

# LEGAL NOTICE

**LEGAL NOTICE  
THE GREAT STATE OF  
NORTH CAROLINA  
IN THE COUNTY OF  
YANCEY  
IN THE GENERAL COURT  
OF JUSTICE  
SUPERIOR COURT DI-  
VISION, BEFORE THE  
CLERK  
20 E 172**

**In the Matter of the Estate of  
RUBY JEAN WARRICK,  
Deceased**

**NOTICE TO CREDITORS**  
HAVING QUALIFIED  
as Executrix of the Estate of  
RUBY JEAN WARRICK, de-  
ceased, of Yancey County, NC,  
this is to notify all persons,  
firms, and corporations having  
claims against the estate of said  
decendent to present them to the  
undersigned on or before 5 No-  
vember, 2020, or this notice will  
be pled in bar of their recovery.  
All persons indebted to the said  
estate please make immediate  
payment.

This the 5th day of August,  
2020.

LILA W. STYLES  
Silver Springs Rd.  
Burnsville, NC 28714  
DONNY J. LAWS  
Attorney at Law  
PO Box 397  
Burnsville, NC  
28714

Published: August 5, 12,  
19, 26, 2020

**LEGAL NOTICE  
TV TRANSLATOR  
RENEWAL**

On August 3, 2020, WYFF  
Hearst Television, Inc., filed an  
application with the Federal  
Communications Commission  
for renewal of license of TV  
translator station W07DS-  
D, which is licensed to serve  
Burnsville, North Carolina. The  
station is licensed to transmit  
from a site at following coordi-  
nates: Latitude 35-56-16.4N,  
Longitude 82-17-47.4W on  
channel 7, with an effective ra-  
diated power of .195 kilowatts.  
The station rebroadcasts WYFF,  
Greenville, SC, which operates  
on channel 30. Individuals who  
wish to advise the FCC of facts  
relating to the renewal applica-  
tion and to whether this TV  
translator station has operated  
in the public interest should file  
comments and petitions with  
the FCC by November 2, 2020,  
by writing to FCC, Washington,  
DC 20554.

Published August 5, 2020

**LEGAL NOTICE  
NOTICE TO CREDITORS**

Having qualified as Ex-  
ecutrix of the estate of Vernon  
M. Riddle, deceased, late of  
Yancey County, North Carolina,  
this is to notify all persons,  
firms and corporations having  
claims against the estate of said  
deceased to exhibit them to the  
undersigned on or before the 6th  
day of November, 2020 or this  
Notice will be pleaded in bar of  
their recovery.

All persons indebted to  
said estate will please make  
immediate payment.

THIS the 6th day of Au-  
gust, 2020.

Rebecca Lynn West, Ex-  
ecutrix  
c/o Barnwell & Long,  
PLLC

P.O. Box 430  
Skyland, NC 28776  
Published August 5, 12, 19,  
26, 2020.

**LEGAL NOTICE  
IN THE GENERAL  
COURT OF JUSTICE,  
YANCEY COUNTY  
NORTH CAROLINA  
SUPERIOR COURT  
DIVISION**

**NOTICE TO CREDITORS**

Having qualified as Execu-  
tor of the Estate of Rema Mae  
Holder Padgett Ogle of Yancey  
County, North Carolina, this is  
to notify all persons and cor-  
porations having claims against  
the Estate of said deceased to  
present them to the undersigned  
on or before the 8th day of Oc-  
tober, 2020 or this notice will  
be pleaded in bar of their recovery.  
All persons indebted to said  
estate please make immediate  
payment.

This the 8th day of July,  
2020.

Jeannette Petty  
69 River Run Lane  
Burnsville, NC 28714  
Published NC 8, 15, 22,  
29, 2020

**LEGAL NOTICE  
NOTICE OF  
FORECLOSURE SALE  
17 SP 65**

Under and by virtue of  
the power of sale contained in  
a certain Deed of Trust made  
by Ronald Pate and Barbara D.  
Pate, (Ronald Pate, deceased) to  
Don Hobson, Trustee(s), dated  
the 24th day of April, 2006, and  
recorded in Book 520, Page  
653, in Yancey County Registry,  
North Carolina, default having  
been made in the payment of  
the note thereby secured by  
the said Deed of Trust and the  
undersigned, Substitute Trustee  
Services, Inc. having been sub-  
stituted as Trustee in said Deed  
of Trust by an instrument duly  
recorded in the Office of the  
Register of Deeds of Yancey  
County, North Carolina and the  
holder of the note evidenc-  
ing said indebtedness having  
directed that the Deed of Trust  
be foreclosed, the undersigned  
Substitute Trustee will offer for  
sale at the courthouse door in  
the City of Burnsville, Yancey  
County, North Carolina, or the  
customary location designated  
for foreclosure sales, at 1:30 PM  
on August 10, 2020 and will sell  
to the highest bidder for cash the  
following real estate situated  
in the County of Yancey, North  
Carolina, and being more par-  
ticularly described as follows:

All that certain lot or parcel  
of land situated in Crabtree  
Township, Yancey County, North  
Carolina and more particularly  
described as follows: Tract No.  
1: Beginning on an iron stake  
located in the Northeast corner  
of the property herein described;  
thence running South 18 degrees  
20 min. 30 sec. West 191.95 feet  
to a 26 inch white pine; thence  
North 86 deg. 07 min. 30 sec.  
West 237.56 feet to an iron  
stake; thence North 20 deg. 14  
min. 59 sec. East 190.46 feet  
to an iron stake; thence South  
86 deg. 54 min. East 231.84  
feet to the point of beginning,  
containing 0.99 acre by DMD  
as shown on map prepared by  
Keen Surveying, RLS L-2991,  
designated as Map File 88-352-  
L-S. Tract No. 2: Beginning on  
a railroad spike located in the  
center of NCSR #1188, the same  
being the southeastern corner  
of the tract herein conveyed,  
thence running North 88 deg.  
43 min. 40 sec. West 410.52  
feet to an iron stake; thence  
North 00 deg. 00 min. 53 sec.  
East 204.53 feet to an iron stake;  
thence North 16 deg. 18 min.  
47 sec. East 248.07 feet; thence  
South 64 deg. 47 min. 22 sec.  
East 177.78 feet to an iron stake;  
thence South 20 deg. 14 min. 59  
sec. West 190.46 feet to an iron  
stake; thence South 86 deg. 07  
min. 30 sec. East 157.56 feet  
to a point in the margin of an  
existing paved driveway; thence  
South 38 deg. 19 min. 10 sec.  
West 147.95 feet to a point in  
the center of that drive; thence  
with that road as follows: South  
01 deg. 19 min. West 35.77 feet;  
South 23 deg. 26 min. 20 sec.  
East 24 feet; South 64 deg. 48  
min. 10 sec. East 24.53 feet;  
South 81 deg. 48 min. 50 sec.  
East 78.52 feet; South 47 deg.  
32 min. 03 sec. East 75.19 feet  
to the point of beginning and  
containing 2.46 acre by DMD  
as shown on a map prepared by  
Keen Surveying, RLS L-2991  
and designated as Map File  
No. 88-352-L-S. Tract No. 3:  
Beginning on an iron stake  
located in the Northwest corner  
of the property herein described;  
thence running South 82 degrees  
22 min. 34 sec. East 111.23 feet  
to an iron stake; thence South 81  
deg. 53 min. 25 sec. East 111.06  
feet to a point in the old fence;  
thence South 04 deg. 16 min. 10  
sec. East 185.56 feet to an iron  
stake; thence North 85 deg. 54  
min. 32 sec. East 210.89 feet  
to a utility pole; thence North  
10 deg. 35 min. 51 sec. 144.29  
feet to an iron stake; thence  
South 84 deg. 47 min. 20 sec.  
East 72.24 feet; thence South  
16 deg. 18 min. 47 sec. West  
248.07 feet to an iron stake;  
thence North 79 deg. 56 min.  
04 sec. West 426.86 feet to an  
iron stake; thence North 00 deg.  
03 min. 03 sec. East 228.63 feet  
to the point of beginning and  
containing 1.71 acres by DMD  
as shown on map prepared by  
Reen Surveying RLS L-2991  
and designated as Map File  
No. 88-352-L-S. Less and Ex-  
cept that certain parcel of land  
conveyed from Ronald Pate and

wife, Barbara D. Pate, to David  
Wayne Chrisawn and wife,  
Debra H Chrisawn, recorded  
05/08/1997, in Book 294, Page  
123, more particularly described  
as: All that certain parcel of land  
situated in Crabtree Township,  
Yancey County, North Carolina  
and more particularly described  
as follows: Beginning on an  
iron set located in the center of  
a paved drive and running with  
said drive N 32 deg. 57 min. W  
43.72 feet to an iron set; N 42  
deg. 59 min. W 44.90 feet to an  
iron set; N 51 deg. 15 min. W  
38.75 feet; N 62 deg. 33 min. W  
94.38 feet; N 48 deg. 38 min. W  
48.90 feet; N 33 deg. 28 min. W  
32.19 feet to a computed point  
common corner to Parcel 2 and  
Ronald Pate; thence leaving  
the drive and running with the  
Pate line N 16 deg. 19 min.  
E 167.64 feet to a computed  
point, common corner to Jerry  
Call, Luther Winters and herein  
described; thence running S 84  
deg. 47 min. E 177.78 feet to an  
iron found; thence S 86 deg.  
54 min. E 231.83 feet to an iron  
found; thence S 18 deg. 20 min.  
W 191.95 feet to a blazed 26  
inches white pine; thence N 86  
deg. 07 min. W 80.00 feet to an  
iron set in the eastern margin of  
a paved drive; thence S 38 deg.  
19 min. W 147.95 feet to an iron  
set; S 01 deg. 19 min. W 35.77  
feet to the point of beginning,  
containing 2.17 acres as shown  
on map prepared by Jerry L.  
Ball, RLS L-3108, dated 25  
March 1997 and designated as  
Map No. 97038-3. Less and  
Except all that certain parcel  
conveyed from Ronald Pate and  
wife, Barbara D. Pate, to Robert  
J. Dodd, recorded 07/18/2004,  
in Book 467, Page 427, more  
particularly described as: All  
that certain parcel of land situ-  
ated in Crabtree Township,  
Yancey County, North Carolina  
and more particularly described  
as follows: Beginning on an ex-  
isting iron pin at the Northwest  
corner of the herein conveyed,  
said iron pin being the begin-  
ning corner in Deed Book 276,  
Page 570, Tract 3, and running  
with the line of lands of James  
Robert Boone and a fenceline S  
82 deg. 22 min. 34 sec. E 111.23  
feet to an existing iron pin; S 81  
deg. 53 min.. 25 sec. E 111.06  
feet to an iron pin; thence leav-  
ing the Boone line and running  
with the line of other lands of  
grantee S 4 deg. 16 min. 13 sec.  
E 185.56 feet to an existing iron  
pin; N 85 deg. 54 min. 32 sec.  
E 210.89 feet; thence S 40 deg.  
28 min. 05 sec. W 81.94 feet to  
an 8-inch hickory; thence the  
same course 40.36 feet to a set  
iron pin in the line of lands of  
Charlene Chrisawn; thence with  
the Chrisawn line N 79 deg. 56  
min. 04 sec. W 370.90 feet to  
an existing iron pin in the Frank  
and Ellie Buchanan line; thence  
with the Buchanan line N 0 deg.  
03 min. 03 sec. E 199.44 feet to  
an existing iron pin; thence N 0  
deg. 02 min. 49 sec. E 29.20 feet  
to the point of beginning, con-  
taining 1.519 acres, being Tract  
1, as shown on a survey by Jim  
Hughes and Associates, PLS,  
dated June 15, 2004, Job File  
Number 04043-B520. Together  
with improvements located  
thereon; said property being  
located at 59 Sprinkle Drive,  
Spruce Pine, North Carolina.

Trustee may, in the Trust-  
ee's sole discretion, delay the  
sale for up to one hour as pro-  
vided in NCGS §45-21.23.  
Should the property be  
purchased by a third party, that  
party must pay the excise tax,  
as well as the court costs of  
Forty-Five Cents (\$0.45) per  
One Hundred Dollars (\$100.00)  
required by NCGS §7A-308(a)  
(1).  
The property to be of-  
fered pursuant to this notice  
of sale is being offered for  
sale, transfer and conveyance  
"AS IS, WHERE IS." Neither  
the Trustee nor the holder of  
the note secured by the deed  
of trust/security agreement, or  
both, being foreclosed, nor the  
officers, directors, attorneys,  
employees, agents or author-  
ized representative of either  
the Trustee or the holder of the  
note make any representation  
or warranty relating to the title  
or any physical, environmental,  
health or safety conditions exist-  
ing in, on, at or relating to the  
property being offered for sale,  
and any and all responsibili-  
ties or liabilities arising out of  
or in any way relating to any

such condition expressly are  
disclaimed. Also, this property  
is being sold subject to all taxes,  
special assessments, and prior  
liens or prior encumbrances  
of record and any recorded  
releases. Said property is also  
being sold subject to applicable  
Federal and State laws.

A deposit of five percent  
(5%) of the purchase price,  
or seven hundred fifty dollars  
(\$750.00), whichever is greater,  
is required and must be tendered  
in the form of certified funds at  
the time of the sale.

If the trustee is unable to  
convey title to this property for  
any reason, the sole remedy of  
the purchaser is the return of  
the deposit. Reasons of such  
inability to convey include,  
but are not limited to, the filing  
of a bankruptcy petition prior  
to the confirmation of the sale  
and reinstatement of the loan  
without the knowledge of the  
trustee. If the validity of the sale  
is challenged by any party, the  
trustee, in their sole discretion,  
if they believe the challenge  
to have merit, may request the  
court to declare the sale to be  
void and return the deposit. The  
purchaser will have no further  
remedy.

Additional Notice for Res-  
idential Property with Less  
than 15 rental units, including  
Single-Family Residential Real  
Property

An order for possession  
of the property may be issued  
pursuant to N.C.G.S. § 45-21.29  
in favor of the purchaser and  
against the party or parties in  
possession by the clerk of superi-  
or court of the county in which  
the property is sold.

Any person who occu-  
pies the property pursuant to  
a rental agreement entered into  
or renewed on or after October  
1, 2007, may after receiving the  
notice of foreclosure sale, ter-  
minate the rental agreement by  
providing written notice of ter-  
mination to the landlord, to be  
effective on a date stated in the  
notice that is at least 10 days but  
not more than 90 days, after the  
sale date contained in this notice  
of sale, provided that the mort-  
gagor has not cured the default  
at the time the tenant provides  
the notice of termination. Upon  
termination of a rental agree-  
ment, the tenant is liable for rent  
due under the rental agreement  
prorated to the effective date of  
the termination.

SUBSTITUTE TRUSTEE  
SERVICES, INC.

SUBSTITUTE TRUSTEE  
c/o Hutchens Law Firm  
LLP

P.O. Box 1028  
4317 Ramsey Street  
Fayetteville, North Caro-  
lina 28311

Phone No: (910) 864-  
3068

https://sales.hutchenslaw-  
firm.com

Case No: 1256081 (FC.  
FAY)

Published July 29, august  
5, 2020

**LEGAL NOTICE  
STATE OF  
NORTH CAROLINA  
COUNTY OF YANCEY  
NOTICE TO CREDITORS**

The undersigned, having  
qualified as ADMINISTRATOR  
of the ESTATE OF MATTHEW  
GLENN RIDDLE, deceased,  
late of YANCEY County, North  
Carolina, notifies all persons  
having claims against said estate  
to present them to the under-  
signed c/o Lisa M. Rothman  
at McGuire, Wood & Bisette,  
P.A., PO Box 3180, Asheville,  
NC 28802, on or before October  
22, 2020, or this Notice will  
be pleaded in bar of their recovery.  
All persons indebted to said Es-  
tate will please make immediate  
payment to the undersigned.

This the 22nd day of July,  
2020.

KATHLEEN R. ROD-  
BERG, ADMINISTRATOR  
ESTATE OF MATTHEW  
GLENN RIDDLE

Published July 22, 29, Au-  
gust 5, 12, 2020

**Times Journal Deadline**

Deadline for newscopy,  
pictures, classified advertise-  
ments is 12:00 on Friday for  
Wednesday's publication.

Copy should be brought by  
the office located at 22 North  
Main Street or mailed to Times  
Journal, 22 North Main Street,  
Burnsville, N.C. 28714.

**LEGAL NOTICE  
IN THE GENERAL  
COURT OF JUSTICE,  
YANCEY COUNTY  
NORTH CAROLINA  
SUPERIOR COURT  
DIVISION**

**NOTICE TO CREDITORS**

Having qualified as Ex-  
ecutrix of the Estate of Marcia  
Elaine Houchard of Yancey  
County, North Carolina, this is  
to notify all persons and corpo-  
rations having claims against  
the Estate of said deceased to  
present them to the undersigned  
on or before the 15th day of  
October, 2020 or this notice  
will be pleaded in bar of their  
recovery. All persons indebted  
to said estate please make im-  
mediate payment.

This the 15th day of July,  
2020.

Kedren M. Cooper  
551 Fox Creek Road  
Mars Hill, NC 28753  
Published July 15, 22, 29,  
August 5, 2020

**LEGAL NOTICE  
IN THE GENERAL  
COURT OF JUSTICE,  
YANCEY COUNTY  
NORTH CAROLINA  
SUPERIOR COURT  
DIVISION**

**NOTICE TO CREDITORS**

Having qualified as Execu-  
tor of the Estate of Edward Dean  
Canipe of Yancey County, North  
Carolina, this is to notify all  
persons and corporations hav-  
ing claims against the Estate of  
said deceased to present them  
to the undersigned on or before  
the 20 day of October, 2020 or  
this notice will be pleaded in bar  
of their recovery. All persons  
indebted to said estate please  
make immediate payment.

This the 17 day of July,  
2020.

Jeremy Canipe  
39 Summy Cove Road  
Candler, NC 28715  
Published July 22, 29,  
August 5, 12, 2020

**LEGAL NOTICE  
PUBLIC NOTICE  
TEMPORARY  
CLOSURE OF YANCEY-  
MITCHELL LANDFILL  
August 3, 2020 - August  
10, 2020**

Beginning on August 3rd  
the Yancey-Mitchell Landfill  
will be temporarily diverting  
all trash to the Avery County  
Landfill. This will allow for  
the final repairs to be made to  
the transfer station floor. The  
Yancey-Mitchell Landfill will  
re-open for regular operation on  
August 10th.

We appreciate your coop-  
eration and understanding.

All Convenience Centers  
will be operating regular hours  
during this time.

The Yancey County Landfill  
is located at:  
2175 STATE ROAD 1101  
SPRUCE PINE, NC  
28777

Published July 29, 2020

**LEGAL NOTICE  
IN THE GENERAL  
COURT OF JUSTICE,  
YANCEY COUNTY  
NORTH CAROLINA  
SUPERIOR COURT  
DIVISION**

**BEFORE THE CLERK  
FILE NO. 20 E 173  
EXECUTOR'S NOTICE**

Having qualified as Ad-  
ministratrix of the Estate of  
Alice Jeanette Elkins of Yancey  
County, North Carolina, this  
is to notify all persons, firms  
and corporations having claims  
against the Estate of the de-  
ceased to present them to the  
undersigned on or before the 1  
day of November, 2020 or this  
notice will be pleaded in bar  
of their recovery. All persons  
indebted to said estate please  
make immediate payment.

This the 5th day of August,  
2020.

Janet E. Morrow  
Administratrix  
2223 Upper Stone Moun-  
tain Road  
Unicoi, TN 37692  
Published August 5, 12, 19,  
26, 2020

**LEGAL NOTICE  
COUNTY OF YANCEY  
NORTH CAROLINA  
110 TOWN SQUARE  
ROOM # 11**

**BURNSVILLE, NC 28714  
REQUEST FOR BIDS: FOR  
THE CONSTRUCTION /  
RENOVATION OF  
RAY-CORT PARK,  
YANCEY COUNTY,  
NORTH CAROLINA.**

Yancey County is accepting  
bids to provide the County with  
construction services indicated  
above. To receive a Bid Pack-  
age please contact the Yancey  
County Manager's office or visit  
yanceycountync.gov. Bids for  
the above will be received at the  
office of the County Manager at  
or before 5:00 p.m., Monday,  
August 31, 2020, at which time  
the proposals will be opened  
and reviewed by the County  
Manager and Project Consul-  
tant. Proposals must be typed or  
printed in ink. Proposals should  
be clearly marked "Ray-Cort  
Park Project". Hand delivered  
is accepted or bids may be  
mailed to: County of Yancey  
110 Town Square, Room # 11,  
Burnsville NC 28714. No faxed  
or emailed bids will be accepted.  
Late or unsigned bids will not be  
accepted or considered.

All bidders must furnish  
to the County, upon request,  
evidence, that they are a re-  
sponsible bidder. The County  
of Yancey reserves the right  
to reject any or all bids, or to  
award the bids, which in its  
option, is in the best interest of  
the County.

For the purpose of com-  
munications by the parties as  
to matters pertaining to the  
bid, general inquires should be  
directed to the Jason Gilliland  
with Site Design Studio at:  
828.545.5989

Published August 5, 2020

**Rustic Bird  
Houses  
by Jeff**

*Great selection  
of designs and sizes!*

Can be purchased at the  
Times Journal newspaper office  
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