

LEGAL NOTICE

**LEGAL NOTICE
NOTICE OF SERVICE BY
PROCESS BY
PUBLICATION
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
DIVISION
FILE NO. 24 CvD 121
NORTH CAROLINA
YANCEY COUNTY**

Yancey County, A Body Politic and Corporate vs. Pam Robinson, Executor, Pam Robinson, a/k/a Pamela Gwyn Robinson, Sheila Ann Gregory, Guy Keith Robinson, Virginia B. Robinson, Esse Bartlette, a/k/a Essie Bartlett, Doris Deyton, Carolyn Meads, a/k/a Carolyn Ballew Meads, Debbie Lominac, a/k/a Deborah Sue Lominac, Fredia Ballew, a/k/a Fredia Ballew, a/k/a Freda Ballew, Jamie Buchanan, a/k/a Jamie Seth Buchanan, Roger Keith Penland, Faye Wilson, Louise Allen, Judy Ballew, a/k/a Judy Elaine Speights Ballew, Regina Carol Ballew Pendley, Mary Lou Ballew Murphy, Pamela Louise Ballew Thompson, Kellie Diane Ballew McKinney, John Frank Ballew, Barbara Grindstaff, a/k/a Barbara Jean Braswell Grindstaff, Unknown Spouse of Barbara Grindstaff, Erlene Woody, a/k/a Earlene Woody, a/k/a Earlene Braswel Woody, a/k/a Eareline Woody, Unknown Spouse of Erlene Woody, Georgia Presnell, Unknown Spouse of Georgia Presnell, Unknown Heirs at Law of Lizzie McMahan, Unknown Heirs at Law of Roxie Ballew, a/k/a Roxanna Ballew, Unknown Heirs at Law of Kent Ballew, Unknown Heirs at Law of Jack Ballew, a/k/a Jack Clarence Ballew, Unknown Heirs at Law of Patsy Suttles, a/k/a Patricia Ballew Suttles, Unknown Heirs at Law of J.L. Ballew, a/k/a Jack L. Ballew, Unknown Heirs at Law of Minnie Blevins, Unknown Heirs at Law of Cary Blevins, Unknown Heirs at Law of Mae Ballew, a/k/a Ellie Mae Ballew, Unknown Heirs at Law of Lillian Autrey, Unknown Heirs at Law of Edd Ballew, a/k/a Edd Banner Ballew, Unknown Heirs at Law of Lou Ballew, a/k/a Lue Ballew, Unknown Heirs at Law of Robert Henry McMahan, Unknown Heirs at Law of Leonard William Davis, Unknown Heirs at Law of Lona Sparks, a/k/a Leona Sparks, Unknown Heirs at Law of Carrie Fry, a/k/a Carrie Davis Frye, Unknown Heirs at Law of Georgia Presnell, Unknown Heirs at Law of Millie Renfro, a/k/a Millie Davis Renfro, Unknown Heirs at Law of Dollie Smith, Unknown Heirs at Law of Marie Nanney, a/k/a Marie Davis Nanney, Jeter McMahan, Heritage Finance Co., Inc., Lienholder, State Employees' Credit Union, Lienholder, Prestige Financial Services, Inc., Lienholder, Unknown Heirs at Law of Jimmie Lee Blevins, Unknown Heirs at Law of Dennis Ballew, a/k/a Dennis R. Ballew, Sandra Williams, Administrator, Sandra Williams, Stephanie Blevins McIntosh, Karen Blevins Peterson

Clarence Ballew, Unknown Heirs at Law of Patsy Suttles, a/k/a Patricia Ballew Suttles, Unknown Heirs at Law of J.L. Ballew, a/k/a Jack L. Ballew, Unknown Heirs at Law of Minnie Blevins, Unknown Heirs at Law of Cary Blevins, Unknown Heirs at Law of Mae Ballew, a/k/a Ellie Mae Ballew, Unknown Heirs at Law of Lillian Autrey, Unknown Heirs at Law of Edd Ballew, a/k/a Edd Banner Ballew, Unknown Heirs at Law of Lou Ballew, a/k/a Lue Ballew, Unknown Heirs at Law of Robert Henry McMahan, Unknown Heirs at Law of Leonard William Davis, Unknown Heirs at Law of Lona Sparks, a/k/a Leona Sparks, Unknown Heirs at Law of Carrie Fry, a/k/a Carrie Davis Frye, Unknown Heirs at Law of Georgia Presnell, Unknown Heirs at Law of Millie Renfro, a/k/a Millie Davis Renfro, Unknown Heirs at Law of Dollie Smith, Unknown Heirs at Law of Marie Nanney, a/k/a Marie Davis Nanney, Jeter McMahan, Heritage Finance Co., Inc., Lienholder, State Employees' Credit Union, Lienholder, Prestige Financial Services, Inc., Lienholder, Unknown Heirs at Law of Jimmie Lee Blevins, Unknown Heirs at Law of Dennis Ballew, a/k/a Dennis R. Ballew, Sandra Williams, Administrator, Sandra Williams, Stephanie Blevins McIntosh, Karen Blevins Peterson

ing identified as Parcel ID 0767 03 14 1863 000, Yancey County Tax Office.
Address: off of McMahan Road
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 6, 2024 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 19, 2024.
Chad A Haight
Attorney for Plaintiff
Capital Center
82 Patton Avenue, Suite 500
Asheville, North Carolina 28801
(828) 252-8010
Publish on June 26, July 3, 10, 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 Administrator of the Estate of Guy James Marion Sinclair 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 25th 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 14th day of June, 2024.

Mark Anthony Sinclair
165 Wishing Well Circle SW
Palm Bay, Florida 32908
Published June 26,
July 3, 10, 17, 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 Guy Vincent Thomason 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 25th 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 14th day of June, 2024.

Karen Sinclair
952 Banks Creek Road
Burnsville, NC 28714
Published June 26,
July 3, 10, 17, 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).

**LEGAL NOTICE
ADVERTISEMENT FOR
BID**

Sealed proposals for single prime contracts will be received until 4:00 PM, on Thursday, August 15th, 2024, 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 4:00 PM, on Thursday, August 15th, 2024 for the construction of Yancey County Ray Cort Park Facility.

A pre-bid conference is scheduled for Wednesday, July 24th, 2024, at 3 PM at the Yancey County Ray Cort Park at 115 Mitchell Branch Rd 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 July 2nd, 2024 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 July 10, 2024

**LEGAL NOTICE
NOTICE OF
PUBLIC SALE
IN-TOWN MINI STORAGE
40 East Boulevard,
Burnsville, NC 28714
Storage Unit #16**

Date of notice: July 3, 2024
Date of sale: July 20, 2024
Owner may claim by paying all past due rent as well of any fees prior to the sale. Cash or money order only. Contact: 828-284-7634.
Published July 3, July 10, 2024

**LEGAL NOTICE
NOTICE TO CREDITORS**

Having qualified as Administrator of the Estate of Mary A. Costello, late of Yancey County, State of North Carolina, this is to notify all persons, firms and corporations having claims against the decedent to present them to the undersigned on or before the 3rd day of October, 2024, or this Notice will be pleaded in bar of recovery. All persons, firms and corporations indebted to said estate please make immediate payment to the undersigned.
Bryant D. Webster, Administrator
Stone & Christy, P.A.
110 N. Dougherty Street
Black Mountain, NC 28711
This the 3rd day of July, 2024.
Published July 3, 10, 17, 24, 2024

**LEGAL NOTICE
NOTICE OF
PUBLIC SALE
IN-TOWN MINI STORAGE
40 East Boulevard,
Burnsville, NC 28714
Storage Unit #12**

Date of notice: July 3, 2024
Date of sale: July 20, 2024
Owner may claim by paying all past due rent as well of any fees prior to the sale. Cash or money order only. Contact: 828-284-7634.
Published July 3, July 10, 2024

Times Journal Deadline

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

**LEGAL NOTICE
NOTICE TO CREDITORS**

All persons and entities having claims against the Estate of Susan Powers Nicholson (Yancey County estate file no. 24-E-175), deceased, of Yancey County, North Carolina, are hereby notified to present the same to the undersigned on or before October 3, 2024 or this notice will be pleaded in bar of recovery. All debtors of the decedent or the decedent's estate are asked to make immediate payment to the undersigned.
This the 3rd day of July 2024.

Mary Nicholson, Executor
c/o Gregory S. Hilderbran, Esq.
Hilderbran Hitchcock PA
301 College Street Suite 110
Asheville NC 28801
Published July 3, 10, 17, 24, 2024

**LEGAL NOTICE
NORTH CAROLINA
YANCEY COUNTY
Special Proceedings
No. 24 SP 22
Substitute Trustee:
Philip A. Glass
NOTICE OF FORE-
CLOSURE SALE**

Date of Sale:
July 23, 2024
Time of Sale: 10:30 a.m.
Place of Sale: Yancey County Courthouse
Description of Property:
See Attached Description
Record Owners:
Garrett Clark
Address of Property: 5381 State Highway 197 S. Burnsville, NC 28714
Deed of Trust:
Book : CRP 811
Page: 465
Dated: November 20, 2019
Grantors: Garrett Clark
Original Beneficiary:
State Employees' 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: June 18, 2024 Philip A. Glass, Substitute Trustee
Nodell, Glass & Haskell, L.L.P.
Posted on June 18, 2024
Exhibit A
All that certain tract or

parcel of land BEING Lot No. 3 of Block II of Unit I of Satellite Mountain and Riverview Properties, as the same appears of record in the Yancey County Deed Registry at Map Book 2, page 5, the metes and bounds description of said Lot being as follows:

BEGINNING on an iron set in the Southern line of Lot No. 2 and running thence with the line of said Lot N 56-08 E 9.54 feet to a hub set in the center of a private access road; thence along and with the centerline of said private access road S 42-13 E 81.91 feet to a hub set at the center of said private access road, a common corner with Lot Nos. 2 and 3 of Unit I of Block III of said subdivision; thence S 42-13 E 52.21 feet with the centerline of said road to a hub set in the centerline of said road; thence leaving said private access road and running with the northern line of Lot No. 4, S 49-31 W 11.53 feet to a set iron; thence continuing with the northern line of said Lot, S 49-31 W 140.34 feet to a set iron; thence S 49-31 W 34.10 feet to an unmarked point in the centerline of N.C. Highway 197; thence with the centerline of said highway N 33-20 W 154.15 feet to an unmarked point; thence leaving the centerline of said highway and running with the line of Lot 2, N 56-08 E 37.52 feet to an iron pin set near the base of a power pole; thence N 56-08 E 116.75 to the point of BEGINNING, containing 0.58 acre by DMD according to a map and plat by Robert Grindstaff, RLS, date 23 January 1980.

THIS CONVEYANCE IS MADE SUBJECT to the road rights of way and utility easements as the same travers the premises, and particularly subject to the road right of way of the existing private access road, being 20 feet in width as measured 10 feet on either side of the centerline of the same traversing the northeastern boundary line of the property and the road right of way of the State of North Carolina for Highway No. 197 the same being 60 feet in width as measured 30 feet on either side of the centerline of the same.

THIS CONVEYANCE IS ALSO SUBJECT to the shared well agreement as set out in Deed Book 228, page 10, Yancey County Registry.

THIS CONVEYANCE IS ALSO SUBJECT to the Declaration of Restrictive Covenants imposed on the lands in Satellite Mountain and Riverview Property Subdivision appearing of record in the office of the Register of Deeds for Yancey County in Deed Book 155, page 615.

Title Reference: Deed Book 688, page 677, Yancey County Registry.

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

**Parcel Number:
071802862726000
Property Address:
5381 State Highway 197 S.,
Burnsville, NC 28714
Published July 10, 17, 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 Estel Higgins 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 9th day of October, 2024 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.
This the 10th day of July, 2024.

Doris Higgins
111 Riverside Drive
Burnsville, NC 28714
Published July 10, 17, 24, 31, 2024

LEGAL NOTICE

LEGAL NOTICE
STATE OF
NORTH CAROLINA
COUNTY OF YANCEY IN
THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
DIVISION
23 CvD 246
YANCEY COUNTY, A Body
Politie and Corporate
Plaintiff

-vs-
REBECCA YELTON,
a/k/a REBECA YELTON,
a/k/a REBECCA KAYE YEL-
TON, UNKNOWN SPOUSE
OF REBECCA YELTON,
SHAWN HUSKINS, a/k/a
SHAWN GENE HUSKINS,
UNKNOWN SPOUSE OF
SHAWN HUSKINS, UN-
KNOWN OFFICERS, DI-
RECTORS, OR MANAG-
ING AGENTS OF WEST-
SIDE RENTAL, Lienholder,
NORTH CAROLINA DE-
PARTMENT OF REVENUE,
Lienholder, UNKNOWN
HEIRS AT LAW OF LARRY
GENE HUSKINS, Lienhold-
er

Defendants
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 Politic and Corporate Plaintiff vs. REBECCA YELTON, a/k/a REBECA YELTON, a/k/a REBECCA KAYE YELTON, UNKNOWN SPOUSE OF REBECCA YELTON, SHAWN HUSKINS, a/k/a SHAWN GENE HUSKINS, UNKNOWN SPOUSE OF SHAWN HUSKINS, UNKNOWN OFFICERS, DIRECTORS, OR MANAGING AGENTS OF WESTSIDE RENTAL, Lienholder, NORTH CAROLINA DEPARTMENT OF REVENUE, Lienholder, UNKNOWN HEIRS AT LAW OF LARRY GENE HUSKINS, Lienholder, Defendants, the undersigned commissioner will on July 16, 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:

BEGINNING on a 16-inch white oak, corner of Virgil Huskins and Kelley Bellew and runs thence with the Ballew line S 08 01 W 210.16 feet to a fence post; thence N 82 20 W 63.49 feet to a found iron, corner of Harold Grindstaff; thence with the Grindstaff line N 13 37 W 210.72 feet to a found iron, corner of Grindstaff and Virgil Huskins; thence with the Huskins' line S 87 55 E 141.99 feet to the point of BEGINNING, containing 0.484 acre, more or less, according to a survey by William E. Arrowood, Registered Land Surveyor, L-1510., dated 22 June 1984, with a Drawing No. of 84-A-260.

Together with those particular water rights as set forth in that Deed recorded of record at Deed Book 234, Page 580, Yancey County Registry, to which reference is hereby made for a more particular description of said water rights.

Subject to easements, restrictions and rights of way of record, and matters of survey. Also being identified as Parcel ID# 0767 01 46 6451 000, Yancey County Tax Office. Address: 100 Abundance Way. 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.

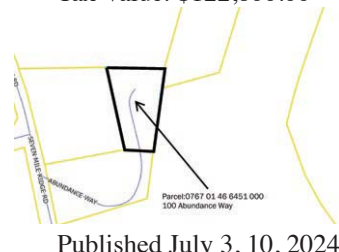
In the instance where multiple tax parcels are indicated in this Notice, the Commissioner

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 3 day of June, 2024.

E. Lauren Watson Hubbard
 Commissioner
 Capital Center
 82 Patton Avenue, Suite 500
 Asheville, North Carolina 28801
 (828) 252-8010
 Tax Value: \$122,800.00



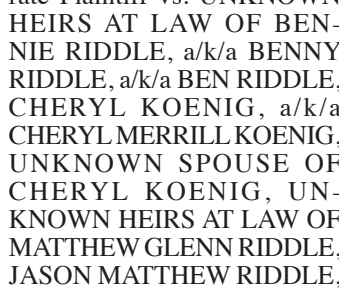
Published July 3, 10, 2024

LEGAL NOTICE
STATE OF
NORTH CAROLINA
COUNTY OF YANCEY
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
DIVISION
23 CvD 190
YANCEY COUNTY, A
Body
Politie and Corporate
Plaintiff

-vs-
UNKNOWN HEIRS AT
LAW OF BENNIE RIDDLE,
a/k/a BENNY RIDDLE, a/k/a
BEN RIDDLE, CHERYL
KOENIG, a/k/a CHERYL
MERRILL KOENIG, UN-
KNOWN SPOUSE OF CHER-
YL KOENIG, UNKNOWN
HEIRS AT LAW OF MAT-
THEW GLENN RIDDLE,
JASON MATTHEW RID-
DLE, UNKNOWN SPOUSE
OF JASON MATTHEW
RIDDLE, UNKNOWN
HEIRS AT LAW OF ALICIA
DAWN GRINDSTAFF RID-
DLE, a/k/a ALICIA DAWN
GRINDSTAFF, AUSTIN
COLIN RAY, KYLLIE LEANN
RAY, KATHLEEN R. ROD-
BERG, a/k/a KATHLEEN
ROSE RODBERG, Admin-
istrator, BONNIE HAMIL-
TON, Guardian, BETSEY F.
MATTHEWS, Administra-
tor, DEBBIE GRINDSTAFF,
a/k/a DEBORAH DENISE
GRINDSTAFF

Defendants
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 Politic and Corporate Plaintiff vs. UNKNOWN HEIRS AT LAW OF BENNIE RIDDLE, a/k/a BENNY RIDDLE, a/k/a BEN RIDDLE, CHERYL KOENIG, a/k/a CHERYL MERRILL KOENIG, UNKNOWN SPOUSE OF CHERYL KOENIG, UNKNOWN HEIRS AT LAW OF MATTHEW GLENN RIDDLE, JASON MATTHEW RIDDLE, UNKNOWN SPOUSE OF JASON MATTHEW RIDDLE, UNKNOWN HEIRS AT LAW OF ALICIA DAWN GRINDSTAFF RIDDLE, a/k/a ALICIA DAWN GRINDSTAFF, AUSTIN COLIN RAY, KYLLIE LEANN RAY, KATHLEEN R. RODBERG, a/k/a KATHLEEN ROSE RODBERG, Administrator, BONNIE HAMILTON, Guardian, BETSEY F. MATTHEWS, Administrator, DEBBIE GRINDSTAFF, a/k/a DEBORAH DENISE GRINDSTAFF, Defendants,



Published July 3, 10, 2024

Marine Corps
League Mt. Mitchell
Detachment #1266

Meeting Notice Located at the Western Sizzler Restaurant, 11961 S Hwy 226, Spuce Pine, NC 28777
 Meeting the 3rd Thursday of Every Month at 7:00 p.m.
 All branches are welcome and families!

the undersigned commissioner will on July 16, 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:

BEGINNING on an iron pin in a fence line with Gladys Penland Byrd, said iron pin being the Southwestern corner of Cal Johnson and running thence with the Johnson line an Easterly direction approximately 180 feet to a stake in the Cooper line; thence a Southwesterly direction with the Cooper line 230 feet to a point; thence in a North westerly direction on a line parallel with the Cal Johnson line 180 feet to a point in the Gladys Penland Byrd line and fence; thence with her line and fence 230 feet to the point of BEGINNING, containing approximately one (1) acre, more or less.

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

Also being identified as Parcel ID# 072700281165000, Yancey County Tax Office. Address: 489 Cattail Creek Rd

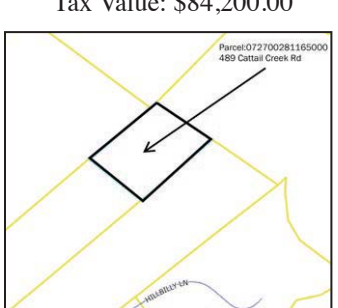
The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of 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 11 day of June, 2024.

E. Lauren Watson Hubbard
 Commissioner
 Capital Center
 82 Patton Avenue, Suite 500
 Asheville, North Carolina 28801
 (828) 252-8010
 Tax Value: \$84,200.00



Published July 3, 10, 2024

LEGAL NOTICE
STATE OF
NORTH CAROLINA
COUNTY OF YANCEY
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT
DIVISION
23 CvD 275
YANCEY COUNTY, A Body
Politie and Corporate
Plaintiff

-vs-
HERSEL WARREN
HIGGINS, JR, UNKNOWN
SPOUSE OF HERSEL
WARREN HIGGINS, JR,
HILDA H. PATTON, UN-
KNOWN SPOUSE OF HIL-
DA H. PATTON, SANDRA
H. SHELL, UNKNOWN
SPOUSE OF SANDRA
H. SHELL, UNKNOWN
HEIRS AT LAW OF HEL-
ENA LUCILLE HIGGINS

Defendants
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 Politic and Corporate Plaintiff vs. HERSEL WARREN HIGGINS, JR, UNKNOWN SPOUSE OF HERSEL WARREN HIGGINS, JR, HILDA H. PATTON, UNKNOWN SPOUSE OF HILDA H. PATTON, SANDRA H. SHELL, UNKNOWN SPOUSE OF SANDRA H. SHELL, UNKNOWN HEIRS AT LAW OF HELENA LUCILLE HIGGINS, Defendants, the undersigned commissioner will on July 16, 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 and more particularly described as follows:

Being that parcel denoted in the Yancey County Tax Administration system as bearing tax parcel 0717 00 3729 000, and being surrounded and bounded as follows:

On the North by: parcel 0707-00-91-6472-000 as described in Deed book 750, page 416; Highway 197 S; and parcel 0717-00-01-1853-000 as described in Deed book 733, page 75.

On the East by Highway 197 S.

On the Southeast by parcel 0717-00-00-6782-000 (see the 3.55 acre parcel shown on the plat recorded in Plat Book 1, page 92B.

On the South and Southwest by parcel 0706-00-87-6772-000.

And on the West by Highway 197 S.

Less and except parcel 0717-00-01-1168-000 as described in Deed book 729, page 116.

Being a remainder parcel of various deeds to Hersel and Helena Higgins, including Book 91, Page 146; Book 88, Page 282; Book 152, Page 511.

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

Also being identified as Parcel ID# 0717-00-00-3729-000, Yancey County Tax Office. Address: 12607 State Highway 197 South

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.

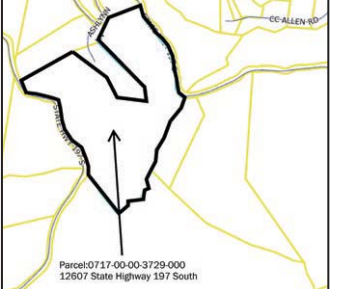
In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the sale date indicated sell each parcel individually by conducting a separate sale for each, or group various parcels together for sev-

eral 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 3 day of June, 2024.

E. Lauren Watson Hubbard
 Commissioner
 Capital Center
 82 Patton Avenue, Suite 500
 Asheville, North Carolina 28801
 (828) 252-8010
 Tax Value: \$231,300.00



Published July 3, 10, 2024

LEGAL NOTICE
STATE OF
NORTH CAROLINA
COUNTY OF YANCEY
IN THE GENERAL COURT
OF JUSTICE
DISTRICT COURT DIV-
ISION
23 CvD 305
YANCEY COUNTY, A Body
Politie and Corporate
Plaintiff

-vs-
DAVID WARREN ED-
WARDS, UNKNOWN
SPOUSE OF DAVID WAR-
REN EDWARDS, BETTY
JO EDWARDS BANKS,
UNKNOWN SPOUSE OF
BETTY JO EDWARDS
BANKS, UNKNOWN
HEIRS AT LAW OF MARY
T. WOODBY EDWARDS,
a/k/a MARRY EDWARDS,
UNKNOWN HEIRS AT
LAW OF ELLIS HOWARD
EDWARDS

Defendants
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 Politic and Corporate Plaintiff vs. DAVID WARREN EDWARDS, UNKNOWN SPOUSE OF DAVID WARREN EDWARDS, BETTY JO EDWARDS BANKS, UNKNOWN SPOUSE OF BETTY JO EDWARDS BANKS, UNKNOWN HEIRS AT LAW OF MARY T. WOODBY EDWARDS, a/k/a MARRY EDWARDS, UNKNOWN HEIRS AT LAW OF ELLIS HOWARD EDWARDS, Defendants, the undersigned commissioner will on July 16, 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:

Being all of that parcel denoted in the Yancey County Tax Administration system as bearing tax parcel numbers 9883-00-00-8003-000 and 9883-00-23-9840-000, and being surrounded and bounded by the following:

On the North by the 51.07 acre parcel shown on the plat recorded in Map Book 4, Page 330; see also parcel 9883-00-25-4318-000;

On the Northeast by parcel 9883-00-34-4658-000 as described in the deed recorded in Book 877, Page 203;

On the East by parcel 9883-00-53-2397-000;

On the Southeast by parcel 9883-00-33-6005-000 as de-

scribed in the deed recorded in Book 369, Page 545;

On the South by the 29.20 acre parcel shown on the plat recorded in Map Book 4,

Page 453; see also parcel 9883-00-32-0917-000;

On the Southwest by parcel 9883-00-22-3375-000; and

On the West by parcel 9883-00-13-9830-000.

For further reference, see also those deeds recorded in Book 69, Pages 146, 147, and 148.

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#s 9883-00-00-8003-000 and 9883-00-23-9840-000, Yancey County Tax Office.

Address: off Riddle Branch Road

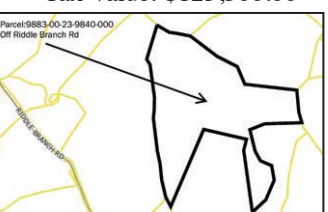
The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of 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 3 day of June, 2024.

E. Lauren Watson Hubbard
 Commissioner
 Capital Center
 82 Patton Avenue, Suite 500
 Asheville, North Carolina 28801
 (828) 252-8010
 Tax Value: \$125,300.00



Published July 3, 10, 2024

LEGAL NOTICE
PUBLIC NOTICE

WAMY Community Action, Inc intends to apply for the USDA Rural Development's Housing Preservation Grant to assist low and very-low income homeowners in Watauga, Avery, Mitchell, and Yancey Counties. If awarded, these funds will be used to improve the basic livability, safety, and energy efficiency of the home. Examples of repairs may include roof and drainage, electrical and plumbing, ramps and widening doors, installation of heating systems, insulation and more. The statement of work will be available for review upon request. WAMY is accepting public comments through July 28th, 2024 at 225 Birch Street, Suite 2, Boone, NC 28607 or at 1-800-571-9269. WAMY Community Action is an equal opportunity employer/program.