

**ADVERTISEMENT OF SALE
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
MULTIPLE PARCELS**

1038 N Main St. and rear lot, 1248 South Main St., 502 Park Blvd., 917-919 Sayer St., 4692 Lee Hwy, and 506 Park Blvd.

Pursuant to and by virtue of orders of the Circuit Court of Smyth County, Virginia, made and entered on March 28, 2017, November 21, 2022, and February 13, 2023 in the cause therein pending under the style of Hawkins-Graves, Inc. v. Ronald E. Lefler, et al., Case Number CL15000378-00, Paul J. Feinman, Special Commissioner of the said Court, will offer for sale at PUBLIC AUCTION to the highest bidder, on terms hereinafter stated, at Holston Hills Golf Course, 1000 Country Club Rd., Marion, Virginia, 24534 on April 1, 2023 at 10:00 a.m. the real estate in Smyth County, Virginia described as follows:

That certain property described in those *two* certain deeds dated February 9, 2007, recorded in the Clerk's Office of the Circuit Court for Smyth County, Virginia in Deed Book 724, at page 392 and at page 396, respectively. This is believed to be Tax Map numbers 172-75-9, 172-75-9A, and 172-75-10, known as **1038 N Main St.** and the lot behind it.

That certain property described in that certain deed dated February 9, 2007, recorded in the aforesaid Clerk's Office in Deed Book 724, at page 384. This is believed to be Tax Map numbers 57A-1-43, -44, -45, -46, -47, and 57A-1--95, -96, and -97, known as **1248 South Main St.**

That certain property described in that certain deed dated February 9, 2007, recorded in the aforesaid Clerk's Office in Deed Book 724, at page 372. This is believed to be Tax Map numbers 152-35-A-57C and 152-35-A-58 – known as **502 Park Blvd. (and possibly also 502½, 504, and 504½ Park Blvd.)**, and also Tax Map numbers 152-35-A-56C, 152-35-A-57, and -57A, known as **917-919 Sayer St. (and possibly including 917½ and 919½ Sayer St.)**

That certain property described as Lots 10, 11, 12, and 13 of the C. P. Groseclose Estate as shown on Map 2 of the same, of record in the aforesaid Clerk's Office at Plat Book 4, page 10, AND BEING the same property described in that certain deed dated February 9, 2007, recorded in the aforesaid Clerk's Office in Deed Book 724, at page 369. This is believed to be Tax Map numbers 47B-2-10, -11, -12, and -13, known as **4692 Lee Hwy.**

That certain property described in that certain deed dated February 9, 2007, recorded in the aforesaid Clerk's Office in Deed Book 724, at page 376. This is believed to be Tax Map number 152-35-A-56B, known as **506 Park Blvd.**

NOTE WELL: The properties to be sold are the properties described in the deeds referred to above; the tax map numbers and street addresses believed to be correct but are offered for convenience only and are not guaranteed.

This sale is subject to conditions, covenants, restrictions, reservations, easements, rights of way and other matters of record applicable to the property, and real estate taxes from the date of the sale. NO WARRANTIES ARE MADE AS TO THE TITLE OF THE PROPERTY. PROPERTY IS SOLD AS-IS.

TERMS OF SALE: A deposit of 10% of the sales price by cash or bank cashier's check payable to the Special Commissioner may be required of the successful bidder at the time of sale, with the balance due within thirty (30) days of confirmation of the sale by the Circuit Court for Smyth County, Virginia. In the event of default by the purchaser, the deposit shall be forfeited and applied to the costs and expenses of the sale and the Special Commissioner's compensation authorized by the law in such cases.

All costs of conveyance, which shall be by Special Warranty Deed, examination of title, recording fees, notary fees, settlement fees and Grantor's tax, to be at the cost of purchaser. The successful bidder shall assume all loss or damage to the property from and after the time of sale.

The Special Commissioner reserves the right to reject all bids and withdraw the property from sale, waive the deposit requirements in whole or in part, and extend the period of time in which the purchaser is to make full settlement. Additional terms of sale may be announced at the sale.

Be advised that the Clerk of the Circuit Court for Smyth County, Virginia has issued the following Certificate, which is required to be attached to this advertisement:

Clerk's Certificate

VIRGINIA: In the Circuit Court for the County of Smyth

Hawkins-Graves, Plaintiff,

vs. CL 15-378

Ronald E. Lefler, et als, Defendant

I, John H. Graham, Clerk of said Court, on this the 21st day of November, 2022, do certify, pursuant to Va. Code §8.01-99, that the bond required of the Special Commissioner, Paul J. Feinman, by the Order rendered in said action on the 21st day of November 2022, has been duly given and remains in full force and effect.

/s/ John H. Graham, Clerk

PAUL J. FEINMAN, Esquire
Special Commissioner
Petty, Livingston, Dawson, & Richards, P.C.
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