

LEGAL NOTICE

Carolina Mtn Literary Festival Registration Began June

The 2023 Carolina Mountains Literary Festival will take place September 7-9 in venues around the Burnsville Town Square. This year's event will feature more than 30 free sessions on Thursday, Friday and Saturday with author readings, discussions, and performances.

Registration is only required for the Saturday night Keynote event and the four half-day writing workshops. All other events are free and open to the public.

The Saturday night Keynote speaker will be Jason Mott, a National Book Award winner for his most recent novel, *Hell of a Book*. Registration is \$25.

The Festival offers writing workshops for aspiring and practicing writers in four different categories: fiction, non-fiction, poetry, memoir and playwriting. Registration for these is \$35.

Registration is available at the Carolina Mountains Literary Festival website. Events fill up quickly so register early. To register, learn more about the authors, and view this year's festival schedule visit cmlifest.org

Guardian ad Litem seeking volunteers as child advocates

The NC Guardian ad Litem Program is seeking volunteer advocates to represent abused and neglected children in Yancey, Mitchell and Madison.

Training sessions are held periodically for those who would like to volunteer with this program to advocate for local children.

Participants from Mitchell and Madison counties are also strongly encouraged to participate as there are many children who still do not have a volunteer assigned to them.

If you have any questions or would like to learn more about the local Guardian ad Litem program, please call Erica Edwards at 828-682-4754 or visit volunteerforgal.org.

Need a Broom?

Since 1950, the Burnsville Lions Club has been selling their trademark brooms as a fundraiser to provide vision care to needy persons in Yancey County. While we no longer go door to door selling our brooms, we have placed our "broom boxes" in a variety of places throughout the county. Below is a list of businesses where you may locate the boxes.

Poplar Grove Mini Mart (3861 Rt. 80 S), Riddle's Used Appliances (1291 Rt. 80 S), One of a Kind (Oak Gallery 573 Micaville Loop), Buchanan & Young (713 E. Main), Farm Bureau (316 E. Main), Jill's Hairport (212 W. Main), Phil's Tire Service (617 E. Main), Sue's Beauty Shop (511 W. Main), Fox Country Store (680 W. Main), Troy's Greenhouse (30 Cherry Ln), Shear Perfection Salon (117 Westover St.), Yancey Graphics (607 W. Hwy 19E), and Bald Creek Tractor & Equipment (6553 Hwy 19E).

We appreciate your continued support of this long standing project.

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

NOTICE TO CREDITORS
Having qualified as Executor of the Estate of Russell C. Palm of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 4th day of October, 2023 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 28th day of June, 2023.
Yolanda L. Palm
P.O. Box 200
Micaville, NC 28755
Published June 28,
July 5, 12, 19, 2023

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

NOTICE TO CREDITORS
Having qualified as Executor of the Estate of Marcia Anne Bailey of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 20th day of September, 2023 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 21st day of June, 2023.

David W. Swaringen
43 Mtn. Farm Rd.
Burnsville, NC 28714
Published June 21, 28,
July 5, 12, 2023

LEGAL NOTICE IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION ADMINSTRATOR'S NOTICE

Having qualified as Administrator of the Estate of George A. Martindale, of Yancey County North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 28th day of September, 2023 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 28th day of June, 2023.

Dale W. Hensley, Attorney
PO Box 1570
Burnsville, NC 28714
Published June 28, July 5,
12, 19, 2023.

LEGAL NOTICE STATE OF NORTH CAROLINA GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION

COUNTY OF YANCEY FILE NO: 23 JT 17 IN THE MATTER OF I.A. WRIGHT NOTICE OF SERVICE BY PUBLICATION DOB: 09/05/11 Petitioner: Seth & Santana Wright To: Any Unknown Father to a female juvenile born on 09/05/11 in Buncombe Co., NC

TAKE NOTICE that a pleading seeking relief against you has been filed in the above entitled proceeding. The nature of the relief sought is the termination of your parental rights to the minor child named above pursuant to NCGS 7B-1100 et seq..

You are required to answer this Petition not later than 07 August, 2023, being 40 days from the date of the first publication of this Notice and upon your failure to do so, the Petitioner will seek the relief sought by the Petition.

This the 28th day of June, 2023.

HOCKADAY & HOCKADAY, P.A.

Daniel M. Hockaday
Attorney for Petitioner
Post Office Box 65
Burnsville, NC 28714
(828) 682-7060
Published June 28, July 5,
12, 19, 2023.

MY Meds Medication Ministry

MY Meds Medication and Health Ministry is a local non-profit organization that provides help to Mitchell and Yancey County residents who have no prescription health plan and often have to decide between buying food and buying medicine. No one should have to make that choice.

If you need help paying for needed prescription medications call MY Meds office at 828-682-7251.

LEGAL NOTICE ADVERTISEMENT FOR BIDS

Pursuant to NC G.S. 143-129, sealed Bids for the construction of the Burnsville CD-BG-I Main Street Sewer Interceptor Project will be received by the Town of Burnsville, at 6 South Main Street, Burnsville, NC 28714 until 2:00 PM local time on Thursday, August 10, 2023, at which time the Bids received will be publicly opened and read. Bids may be submitted by mail or courier. Bids received after this time will not be accepted. Rehabilitate and replace approximately 11,477 linear feet of old and deteriorated 8" and 10" diameter vitrified clay pipe (VCP) and ductile iron pipe (DIP) along the main sewer interceptor (west) that collects wastewater from the entire town. Nearly all pipe would be repaired via trenchless rehabilitation compared to traditional dig and replace. Trenchless rehabilitation will be done by CIPP. Replace approximately 84 sanitary sewer service taps, perform approximately 4 point repair service taps, rehabilitate approximately 67 manholes, and replace approximately 3 manholes. A pre-bid conference will be held at 2:00 PM local time on Thursday, July 27, 2023 at 6 South Main Street, Burnsville, NC 28714. Interested parties are encouraged to attend this conference to review the plans, ask for additional information or clarification, and to visit the project site. Attendance at the pre-bid conference is highly encouraged, but is not mandatory. Complete digital bidding documents are available at <http://withersravenel.com/bid/> or <https://www.questcdn.com/>. You may download the digital documents for \$25.00 by inputting Quest project # 8581811 on the website's search page. Please contact QuestCDN.com at (952) 233-1632 or info@questcdn.com for assistance in membership registration, downloading, and working with this digital project information. All bids must be accompanied by a certified or cashier's check or bid bond in the amount of 5% of the total amount bid made payable to Town of Burnsville. No bid may be withdrawn for a period of 60 consecutive calendar days after bid opening except as provided in Instructions to Bidders. Bidders must be licensed contractors in the state(s) in which the work is to be completed. All questions related to this bid shall be submitted in writing to dbolden@withersravenel.com prior to 10:00 AM local time on August 3, 2023, to receive consideration. Questions received after that time will not be answered or accepted. A Final Addendum will be provided prior to the Bid Date. The Town of Burnsville is an Equal Opportunity Employer. Small businesses, minority owned businesses, women owned businesses, and businesses owned by low and moderate-income persons are encouraged to bid. The Owner reserves the right to waive informalities and to reject any or all bids. All Bidders are required to adhere to the rules set forth in Article 1 of Chapter 87 of the NC General Statutes. This information is available in Spanish or any other language upon request. Please contact Heather Hockaday at (828) 682-2420 or at 2 Town Square, Burnsville, NC 28714 for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Heather Hockaday al (828) 682-2420 o en 2 Town Square, Burnsville, NC 28714 de alojamiento para esta solicitud.

Published July 5, 2023



Published July 5, 2023

Meals on Wheels

Meals on Wheels needs volunteers to deliver meals any weekday from 10:30 to noon to Yancey County's shut-ins.

For information call the Senior Center at 682-6011.

LEGAL NOTICE NOTICE OF SERVICE BY PROCESS BY PUBLICATION IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION

FILE NO. 23 CvD 45 NORTH CAROLINA YANCEY COUNTY
Yancey County, A Body Politic and Corporate vs. Tonya Crain, a/k/a Tonya Renee Crain, a/k/a Tonya Laws, Unknown Spouse of Tonya Crain, Tammy Chandler, a/k/a Tammi Dean Chandler, Unknown Spouse of Tammy Chandler

TO: Tonya Crain, a/k/a Tonya Renee Crain, a/k/a Tonya Laws, Unknown Spouse of Tonya Crain, Tammy Chandler, a/k/a Tammi Dean Chandler, Unknown Spouse of Tammy Chandler

Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows:

Foreclosure sale to satisfy unpaid property taxes owing to Yancey County on your interest in the property described as follows:

BEGINNING on an apple tree stump located in an easterly direction approximately Twenty-five (25) to Thirty (30) feet from the GRANTORS dwelling place and a few feet from the northeast corner of the GRANTORS smokehouse and running thence from said apple tree N 82 E 100 feet to a stake; thence due S 96 feet to a stake; thence S 82 W 22 feet to a stake; thence due south crossing the road 200 feet to a point in the centerline of the branch; thence with the branch in a westerly direction 100 feet to a point in its centerline; thence leaving said branch and running due N 85 feet to a stake; thence recrossing the road N 20 E to the point of BEGINNING, containing approximately 1/2 of an acre more or less.

Subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 0821-00-97-1882000, Yancey County Tax Office. Address: 125 Valda Ln

Plaintiff seeks to extinguish any and all claims and interests that you may have in the property, to have a commissioner appointed to sell the Property and to deliver to the purchaser a deed to said real estate in fee simple, free and clear of all encumbrances, and that the interests and equities of redemption of the Defendants in the property be forever barred and foreclosed.

You are required to make defense to such pleading not later than August 8, 2023 and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This day of June 16, 2023.
Sarah E.G. Pilon
Attorney for Plaintiff
Capital Center
82 Patton Avenue, Suite 500
Asheville, North Carolina 28801
(828) 252-8010
Published on June 28, July 5,
12, 2023

LEGAL NOTICE STATE OF NORTH CAROLINA COUNTY OF YANCEY IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION

22 CvD 239 YANCEY COUNTY, A Body Politic and Corporate Plaintiff -vs- Defendant UNKNOWN TRUSTEES AND BENEFICIARIES OF THE NANCY G. PORTER REVOCABLE TRUST DATED 12 JULY 2007 NOTICE OF SALE

Under by virtue of an order of the District Court of Yancey County, North Carolina, made and entered in the action entitled YANCEY COUNTY, A Body Politic and Corporate Plaintiff vs. UNKNOWN TRUSTEES AND BENEFICIARIES OF THE NANCY G. PORTER REVOCABLE TRUST DATED 12 JULY 2007, Defendant, the

undersigned commissioner will on July 13, 2023 at 11:00 AM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Yancey County, North Carolina in Burnsville, the following described property lying in Yancey County, North Carolina and more particularly described as follows:

Lying and being in Brush Creek Township, Yancey County, North Carolina:

BEGINNING on an existing railroad rail, a corner to Cassida (Book 275 page 78) and Van Duke (Book 381, page 156) and runs thence N 61 deg 37' 35" W 291.18 feet to an existing railroad rail; thence N 31 deg 45' 47" W 211.08 feet to an existing railroad rail; thence N 21 deg 36' 33" W 151.1 feet to an existing drive shaft; thence N 18 deg 30' 56" W 315.28 feet to an existing railroad rail; thence N 05 deg 11' 34" W 272.14 feet to a 5/8 inch rebar; thence N 75 deg 16' 54" E 53.36 feet to a 5/8 inch rebar; thence N 00 deg 36' 29" E 164.48 feet to a 5/8 inch rebar; thence N 87 deg 50' 29" W 16.32 feet to a 5/8 inch rebar; thence S 40 deg 30' 20" W 74.16 feet to an existing 2 inch pipe; thence N 08 deg 13' 03" W 1280.54 feet to a 5/8 inch rebar; thence N 58 deg 02' 53" E 56.35 feet to a 1/2 inch rebar; thence S 25 deg 09' 08" E 243.99 feet to an existing mill road; thence S 19 deg 52' 52" E 452.53 feet to a 1/2 inch rebar; thence the same bearing 186.24 feet to a 5/8 inch rebar set in

a branch; thence running with the branch the following bearings and distances: S 11 deg 00' 58" E 36.10 feet; S 05 deg 13' 01" W 27.77 feet; S 25 deg 02' 04" E 39.42 feet; S 20 deg 03' 18" E 76.54 feet; S 21 deg 35' 52" E 76.77 feet; S 05 deg 43' 18" E 68.54 feet; S 21 deg 35' 35" W 38.47 feet; S 33 deg 38' 21" E 34.57 feet; S 21 deg 22' 37" E 73.37 feet; S 24 deg 33' 58" E 81.23 feet; S 02 deg 40' 58" E 16.75 feet; S 39 deg 30' 34" E 49.33 feet; S 20 deg 52' 34" E 131.49 feet; S 15 deg 38' 36" E 52.34 feet; S 22 deg 57' 53" E 42.91 feet; S 09 deg 35' 23" E 35.87 feet; S 17 deg 00' 40" W 30.82 feet; S 36 deg 44' 41" W 27.68 feet; S 12 deg 06' 54" W 58.79 feet; thence S 34 deg 34' 21" E 24.8 feet to a point; thence S 17 deg 30' 51" E 33.21 feet to a point; thence S 17 deg 30' 51" E 33.21 feet to a point; thence S 29 deg 28' 05" E 140.05 feet to a point; thence S 44 deg 16' 13" E 71.55 feet to a point in the center of a gravel drive; thence with the center of the gravel drive S 19 deg 05' 17" W 29.53 feet; thence continuing with the center of the gravel drive on a curve to the left with the following dimensions: R=416.67'; A=116.74 feet; CB=S 37 deg 06' 01" E' CD= 116.36 feet; thence leaving the drive and running S 09 deg 04' 25" W 18.23 feet to a 5/8 inch rebar; thence the same bearing 337.42 feet to the place of Beginning, containing 15.144 acres and being Tract 1 as shown on Boundary Survey for Michele J. Grumble prepared by Mountaineer Land Surveying, Revised August 31, 2006, Job No. 06-131REV.

This conveyance is subject to the right to spring overflow conveyed in deed recorded in Book 543 at page 173 and easement to French Broad Electric Membership Corporation recorded in Book 261 at page 163.

LESS AND EXCEPT THE FOLLOWING TWO TRACTS:

TRACT I:
BEGINNING on a point in the center of a private gravel drive, said point being located in the line of lands of Elizabeth Cassida as described at Deed Book 275, Page 78, Yancey County Deed Registry, and running with the center of the road on a curve to the right, having a radius of 416.67 feet, a bearing and chord distance of N 37 deg 06' 01" W 116.36 feet to a point in the intersection with another private drive; thence N 19 deg 05' 17" E 29.53 feet; thence leaving the drive and running with the line of lands of Grantees S 44 deg 16' 13" E 11.12 feet; N 59 deg 27' 23" E 9.21 feet; S 69 deg 46' 55" E 44.64 feet; S 20 deg 19' 52" E 32.12 feet; S 52 deg 34' 57" E

3.67 feet; S 09 deg 04' 25" W 53.65 feet to a rebar set; thence the same course 16.89 feet to the point of BEGINNING, being Tract 2, containing 0.122 acres, as shown on a survey by Mountaineer Land Surveying, dated July 17, 2006 and revised August 31, 2006, job number 06-131REV, also being identified as Parcel ID # 085200-00-1670-000, Yancey County Tax Office.

TRACT II:
BEGINNING on an existing iron pipe located in the northwestern corner of the lands herein described and being a common corner with those lands more accurately described in Book 563, Page 118 of the Yancey County Registry; thence running S 05 deg 11' 34" East 122.76 feet to an iron stake; thence N 75 deg 16' 54" East 53.36 feet to an iron stake; thence N 00 deg 36' 29" East 164.48 feet to an iron stake; thence N 87 deg 50' 29" West 16.32 feet to an iron stake; thence S 40 deg 30' 20" West 74.16 feet to the point of BEGINNING and containing 0.205 acres and being Tract 3 as shown on map prepared by Marvin J. Nunley, P.L.S. L-4413 and designated as Job No. 06-131 REV, also being identified as Parcel ID # 0842-00-915768-000, Yancey County Tax Office.

Subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 0842-00-91-6134-000, Yancey County Tax Office. Address: 165 Chestnut Branch Drive

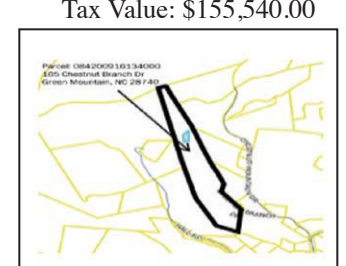
The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of 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 8 day of June, 2023.

Richard J. Kania
Commissioner
Capital Center
82 Patton Avenue, Suite 500
Asheville, North Carolina 28801
(828) 252-8010
Tax Value: \$155,540.00



Published June 28, July 5,
12, 2023

Times Journal Deadline

Noon on Friday for Wednesday's publication. Located at 22 North Main Street. Phone 828-682-2120.

LEGAL NOTICE

LEGAL NOTICE
STATE OF NORTH
CAROLINA
COUNTY OF YANCEY
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
DIVISION
23 Cvd 6
NOTICE OF SALE
YANCEY COUNTY, A Body
Politie and Corporate
Plaintiff

-vs-
Defendants
UNKNOWN HEIRS
AT LAW OF THELMA
MASSEY, a/k/a THELMA
HENSLEY MASSEY, a/k/a
THELMA ANN ELKINS,
JOHN LEWIS HENSLEY,
UNKNOWN SPOUSE OF
JOHN LEWIS HENSLEY,
UNKNOWN HEIRS AT
LAW OF CONNO
HENSLEY, a/k/a CONNO
GUDGER HENSLEY,
STATE OF NORTH
CAROLINA, Lienholder,
HOLCOMBE BROS.
FUNERAL HOME INC,
A/K/A HOLCOMBE
BROTHERS FUNERAL
HOME, INC., Lienholder

Under and by virtue of an order of the District Court of Yancey County, North Carolina, made and entered in the action entitled YANCEY COUNTY, A Body Politie and Corporate Plaintiff vs. UNKNOWN HEIRS AT LAW OF THELMA MASSEY, a/k/a THELMA HENSLEY MASSEY, a/k/a THELMA ANN ELKINS, JOHN LEWIS HENSLEY, UNKNOWN SPOUSE OF JOHN LEWIS HENSLEY, UNKNOWN HEIRS AT LAW OF CONNO HENSLEY, a/k/a CONNO GUDGER HENSLEY, STATE OF NORTH CAROLINA, Lienholder, HOLCOMBE BROS. FUNERAL HOME INC, A/K/A HOLCOMBE BROTHERS FUNERAL HOME, INC., Lienholder, Defendants, the undersigned commissioner will on July 13, 2023 at 11:00 AM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Yancey County, North Carolina in Burnsville, the following described property lying in Yancey County, North Carolina and more particularly described as follows:

BEGINNING on an Ash tree at the branch corner of Murph Hensley and runs a straight line up the hill, a N.W. course to a Cherry tree in the line of Clay Hensley; thence with Clay Hensley's line to a double Sugar Tree, thence down the hill to said Bill Crane's line to a Dogwood tree corner of Jeter Scronce's line up the branch with the meanders of the said branch to the BEGINNING, this property containing 10 acres, more or less.

Subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 9872-00-60-8347-000, Yancey County Tax Office. Address: (9872-00-60-8347-000) Simms Fork Road

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.

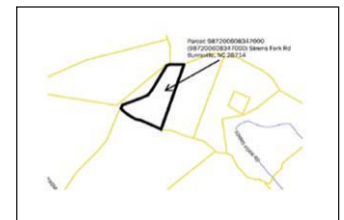
In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the sale date indicated sell each parcel individually by conducting a separate sale for each, or group various parcels together for several sales, or 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 7 day of June, 2023.

Richard J. Kania
 Commissioner
 Capital Center
 82 Patton Avenue, Suite 500
 Asheville, North Carolina 28801
 (828) 252-8010
 Tax Value: \$37,000.00



Published June 28, July 5, 12, 2023

LEGAL NOTICE
STATE OF NORTH
CAROLINA
COUNTY OF YANCEY
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
DIVISION
23 Cvd 37
NOTICE OF SALE
YANCEY COUNTY, A Body
Politie and Corporate
Plaintiff

-vs-
Defendants
JOHN HENSON, a/k/a
JOHNNY HENSON, UN-
KNOWN SPOUSE OF JOHN
HENSON, UNKNOWN
HEIRS AT LAW OF LESSIE
L. HANEY, NORTH CAROLINA
DEPARTMENT OF HEALTH
AND HUMAN SERVICES,
DIVISION OF MEDICAL
ASSISTANCE (MEDICAID),
Lienholder

Under and by virtue of an order of the District Court of Yancey County, North Carolina, made and entered in the action entitled YANCEY COUNTY, A Body Politie and Corporate Plaintiff vs. JOHN HENSON, a/k/a JOHNNY HENSON, UNKNOWN SPOUSE OF JOHN HENSON, UNKNOWN HEIRS AT LAW OF LESSIE L. HANEY, NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF MEDICAL ASSISTANCE (MEDICAID), Lienholder, GAINWELL TECHNOLOGIES LLC, A/K/A HEALTH MANAGEMENT SYSTEMS (HMS), A/K/A HMS ESTATE RECOVERY UNIT, O/B/O NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF MEDICAL ASSISTANCE (MEDICAID), Lienholder, Defendants, the undersigned commissioner will on July 13, 2023 at 11:00 AM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Yancey County, North Carolina in Burnsville, the following described property lying in Yancey County, North Carolina and more particularly described as follows:

BEGINNING on a railroad spike driven in the eastern edge of the pavement of Indian

Trail, the same being located S 23 33 29 E 130.97 feet from an iron pipe, the southwestern corner of the Ivan Westall property, and running thence N 79 52 36 E 103 feet to an iron pipe; thence S 13 3 50 E 100.23 feet to an iron pipe; thence S 81 3 38 W 85.49 feet to an iron pipe in the eastern edge of Indian Trail; thence with said street N 23 6 19 W 100.91 feet to the point and place of BEGINNING, containing 0.214

acre according to a survey by Carl A. Reeves, Jr., RLS, dated September 9, 1988.

Subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 0820-11-76-4210-000, Yancey County Tax Office. Address: 150 Indian Trail

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 8 day of June, 2023.

Richard J. Kania
 Commissioner
 Capital Center
 82 Patton Avenue, Suite 500
 Asheville, North Carolina 28801
 (828) 252-8010
 Tax Value: \$71,860.00



Published June 28, July 5, 12, 2023

LEGAL NOTICE
STATE OF NORTH
CAROLINA
COUNTY OF YANCEY
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
23 Cvd 46
YANCEY COUNTY, A Body
Politie and Corporate
Plaintiff
-vs-
LANDSTAR
DEVELOPMENT, LLC
Defendant
NOTICE OF SALE

Under and by virtue of an order of the District Court of Yancey County, North Carolina, made and entered in the action entitled YANCEY COUNTY, A Body Politie and Corporate Plaintiff vs. LANDSTAR DEVELOPMENT, LLC, Defendant, the undersigned commissioner will on July 13, 2023 at 11:00 AM offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Yancey County, North Carolina in Burnsville, the following described property lying in Yancey County, North Carolina and more particularly described as follows:

BEING all of that lot marked "Common Area (0.20ac) U.S.F.S. Access" in Phase III of Mountain Brook Estates Subdivision, as shown and more particularly described on a map and Plat of survey by Tennessee Land Surveying Co., as prepared by Fred C. Howell,

PLS, L-1483 on 17 June, 2008, with Job No. 070005, and appearing of record in Plat Cabinet 3, Pages 242-244 in the Office of the Yancey County Register of Deeds, reference to such recorded Plat being hereby made for a more complete description of said lands.

Subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# 076700619818000, Yancey County Tax Office. Address: [076700619818000] Common Area - Mountain Brook

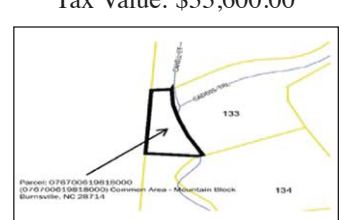
The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of 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 8 day of June, 2023.

Richard J. Kania
 Commissioner
 Capital Center
 82 Patton Avenue, Suite 500
 Asheville, North Carolina 28801
 (828) 252-8010
 Tax Value: \$33,600.00



Published June 28 July 5, 12, 2023

LEGAL NOTICE
NORTH CAROLINA
YANCEY COUNTY
Special Proceedings No. 23
SP 14
Substitute Trustee:
Philip A. Glass
NOTICE OF
FORECLOSURE SALE
Date of Sale: July 10, 2023
Time of Sale: 11:00 a.m.
Place of Sale: Yancey County
Courthouse

Description of Property:
See Attached Description
Record Owners:
Heirs of Steve King, aka
Steven Charles King
Address of Property:
390 Thunderstruck Ridge
(PIN 989100389997000) and
Vacant Lot,
Thunderstruck Ridge (PIN
989100483932000)
Burnsville, NC 28714
Deed of Trust:
Book : 705 Page: 367
Dated: February 20, 2014
Grantors: Steve King, Single
Original Beneficiary: Local
Government Federal Credit
Union
CONDITIONS OF SALE:
 This sale is made subject to all unpaid taxes and superior liens or encumbrances of

record and assessments, if any, against the said property, and any recorded leases. This sale is also subject to any applicable county land transfer tax, and the successful third party bidder shall be required to make payment for any such county land transfer tax.

A cash deposit of 5% of the purchase price will be required at the time of the sale. Any successful bidder shall be required to tender the full balance of the purchase price so bid in cash or certified check at the time the Substitute Trustee tenders to him a deed for the property or attempts to tender such deed, and should said successful bidder fail to pay the full balance purchase price so bid at that time, he shall remain liable on his bid as provided for in North Carolina General Statutes Section 45-21.30 (d) and (e). This sale will be held open ten (10) days for upset bids as required by law.

Residential real 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 G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving notice of sale, terminate the rental agreement by providing written notice of termination 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 the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Dated: 5/1/23
 Philip A. Glass,
 Substitute Trustee
 Nodell, Glass & Haskell,
 L.L.P.

Posted on 5/1/23

Tract 1: BEGINNING at an iron pin set in a large rock outcrop on the point of a ridge, common corner to Lisa Harrell and runs thence from said beginning point with the ridge and the Harrell line N. 72 53 04 W 241.82 feet to a set iron, S 86 57 15 W 174.20 feet to a set iron, N 55 26 21 W 416.02 feet to a 20 inch hickory at the intersection of two ridges; thence with the intersecting ridge and with the existing fence line along the top of the ridge and the Ronald Lee Hylemon line S 69 19 29 E. 48.63 feet to a 14 inch hickory, S 89 09 07 E 65.98 feet to a 14 inch maple, N 67 58 34 E 119.51 feet to a set iron, N 65 06 40 E 147.39 feet to a set iron, N 89 27 29 E 184.91 feet to a 20 inch birch, N 87 47 18 E 104.14 feet to a set iron, N 79 32 38 E 87.06 feet to a nail set at the base of an 8 inch birch, N 69 36 33 E 62.97 feet to a 36 inch maple, N 79 39 49 E 44.31 feet to an existing metal fence post, N 88 17 38 E 166.60 feet to a 28 inch white oak, S 69 09 42 E 162.00 feet to a set iron, S 78 29 06 E 58.87 feet to an existing iron, S 83 57 11 E 84.10 feet to an existing iron; thence leaving the Hylemon line and the ridge and running with the Jerry McIntosh line and a fence line S 47 52 55 W 324.74 feet to an existing iron, S 52 10 02 E 305.52 feet to a set iron; thence leaving the fence line but continuing with the McIntosh line, S 07 36 32 W 68.79 feet to a nail set in the base of a 4 inch hickory, S 09 49 12 E 64.33 feet to a set iron, S 09 21 05 E 70.00 feet to a set iron, S 30 39 31 E 95.56 feet to a set iron, S 22 52 00 W 157.95 feet to a set iron, S 04 19 59 E 34.01 feet to a set iron, S 18 41 45 W 142.52 feet to a set iron; thence leaving the McIntosh line and running with the 2.00 acre tract designated as Tract B on the below referenced survey N 09 26 51 W 303.69 feet to a set iron, N 52 43 20 W 297.23 feet to a set iron, N 53 50 11 W 267.90 feet to the point of BEGINNING, containing 11.33

acres, and being designated as Tract A as shown on a survey dated 9 January, 2014 by Stewart Leadbitter, PLS, L-4427, having a map file number of KS-14001-00C.

Tract 2: Beginning on a set iron pin, set iron pin being located S 53 50 11 E 267.90 feet from an iron pin set in a large rock out crop which marks the beginning point of the 11.33 acres owned by Steve King and runs thence from said beginning point with the King line S 52 43 20 E 297.23 feet to a set iron, S 09 26 51 E 303.69 feet to a set iron; thence a new line with Lisa Harrell N 54 08 02 W 508.37 feet to a set iron, N 34 39 08 E 220.94 feet to the point of BEGINNING, containing 2.00 acres, and being designated as Tract B as shown on a survey dated 9 January, 2014 by Stewart Leadbitter, PLS, L-4427, having a map file Number of KS-14001-00C.

ALSO CONVEYED to the TRUSTEE, his heirs and assigns is a perpetual and non-exclusive easement and road right of way for the use of the presently existing roadway a portion of which is known as Thunderstruck Trail as a means of ingress, egress and regress to and from Elk Shoal public roadway and the above described property, together with the rights to inspect, maintain, improve and repair the same.

Subject to easements, restrictions and rights of way of record, and utility lines and rights of way in existence over, under or upon the above-described property.

Tract 1 Parcel ID: 989100483932000

Property Address: Vacant lot, Thunderstruck Ridge, Burnsville, NC 28714

Tract 2 Parcel ID: 989100389997000

Property Address: 390 Thunderstruck Ridge, Burnsville, NC 28714

Published June 28, July 5, 2023

LEGAL NOTICE
ADVERTISEMENT
FOR BID

Sealed proposals for single prime contracts will be received until 3:00 PM, on Thursday, August 24th, 2023, by Yancey County NC Government in the Commissioners' Office in the Yancey County Courthouse located at 110 Town Square, Burnsville, NC 28714. Bids will be publicly opened and read aloud beginning at 3:00 PM, on Thursday, August 24th, 2023, for the construction of Yancey County Transportation Facility.

A pre-bid conference is scheduled for Thursday, July 27th, 2023, at 10 AM at the Yancey County Senior Center located at 503 Medical Campus Dr., Burnsville NC 28714. Prospective bidders are requested to attend. As a condition of the funding for this project, Prime Contractors must be prequalified through NCDOT prior to submitting a bid proposal.

Complete plans and specification for this project can be viewed at LS3P ASSOCIATES LTD. located at 14 O'Henry Ave., Suite 210, Asheville, NC 28801. Hours: 8am-5pm Mon-Thur and 8am-12 pm Fri.; as well as at Henco Reprographics.

Copies of the Contract Documents may be obtained, beginning June 27, 2023, directly from:

Henco Reprographics
 54 Broadway, Asheville, NC 28801
 Phone: 828-253-0449
 Website: www.hencoplanroom.com

Hours of Business: M-F 8am-5:30pm
 HUB Certified and MBE are encouraged to participate.

The Owner reserves the unqualified right to reject any or all bid proposals.

Signed:
 Mrs. Lynn Austin, Yancey County Manager
 Yancey County NC
 110 Town Square #11.
 Burnsville, NC 28714

Published June 28, July 5, 2023

Cars and Coffee

Join Mount Mitchell Street Rods the first Saturday of every month, 9 - 11 a.m.