

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NORTH CAROLINA
RALEIGH DIVISION**

IN RE:)	
)	
FAMILY SOLUTIONS OF OHIO, INC.)	Case No. 24-03043-5-PWM
)	Chapter 11
Debtor.)	

**NOTICE OF PROPOSED PUBLIC SALE AND
NOTICE OF COMPENSATION OF AUCTIONEER**

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

TO: ALL PARTIES IN INTEREST

Pursuant to 11 U.S.C. §363(b), Federal Rules of Bankruptcy Procedure 6004, 2002 (a), and 2002 (c) (1), notice is hereby given that GEORGE F. SANDERSON, III, Chapter 11 Trustee in the above referenced case ("Trustee") proposes to sell the following described properties:

1. Auction 1: House & Lot located at 115 Fox Park Rd., Louisburg, NC, Franklin County Parcel 017425
2. Auction 2: (2) parcels of vacant land on/off Fox Park Rd., Louisburg, NC, Franklin County Parcels – 017442 (63.09+/- acres) AND 049692 (2.71+/- acres)
3. Auction 3: Commercial property (retirement home/group home), Franklin County Parcel 016830
4. Auction 4: Vacant lot located on Dupree Drive off of NC Hwy 39 S, Franklin County Parcel 016829
5. Auction 5: (2) parcels of vacant land on/off Julie McKnight Rd., Kittrell, NC Franklin County Parcel 010635 5.01+/- acres) AND Vance County Parcel 0495 01009 (83.85+/- acres)(collectively the "Property")

Notice is further given that the Trustee proposes to sell said Property at the date, time and place as hereinafter set out below:

AUCTION 1

DATE: June 4, 2025
TIME: 10:00 a.m.
PLACE: 115 Fox Park Road, Louisburg, NC

AUCTION 2

DATE: June 4, 2025
TIME: 12:00 p.m.
PLACE: 844 NC Hwy 39 S, Louisburg, NC

AUCTION 3

DATE: June 4, 2025
TIME: 12:00 p.m.
PLACE: 844 NC Hwy 39 S, Louisburg, NC

AUCTION 4

DATE: June 4, 2025
TIME: 12:00 p.m.
PLACE: 844 NC Hwy 39 S, Louisburg, NC

AUCTION 5

DATE: June 4, 2025
TIME: 2:00 p.m.
PLACE: 664 Julie McKnight Rd., Kittrell, NC

The Trustee has filed an application with the Court for an order authorizing employment and compensation of Country Boys Auction & Realty Co., Inc. as auctioneer whose compensation shall be fixed at a rate not to exceed the following:

REAL PROPERTY
10% of first \$25,000.00
6% of balance

The above scale includes compensation for all expenses associated with conducting a sale, such as advertising, fliers, postage mailing, electronic mail and signage. The Auctioneer may apply to the court for additional expenses such as hauling, repairs and assembly.

The Trustee may seek, pursuant to 11 U.S.C. Sec. 506(c) of the Bankruptcy code, to surcharge certain collateral sold in the public auction noticed herein for the reasonable, necessary costs and expenses of preserving, or disposing of, such property for the benefit of applicable secured creditors ("506(c) expenses"). The 506(c) expenses for which the Trustee may seek surcharge include, without limitation, a 3% commission on the gross purchase price of the applicable property sold as a fee to the Auctioneer.

Upon completion of the auction, and after the period established for payment and claim of property has lapsed, there may be items that the winning bidder has not paid for or for which the winning bidder has not claimed. The Trustee is authorized to direct Country Boys Auction to sell such items to the backup bidder or readvertise and resell such items by public auction without further notice or authority from the Court.

If you do not want the Court to allow the sale and compensation, or if you want the Court to consider your views on the sale and compensation, then within twenty-one days (21) of the date of

this Notice, unless otherwise ordered, you or your attorney must file with the Court, pursuant to 9014-2, a written response, an answer explaining your position. If you mail your response to the Court for filing, you must mail it early enough so the Court will receive it on or before the date stated above.

If a response and a request for hearing is filed in writing on or before the date set above, a hearing will be conducted on the notice at a date, time and place to be later set and all parties will be notified accordingly.

DATED: May 6, 2025

HENDREN, REDWINE & MALONE, PLLC

s/ Rebecca Redwine Grow

Jason L. Hendren (NC State Bar No. 26869)

Rebecca Redwine Grow (NC State Bar No. 37012)

Benjamin E.F.B. Waller (NC State Bar No. 27680)

Lydia C. Stoney (NC State Bar No. 56697)

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Attorneys for the Trustee

CERTIFICATE OF SERVICE

I, Rebecca Redwine Grow, 4600 Marriott Drive, Suite 150, Raleigh, NC 27612, certify:

That I am, and at all times hereinafter mentioned, was, more than eighteen (18) years of age;

That on the 6th day of May, 2025, I served copies of the NOTICE OF PROPOSED PUBLIC SALE AND NOTICE OF COMPENSATION OF AUCTIONEER on the parties listed below as indicated pursuant to the Order Limiting Notice.

I certify under penalty of perjury that the foregoing is true and correct.

DATED: May 6, 2025

HENDREN, REDWINE & MALONE, PLLC

s/ Rebecca Redwine Grow
Jason L. Hendren (NC State Bar No. 26869)
Rebecca Redwine Grow (NC State Bar No. 37012)
Benjamin E.F.B. Waller (NC State Bar No. 27680)
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Chapter 11 Trustee

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Small Business Administration

Daniel C. Bruton (via CM/ECF)
Counsel for Cromwell Capital, LLC

Brian D. Darer (via CM/ECF)
Counsel for Cadence Bank

George M. Oliver (via CM/ECF)
Counsel for John Hopkins, Sr.

Julie Anne Parsons (via CM/ECF)
Counsel for Bowie Central Appraisal Dist.

AgCarolina Farm Credit, ACA (via U.S. Mail)
Attn: Managing Agent or Officer
P.O. Box 29
Louisburg, NC 27549

Franklin County Tax Office (via U.S. Mail)
Attn: Managing Agent
215 E. Nash Street
Louisburg, NC 27549

Vance County Tax Office (via U.S. Mail)
Attn: Managing Agent
122 Young Street
Henderson, NC 27536