

FILED
DATE: December 17, 2025
TIME: 8:53:51 PM
GRANVILLE COUNTY
CLERK OF SUPERIOR COURT File # 25SP000142-380
BY: J. Washington Film #

NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK

GRANVILLE COUNTY

**M. WALKER BRUMMITT, Public Administrator
of the Estate of John Albert Bass,
deceased,**

Petitioner,

**ORDER FOR PRIVATE
SALE OF REAL PROPERTY
TO CREATE ASSETS**

vs.

**NORA SMALL, Widow, LEONARD BASS
and wife, ANN BASS, DARRELL TABORN
and wife, DESIREE TABORN, DONNA T.
WILKERSON and husband, TREMAYNE
WILKERSON, TERESA TABORN, SINGLE,
ALL UNKNOWN HEIRS AT LAW OF
JOHN ALBERT BASS, Deceased,
AND ALL UNKNOWN SPOUSES OF ALL
KNOWN AND UNKNOWN HEIRS AT LAW
OF JOHN ALBERT BASS, Deceased,**

Respondents.

THIS CAUSE was heard before the undersigned J. Yancey Washington, Clerk of Superior Court of Granville County, upon motion of the Petitioner to grant the relief prayed for in the petition filed herein.

The Court reviewed the record and finds that service of process was had on both of the Respondents by certified mail; that more than ten (10) days have elapsed since the service of process on the Respondents; that no extensions of time have been granted for the filing of answers by the Respondents; that no such answers or other pleadings have been filed by or on behalf of the Respondents, and the time for filing such answers or other pleadings by the Respondents has expired.

The Court finds that all of the parties are now before the Court, and that the Court has jurisdiction of such parties and the subject matter of this proceeding.

Hicks, Preddy, Washburn & Brummitt, PC, P. O. Drawer 1168, Oxford, NC 27565

The Court considered the matters set out in the duly verified petition filed herein and finds the following to be the facts:

FINDING OF FACTS

1. That John Albert Bass (Bass) died a resident of Granville County, North Carolina, on June 24, 2025; that the Public Administrator is the duly qualified and acting Public Administrator of his estate, having been appointed as such by the Clerk of Superior Court of Granville County in File #25E000304-380; that the administration of the decedent's estate is still pending.

2. That the decedent, Bass, was the owner of a house and lot located at 104 Alex Street, Oxford, North Carolina 27565, at the time of his death.

3. That the Petitioner has made diligent inquiry to determine all of the heirs of the decedent and, to the best of his knowledge, has determined them to be those parties whose names, relationships and addresses are set out below; that all of the known persons named herein are joined as parties to this proceeding to the end that any interest they may claim in the decedent's real property will be subject to the orders of the Court; that to the best of the Petitioner's knowledge, the known Respondents are of age and sui juris.

4. That the unknown spouses of the said known heirs at law and unknown heirs at law of the decedent are made parties to this proceeding so that their marital interest in the subject real property may be made subject to the orders of the Court.

5. The name, relationship and address of the known Respondents are as follows:

i.	Nora Small	Sister of the decedent
	3647 Winding Oak Road	
	Oxford, NC 27565	

Nora Small
104 Alex Street
Oxford, NC 27565

ii.	Leonard Bass	Brother of the decedent
	3645 Winding Oak Road	
	Oxford, NC 27565	

iii. Children of Percy Taborn (Deceased Sister)

Darrell Taborn	Nephew of the decedent
4695-C Hancock Road	
Oxford, NC 27565	

Hicks, Preddy, Washburn & Brummitt, PC, P. O. Drawer 1168, Oxford, NC 27565

Donna T. Wilkerson
4008 Angel Oaks Lane
Kittrell, NC 27544

Niece of the decedent

Teresa Taborn
4008 Angel Oaks Lane
Kittrell, NC 27544

Niece of the decedent

6. That as to the heirs at law of John Albert Bass who are unknown, and the unknown spouses of all known and unknown heirs at law of John Albert Bass, Joyce W. Fischer, Attorney at Law, has been appointed as Guardian ad Litem to represent their interests in the subject matter of this proceeding. That Joyce Fischer, Attorney at Law, has consented to serving as the Guardian ad Litem in this matter.

7. That the Public Administrator has initiated the publication of the notice to creditors in this estate, and the time for filing claims ends on October 17, 2025, a copy of which is attached hereto as Exhibit A and incorporated by reference.

8. That the order of payment of claims of the estate pursuant to N.C.G.S. Sec. 28A-19-6 are categorized as follows: First Class which are claims which by law have a specific lien on property; Second Class which is funeral expenses to the extent of \$3,500.00; Third Class which are for the costs of a gravestone to the extent of \$1,500.00; Fourth Class which includes all dues, taxes and other claims under the laws of the United States; Fifth Class which includes all dues, taxes and other claims under the laws of the State of North Carolina, including county taxes; Sixth Class which are judgments of any court of competent jurisdiction with the State; Seventh Class which are wages due to any employee employed by the decedent; Eighth Class which are for any claims for equitable distribution; and Ninth Class which include all other claims.

That the debts of the decedent's estate and costs of administration have been determined to be approximately \$54,903.25, consisting of the following:

- (a) Probate fees, court costs, Public Administrator's commissions, attorney's fees, other miscellaneous probate fees and advanced Clerk of Superior Court costs are approximately \$7,500.00 (estimated prior to sale); and
- (b) General debts of the estate:
 - (1) Betts and Son Funeral Home, Inc.
Funeral Services \$6,677.45
 - (2) Synora Fields
 - Reimbursement for grave plot 1,100.00
 - Reimbursement for gravestone 1,761.36
 - Reimbursement for funeral flowers 258.03

Hicks, Preddy, Washburn & Brummitt, PC, P. O. Drawer 1168, Oxford, NC 27565

(3)_	Synora Fields Home and personal services provided to John Albert Bass from 9/11/2023 until May 24, 2025	7,520.00
(4)	Granville County Tax Office 2025 Property Taxes, PIN 192207593767 (approximate, subject to proration or late interest) Account #2579301	1,238.15
(5)	Dividend Finance Loan for bathroom remodel (approximate amount – subject to change)	13,042.10
(6)	Choice Health Management (formerly Universal Health Care) Balance of patient account	14,563.58
(7)	Lympha Press Medical Supplies	157.28
(8)	Synapse Health Medical Supplies	9.32
(9)	Dunn Medical Services	510.94
(10)	Duke Energy Electric Services	407.96
(11)	Spectrum Cable Services	55.00
(12)	City of Oxford Water Bill	<u>102.08</u>
	Total	\$ 54,903.25

(Total is subject to change if more claims are made during the claim period, which will be reported during the process of the estate.)

9. That the Public Administrator is still in the process of investigating and determining the personal property assets available in the estate to satisfy the claims of creditors; however, the Public Administrator has determined that there are not and will not be enough personal property, if any, belonging to the decedent with which to pay the outstanding debts and costs of administration of this estate; that the real property of the tract of land described above.

10. That the Public Administrator has determined it to be necessary and in the best interests of the administration of the estate to sell the real property of the decedent by private sale to obtain funds for the payment of the above debts and costs of administration; that the Public Administrator of the Estate of John Albert Bass has the power to sell the real property herein described pursuant to N.C.G.S. sec. 28A-15.1.

11. That the tract of the decedent located at 104 Alex Street, Oxford, North Carolina, is described as follows:

A certain lot or parcel of land located on the west side of Alex Street in the City of Oxford, North Carolina, and more particularly described as follows:

Located on the west side of Alex Street and being known and designated as Lot No. 5 and the northern half of Lot No. 6 on the map of Eatman Park Extension as subdivided in August 1952 by Johnnie C. Currin, R.L.S., said map being duly of record in Plat Book 3, at page 6, of the Public Registry of Granville County. Lot No. 5 has a frontage on Alex Street of 50 feet and the northern half of Lot No. 6 has a frontage on Alex Street of 25 feet, making an aggregate frontage of 75 feet on Alex Street.

For further reference, see Book 196, page 555, Granville County Registry. (Granville County Parcel #192207593767).

Also, see Estate of John Albert Bass of record in Estate File #25E000304-380 in the Office of the Clerk of Superior Court of Granville County. (131123 – No Title Certification)

12. That on the basis of the allegations set forth herein, and pursuant to N.C.G.S. Sec. 28A-17-1, the Public Administrator does hereby request that the Clerk of the Superior Court issue an Order for him, as Public Administrator, to sell the real property described in Paragraph 11 above, with said sale to be conducted in accordance with Article 29A of Chapter 1 of the North Carolina General Statutes entitled "Judicial Sales."

13. That there should be appointed a Commissioner herein to sell the real property, pursuant to the above said statutes, with the proceeds of the sale being used to pay estate debts as by law provided, after payment of the costs of this proceeding. That the commissioner may hire a North Carolina Licensed Realtor to assist in the sale.

CONCLUSIONS OF LAW

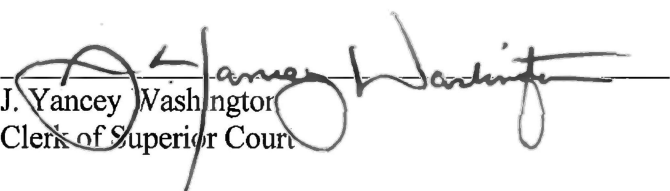
Based upon the foregoing Findings of Fact, the Court concludes as a matter of law that the Petitioner is entitled to sell the subject property to create assets with which to pay the decedent's debts.

NOW, THEREFORE, it is hereby ordered, adjudged and decreed:

1. That the Court finds that it is in the best interest of this estate to sell the decedent's house and parcel of land as described herein, to create assets with which to pay the decedent's debts and costs of administration.
2. That the Court enter an Order approving the private sale of the property.
3. That the Court appoint M. Walker Brummitt as Commissioner of the court to complete the private sale of the said real property.
4. That the Commissioner be allowed to contract with a licensed North Carolina real estate agent to sell the property described herein.
5. That pursuant to N. C. G. S. §1-339.36, the private sale shall lie open for ten days for any upset bid.
6. That the Commissioner is ordered to pay out of the gross proceeds of the sale the costs of this proceeding, including reasonable attorney's fees or commissions capped at 5%, realtor's commission capped at 5%, and all court costs of this proceeding, including reasonable fees to the appraiser who rendered a value of the real property herein.
7. That the Commissioner is ordered to pay the net proceeds of the sale to the Estate of John Albert Bass to be used by the Public Administrator to satisfy the debts of the decedent and the costs of administering his estate, with any sums remaining to be distributed to his heirs at law as identified in this probate proceeding and/or as ordered by the Court.
8. For such further relief as the Court may deem just and proper.

This the 17th day of December, 2025.

12/17/2025 8:53:29 PM


J. Yancey Washington
Clerk of Superior Court

Voll\Bass, John Albert (Spec.Proc.) (Order for Sale of Land to Create Assets - File #24763.25001)

Hicks, Preddy, Washburn & Brummitt, PC, P. O. Drawer 1168, Oxford, NC 27565