



OFFICE OF GUILFORD COUNTY SHERIFF



NOTICE OF SALE OF REAL PROPERTY UNDER A WRIT OF EXECUTION

(Pursuant to N. C. General Statutes--Sections 1-313(1) and 1-339.41, et seq.)

In The General Court of Justice -State of North Carolina
District Court Division of Guilford County

Venkata Bala Subramanyam Chetlapalli VS New Era Development LLC

Court File Number: **23CVS008980-400**

To enforce a judgment previously entered on October 24, 2023, against the Defendant in the above-entitled civil action, said judgment having been indexed and docketed, on the same date by the Clerk of Superior Court of Guilford County in compliance with Gen. Stat. §§ 1-233 and 1- 234, a Writ of Execution was issued on the 7th day of November 2025 by said Clerk directing the Sheriff of Guilford County to satisfy the judgment out of certain property belonging to the Defendant.

Pursuant to the Writ of Execution, the undersigned Deputy Sheriff of Guilford County, will offer for sale, at auction and to the highest bidder, FOR CASH--whatever rights, title, and interest, if any, in the below-described real property, which Defendant, now owns or has owned at any time on or after the docketing of the judgment in this civil action.

This execution sale will be held on the 20th day of January 2026, at 10:00 o'clock a.m., at the Guilford County Courthouse, Upper Ground ("UG") level, 201 S. Eugene Street, Greensboro, North Carolina. The real property for sale is described as that parcel of land located in Guilford County, North Carolina at 3017 TEW ST, GREENSBORO NC 27407. For a more complete description, see Deed (Real Estate) Book 8547, Page 148 (Plat Book 207, Page 89) in the Office of Register of Deeds of Guilford County.

****NOTICE TO ALL BIDDERS****

1. This is a CASH SALE. "Cash" includes United States currency, certified bank check or money order.
2. This is a sale of real property that is subject to the 10-day upset bid procedure in G.S. § 1-339.64.
3. No sale of real property is final until confirmed by the Clerk of Superior Court.
G.S. § 1-339.67.
4. The above-described real property is being sold "AS-IS" and said sale shall be subject to all superior liens, mortgages, easements, encumbrances, unpaid taxes and special assessments which may be of record against it.
5. No representation or warranty of title is made (express or implied).
6. All bidders are responsible for doing their own research to determine what liens, encumbrances, or other property interest (if any) may affect or limit the title of the Defendant, if any, in the property being sold.

This, December 16th, 2025
Master Deputy Sheriff B. Anderson
Office Number: 336-641-3051

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