

2021 OCT 14 AM 11:35

NOTICE OF TAX FORECLOSURE SALE

Upon and by virtue of a Judgment of the District Court of Haywood County, North Carolina, made and entered on the 14th day of October, 2021, in the action entitled "County of Haywood, A Body Politic and Corporate vs. Estate of Aline Brennan, *et al.*," the Commissioner, Mark A. Pinkston, will sell the below described property at public auction as follows:

1. The Commissioner will at 10:00 am on the 18th day of November, 2021, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Haywood County Justice Center door in the City of Waynesville, North Carolina.
2. The real property to be sold is described as follows:

TRACT I:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 7686-93-0230, and is that certain parcel, tract or lot of real estate situated in Ivy Hill Township, Haywood County, North Carolina described in Deed Book 445, at Page 919, Haywood County, North Carolina Registry and is more particularly described as follows:

"FIRST TRACT: Being Lot No. 12, containing 3.249 acres of Maggie Valley Development Corporation as per survey and plat recorded in Plat Cabinet "B", Slot 317(C), Haywood County Registry.

"This conveyance is made subject to restrictions as recorded in Deed Book 352, Page 613, Haywood County Registry.

"It is expressly acknowledged by the Grantor herein that the property herein conveyed may be divided into two parcels or lots but each of same shall be subject to the restrictions hereinabove referred to as if same had originally been a lot in the subdivision.

TOGETHER WITH AND SUBJECT TO any and all easements, covenants, conditions, rights of way, and restrictions of record.

The real property to be sold is generally described* as #12 Sec A Maggie Valley Dev., Ivy Hill Township, Haywood County, North Carolina.

*The general description of the property is provided for convenience but is not guaranteed.

TRACT II:

The real estate is shown on the Haywood County Tax Records as Parcel Identification Number ("PIN") 7686-83-6085, and is that certain parcel, tract or lot of real estate situated in Ivy Hill Township, Haywood County, North Carolina described in Deed Book 445, at Page 919, Haywood County, North Carolina Registry and is more particularly described as follows:

"SECOND TRACT: BEGINNING at a point in the center of 60-foot right of way at the common corner of Lots Nos. 12 and 14 in the subdivision hereinafter referred to, and runs thence with the line of Lot No. 12, N. 35 deg. 25 min. 56 sec. W. 247.59 feet; thence S. 72 deg. 08 min. 12 sec. W. 274.92 feet; thence S. 56 deg. 58 min. 05 sec. E. 114.76 feet; thence S. 37 deg. 53 min. 58 sec. E. 162.35 feet to a point in the center of 60-foot right of way; thence with center of right of way with an arc of a circle on a curve to the right (with a chord of S. 67 deg. 07 min. 59 sec. W. 182.04 feet and a radius of 700 feet) a distance of 182.56 feet and N. 72 deg. 36 min. 15 sec. E. 76.66 feet to the BEGINNING, and containing 1.216 acres as per survey and plat of James T. Herron, RLS. Being a lot adjoining the Maggie Valley Development Corporation property as shown in Plat Cabinet "B", Slot 317(C), and this conveyance is made subject to the restrictions hereinabove referred to.

"This conveyance is subject to the easement granted in Deed Book 415, Page 439, Haywood County Registry.

"The Grantee assumes and agrees to pay the outstanding balance of that Deed of Trust in Book 314, Page 29, Haywood County Registry."

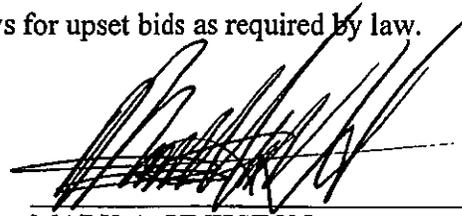
TOGETHER WITH AND SUBJECT TO any and all easements, covenants, conditions, rights of way, and restrictions of record.

The real property to be sold is generally described* as #13 Maggie Development Corp, Ivy Hill Township, Haywood County, North Carolina.

*The general description of the property is provided for convenience but is not guaranteed.

3. The property will be sold by the Commissioner to the highest bidder for **CASH**. The highest bidder will be required to deposit **IN CASH** with the Commissioner, at the date and time of the sale, twenty percent (20%) of the amount of the bid.
4. All bidders bid for the property **AS IS** on the date of sale. Absolutely no warranties are made as to the condition, value or title of the property. While the Commissioner believes the title to be good, all bidders are advised that they should obtain independent counsel. The Tax Collector has reserved the right to withdraw the sale up to and until the Deed is delivered by the Commissioner.
5. The sale will be made subject to all outstanding city and county taxes and all local improvement assessments against the above-described property not included in the Judgment in the above entitled case.
6. The sale will be held open for ten (10) days for upset bids as required by law.

THIS the 14th day of October, 2021.



MARK A. PINKSTON
Commissioner
Van Winkle, Buck, Wall, Starnes &
Davis, P.A.
PO Box 7376
Asheville, NC 28802-7376
(828)258-2991
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Dates: November 10, 2021 and November 17, 2021