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Frank Murphy  
Frank and Tracy Murphy LLC  
Vass, NC

Re: Sale of Moore County Parcel ID 00056908  
Known as 760 W Philadelphia Avenue, Pinebluff NC

The above home was owned by Rachel Marie Lance per deed filed on June 2, 2024 in book 6183, page 512 of the Moore County Register of Deeds. Rachel Marie Lance died intestate in Orange County, NC on June 12, 2025. An Estate Administration has been opened in her resident County of Moore in file 25E000597-620 and Stephanie Lance Jarrell was appointed Administrator of the Estate on 7/3/25.

Under NC Law, as Rachel died without a Will or lineal descendants, her property passes to her sole surviving parent, Mollie Lance. However, Mollie Lance has filed a Renunciation and Qualified Disclaimer, refusing to accept all of her interest as an heir of the Estate of Rachel Marie Lance. As such, all of Rachel's property passes to her one sibling, Stephanie Lance Jarrell. A new deed is not required to be filed; the Estate probate confirms the Chain of Title.

Although Real Property is not a probate asset in Moore County, a Notice to Creditors must be published if it is to be sold within two years of death. Please find attached an Affidavit of Publication.

Stephani Jarrell has engaged us as PR to assist her with the settlement of Rachel's estate and personally to represent her as the seller of the real property noted above. When an offer is accepted, please email us a copy of the contract. Please also note that settlement may not occur prior to October 27, which is expiration of the Creditors' Notice period. Please contact us should you have any questions. We look forward to working with you on a quick sale.

**ROBBINS MAY & RICH LLP**

**Patricia T. Niebauer, attorney**  
**Sonja Brewton, legal assistant**

