

LEGAL NOTICE

**LEGAL NOTICE
STATE OF NORTH
CAROLINA IN THE
GENERAL COURT OF
JUSTICE
DISTRICT COURT
DIVISION
23 Cvd 237
COUNTY OF YANCEY
TOWN OF BURNSVILLE,
A Body Politic and
Corporate, and
YANCEY COUNTY,
A Body Politic and
Corporate
Plaintiffs**

**-vs-
JAMES W. CLOUSE,
UNKNOWN SPOUSE
OF JAMES W. CLOUSE,
UNKNOWN HEIRS AT
LAW OF THEODORE
HIGGINS, UNKNOWN
HEIRS AT LAW OF RUBY
H. CLOUSE, a/k/a SARA
RUBY HIGGINS CLOUSE,
OLIN HIGGINS, UN-
KNOWN SPOUSE OF
OLIN HIGGINS, PATRICIA
G. ROLLINS, UNKNOWN
SPOUSE OF PATRICIA G.
ROLLINS, JAMES JOEL
HIGGINS, UNKNOWN
SPOUSE OF JAMES JOEL
HIGGINS, CINDY LEE
HIGGINS MILLISON,
UNKNOWN SPOUSE OF
CINDY LEE HIGGINS
MILLISON, EDWIN
FORTNER
Defendants
AMENDED 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 TOWN OF BURNSVILLE, A Body Politic and Corporate, and YANCEY COUNTY, A Body Politic and Corporate Plaintiffs vs. JAMES W. CLOUSE, UNKNOWN SPOUSE OF JAMES W. CLOUSE, UNKNOWN HEIRS AT LAW OF THEODORE HIGGINS, UNKNOWN HEIRS AT LAW OF RUBY H. CLOUSE, a/k/a SARA RUBY HIGGINS CLOUSE, OLIN HIGGINS, UNKNOWN SPOUSE OF OLIN HIGGINS, PATRICIA G. ROLLINS, UNKNOWN SPOUSE OF PATRICIA G. ROLLINS, JAMES JOEL HIGGINS, UNKNOWN SPOUSE OF JAMES JOEL HIGGINS, CINDY LEE HIGGINS MILLISON, UNKNOWN SPOUSE OF CINDY LEE HIGGINS MILLISON, EDWIN FORTNER, Defendants, the undersigned commissioner will on June 20, 2024 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:

Lots 48, 49, 61, and 62 of the J. H. Higgins to the Town of Burnsville, a map of which is recorded in Yancey County Deed Book 64, page 500, Yancey County Registry (map was re-recorded in Yancey County Plat Book 1 Page 98, Yancey County Registry).

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

Subject to any undivided interest held by Edwin Fortner and Tami K. Fortner.

Subject to all outstanding ad valorem taxes owing to Yancey County.

Also being identified as Parcel ID# 0820-11-65-3160-000, Yancey County Tax Office. Address: (0820-11-65-3160-000) LTS J H Higgins Add

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.

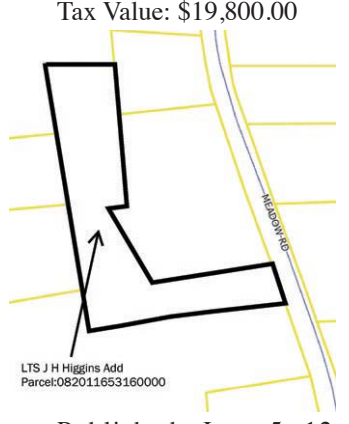
In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the

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 16 day of May, 2024.

E. Lauren Watson Hubbard
Commissioner
Capital Center
82 Patton Ave, Suite 500
Asheville, NC 28801
(828) 252-8010



Published June 5, 12, 2024

**Meals on Wheels
needs volunteers**

Meals on Wheels needs volunteers to deliver meals any weekday from 10:30 to noon to Yancey County's shut-ins. Call 682-6011.

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

**NOTICE TO CREDITORS
Administrator / Executor
Notice**

Having qualified as Executor of the Estate of Walter Robert Byrd, Sr. 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 11th day of September, 2024 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 4th day of June, 2024.

Walter Robert Byrd Jr.
411 Wexford Circle
Venice, FL 34293
Published June 12, 19, 26,
July 3, 2024

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

**NOTICE TO CREDITORS
Administrator / Executor
Notice**

Having qualified as Executor of the Estate of Patricia Rector Vess 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 September, 2024 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 30th day of May, 2024.

Eric Nelson Vess
317 Hickory Lane
Burnsville, NC 28714
Published June 5, 12, 19,
26, 2024

**LEGAL NOTICE
Notice of Public Hearing**

A copy of the proposed 2024-2025 Yancey County Budget has been submitted to the Board of Commissioners and filed with the Clerk to the Board of Commissioners on June 3rd, 2024. A copy of the proposed budget is available for public inspection at the Yancey County Manager's office. Notice is hereby given to the public that the Yancey County Board of Commissioners will hold a public hearing at 9:00 a.m., Monday, June 24, 2024.

The public hearing will be in the Yancey County Commissioners Board Room in the Yancey County Courthouse, 110 Town Square, Burnsville, NC. The purpose of this hearing is to receive comment and to consider the 2024-20025 Fiscal Year Budget for Yancey County.

Morgan West
Clerk to the Yancey County Board of Commissioners
Published June 12, 2024

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

**NOTICE TO CREDITORS
Administrator / Executor
Notice**

Having qualified as Executor of the Estate of Dorothy Kathryn Tolley 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 September, 2024 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 29th day of May, 2024.

Bethany J. Scott Rountree
319 Hannah Branch Road
Burnsville, NC 28714
Published June 5, 12, 19,
26, 2024

**LEGAL NOTICE
NORTH CAROLINA
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
DIVISION
BURKE COUNTY
FILE NO: CVD 518
NOTICE OF SERVICE BY
PUBLICATION
(N.C.R.C.P., Rule 4; N.C.
Gen. Stat. Sec. 1-597, 598)**

**ROGER L. COLLINS,
Plaintiff,
Vs.
SHANNON J. BRADFORD
AND
FRANCES BRADFORD,
Defendants**

Notice is hereby given to the Defendants, Shannon J. Bradford and Frances Bradford that a civil action seeking monetary relief for unpaid sums due to the Plaintiff has been filed against you in the above captioned action. You are required to file a defense or other responsive pleading in this matter within forty (40) days of the first date of publication if you elect to dispute this claim. If no defense is filed within the time prescribed, the Plaintiff, through counsel, will apply to the Court for the relief sought. This Service by publication will be posted for three (3) consecutive weeks in accordance with Rule 4 of the N.C.R.C.P. and/or the provisions of the N.C. Stat. Sec. 1-597 and Sec. 1-598). You should govern your actions accordingly. The last date to respond is July 23, 2024.

This the 24 day of May, 2024

Wayne O. Clontz Law Firm
By:
Wayne O. Clontz, Esq.
Attorney at Law
N.C. Bar No: 8688
P.O. Box 918
Morganton, N.C. 28680
Phone: (828) 437-3346
Fax: (828) 437-5223
Email: wayneclontz@yahoo.com
Published May 29, June 5,
12, 2024

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

EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of William John Ott, Jr., 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 September, 2024 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 June, 2024.

David M. Ott
5325 Riverview Drive
St. Augustine, FL 32080
Dale W. Hensley, Attorney
PO Box 1570
Burnsville, NC 28714
Resident Process Agent
Published June 5, 12, 19,
26, 2024

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. Following is a list of businesses where you may locate our "broom boxes" and purchase a broom. Buchanan & Young (713 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.), and Yancey Graphics (607 W. Hwy 19E).

We appreciate your continued support of this long standing project.



Yancey County

CDBG - Neighborhood Revitalization Program



Yancey County has the opportunity to apply for Community Development Block Grant (CDBG) funding in the form of a Neighborhood Revitalization Program. This program will allow the County to assist homeowners with houses beyond feasible repair receive a new manufactured double-wide or single-wide home.

Be advised that this is a very competitive program and there are no assurances that the County's Application will be selected. Your participation on the program will be dependent upon the County being awarded the funds from the NC Department of Commerce.

What is the Community Development Block Grant (CDBG) - Neighborhood Revitalization Program?

The CDBG program aims to make better communities by improving housing and providing a suitable living environment. At this time funds are available from the North Carolina Department of Commerce to assist with improving the housing conditions within the community. The money will be used to replace dilapidated homes that are beyond repair with new manufactured housing on a permanent foundation.

Am I eligible for the program?

To be considered eligible for the CDBG Housing Neighborhood Revitalization Program homeowners must meet **all** of the following requirements:

- ✓ The property must be located in Yancey County.
- ✓ The property cannot be located in a floodplain.
If you think your property may be in the floodplain you may contact Yancey County Addressing and Mapping at (828) 682-2347 for verification.
- ✓ Applicants must prove that they own and occupy the property full-time..
An occupant is considered a homeowner if a legal "life-estate" is in place or life-time occupancy rights are mentioned in the original Deed. However, all parties that have an interest in the property must agree to all repairs being done.
- ✓ The total **gross** income (before taxes are taken out) for everyone living in the home over the age of 18 may not exceed the income limits for Yancey County as determined by HUD. (see Income Limit Chart)

**2024 HUD Income Limits
Yancey County**

Number in Household	Annual Household Income Limit	Monthly Household Income Limit
1	\$42,500	\$3,542
2	\$48,550	\$4,046
3	\$54,600	\$4,550
4	\$60,650	\$5,054
5	\$65,550	\$5,463

How are the homes chosen for the program?

The County has formed a Housing Selection Committee that will review and weigh all of the applications received using an impartial scoring system. The Committee will rank and discuss the applications received and will make the final decision on which homes will be included in the program.

How can I get an application?

You may get an application by visiting the Yancey County Senior Center, Yancey County DSS, the Yancey County Manager's Office or visit www.yanceycountync.gov.

You may mail or drop off your application in person to any of the following locations:

- * Yancey County Managers Office - 110 Town Square, Burnsville, NC 28714
- * Yancey County Dept. of Social Services - PO Box 67, 302 Pensacola Rd., Burnsville, NC 28714
- * Yancey County Senior Center - 503 Medical Campus Dr., Burnsville, NC 28714
- * Yancey County Health Dept. - 202 Medical Campus Dr., Burnsville, NC 28714
- * Yancey County Cooperative Extension - 30 E US Hwy 19E Bypass, Burnsville, Nc 28714
- * Burnsville Town Hall - PO Box 97, 2 Town Square, Burnsville, NC 28714

Complete applications must be submitted by **July 31, 2024** to be considered for participation in the program.