S. • #1 BEST STATE FOR
BUSINESS 3 YEARS RUNNING • TOP 10 STATE FOR STARTING A NEW BUSINESS
• TOP 5 FASTEST-GROWING STATE IN THE U.S.**

WINGATE, POPULATION: 4,724 (UP 13.8% SINCE 2020) IS A SE SUBURB OF CHARLOTTE
AND IS HOME TO WINGATE UNIVERSITY WITH 3,400+ STUDENTS ON THREE CAMPUSES

Parcel ID: 09054040A
Frontage: 70' Hwy 74, 27,000 Cars/Day
Zoning: B-1
Property Class: 12-COM-Commercial-
Restaurant
ASV: \$550,200
2023 Taxes: \$13,445.24* Unpaid as
of 2/14/23
Utilities: Water, Electric, Sewer,
Natural Gas
Building Year Built: 2016

Building Dimensions: 76'x42'
Interior Layout Consisting of: Lobby,
Reception Area, Office, 6 Classrooms,
Kitchen, 5-Restrooms
Parking Lot: Asphalt with 34 Spaces
16,100 Sq. Ft.
Concrete Sidewalks/Curb, Landscaping,
Chain Link Fencing Side Yard/Back Yard-
288 Ft. Total
Telephone, Security/Fire Alarm
HVAC: Central A/C, Forced Air Heat

**REQUEST BIDDERS KIT FOR COMPLETE DETAILS
AUCTION WILL NOT TAKE PLACE AT THE PROPERTY
AUCTION WILL BE CONDUCTED AT THE UNION COUNTY
COURTHOUSE 400 NORTH MAIN ST. MONROE, N.C. 28112
NO TRESPASSING-YOU CAN ONLY VIEW THE PROPERTY
FROM THE ROAD OR PUBLIC SIDEWALK.**

INSPECTIONS

Due to the Fact that this is a Courthouse Foreclosure Sale,
There will be No Exterior/Interior Inspections.
Please Do Not Trespass or Disrupt the Occupant of the Building.

BROKERS WELCOME!
2% Broker Participation



Maas Companies Inc
507.285.1444
Rochester, Minnesota

TAKE DRONE TOUR AT MAASCOMPANIES.COM • REQUEST BIDDERS KIT FOR COMPLETE TERMS AND DETAILS!!