STATE OF NORTH CAROLINA COUNTY OF ASHE ASHE COUNTY, A Body Politic and Corporate Plaintiff -vs- UNKNOWN HEIRS AT LAW OF RICKY P. REEVES, a/k/a RICKY PAGE REEVES, a/k/a RICKEY PAGE REEVES, EDITH EDWARDS REEVES, a/k/a EDITH E. REEVES Defendants	)))))))))))))	IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION 25CV001315-040 **NOTICE OF SALE**

Under and by virtue of an order of the District Court of Ashe County, North Carolina, made and entered in the action entitled ASHE COUNTY, A Body Politic and Corporate Plaintiff vs. UNKNOWN HEIRS AT LAW OF RICKY P. REEVES, a/k/a RICKY PAGE REEVES, a/k/a RICKEY PAGE REEVES, EDITH EDWARDS REEVES, a/k/a EDITH E. REEVES, Defendants, the undersigned commissioner will on March 26, 2026 at 1:00 PM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Ashe County, North Carolina in Jefferson, the following described property lying in Ashe County, North Carolina and more particularly described as follows:

BEGINNING on an existing iron pipe in edge of a 30 foot right-of-way, corner of Barry W. Smith and James Ford, and said iron being N 51-30-27 W, 56.54 feet from the center of NCSR 1553, and running with Barry W. Smith property line the following nine calls. N 56-18-46 W, 78.01 feet to an existing iron pipe; N 68-40-00 W, 43.61 feet to a post; N 71-56-00 W, 49.18 feet to an existing iron pipe; S 87-07-30 W, 55.00 feet to a post; S 82-31-00 W, 33.47 feet to an existing iron pipe; S 82-25-00 W, 93.76 feet to a dogwood; S 84-28-00 W, 55.63 feet to a double black gum; N 8522-00 W, 85.75 feet to a 36-inch white oak; N 76-01-00 W, 16.05 feet to an existing iron pipe, corner of Barry W. Smith and Myrtle Wolf; then running N 01-42-00 E, 106.77 feet to a large white oak, corner of Myrtle Wolf and Betty S. Williams, then running N 06-38-00 E, 37.92 feet to a new iron pipe, new corner of James Ford in Betty S. Williams line; then running a new division line of James Ford property, S 8400-04 E, 260.42 feet to a new iron pipe at a 10" poplar, then running S 51-30-27 E,

285.19 feet to the BEGINNING, containing 1.0 acre, more or less.

Together with and subject to easements, restrictions, water rights and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 05322161, Ashe County Tax Office. Address (Per tax office records and not warranted): 3845 Smithey Rd

The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of North Carolina, any right of redemption of the United States and any rights of any persons in possession. A deposit of the greater of $750.00 or five (5) percent of the successful bid will be required at the time of sale unless the highest bid is by a taxing unit; then a deposit shall not be required.

In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the sale date indicated sell each parcel individually by conducting a separate sale for each, or group various parcels together for several sales, or not conduct a sale at all on one or more parcels, as the Commissioner determines in his sole discretion as being most likely to sell the parcels at a price adequate to pay all taxes due, as well as fees and costs. Any party contemplating the filing of an upset bid is therefore strongly encouraged to consult the Clerk of Court records to ascertain the parcel or parcels included in the sale for which an upset bid is planned.

Upon delivery of the deed, the winning bidder shall be required to pay the costs of recordation of the deed, including deed stamp taxes due to the Register of Deeds. Title and condition of the property will be granted to the successful bidder "as is" and without warranties.

This the 17 day of February, 2026.

E. Lauren Watson Hubbard
Commissioner
Capital Center
82 Patton Avenue, Suite 500
Asheville, North Carolina 28801
(828) 252-8010
Tax Value: $18,000

TNNC306465-1