

LEGAL NOTICE

LEGAL NOTICE STATE OF NORTH CAROLINA IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION YANCEY COUNTY 19 SP 9 NOTICE OF FORECLOSURE SALE IN RE:

Foreclosure of Real Property Under North Carolina Deed of Trust from Frank Keating and wife, Ann Keating in the principal amount of \$52,000.00 payable to Asheville Mortgage, Inc., dated March 11, 2008 and recorded on March 11, 2008, in Deed Book 58 Page 721, Yancey County, NC Registry.

See Assignments of Deed of Trust recorded in Deed Book 581, Page 289, corrective Assignment of Deed of Trust recorded in Deed Book 792, Page 151 and Assignment of Deed of Trust to Ridgeline Investors, LLC, in Deed Book 792, Page 600, Yancey County, NC, Registry.

Dorinda Watford, Substitute Trustee

Under and by virtue of a Power of Sale contained in that certain North Carolina Deed of Trust executed by Frank Keating and wife Ann Keating to Stephen C. Wilkie, Trustee, which was dated March 11, 2008, and recorded on March 11, 2008, in Deed Book 580 at Page 721, Yancey County Registry, North Carolina.

Default having been made in the payment of the note thereby secured by the said North Carolina Deed of Trust and the undersigned, Dorinda Watford, having been substituted as Trustee in said North Carolina Deed of Trust by an instrument duly recorded in the Office of Register of Deeds of Yancey County, and Ridgeline Investors, LLC, the holder of the note evidencing said indebtedness having directed that the North Carolina Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the public entrance of the Yancey County Courthouse on **Friday, September 13, 2019, at 10:00 a.m.**, and will sell to the highest bidder for cash the following described property situated in Yancey County, North Carolina, to wit:

BEING ALL of Unit J, of Kings Court Townhouses, as shown on a plat of record in the Yancey County, North Carolina Register of Deeds office, said plat being recorded in Plat Book 3, at Page 119 reference to which is hereby made for a more particular description.

And being that same property described in Deed Book 566, Page 755, Yancey County, NC, Registry.

Third party purchasers must pay the excise tax, and the court costs of Forty-Five Cents (45¢) per One Hundred Dollars (\$100.00) pursuant to NCGS 7A-308(a)(1). The mortgagee or trustee may require the highest bidder immediately to make a cash deposit not to exceed the greater of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00). Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at, or relating to the property being offered for sale. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner of the property is: Frank Keating.

An Order of 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 the Notice of Sale, terminate the rental agreement upon 10 days written notice to the landlord. The notice shall also state that 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.

If the Trustee is unable to convey title to this property for any reason, the sole remedy of 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.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. EXCEPT IN THE INSTANCE OF BANKRUPTCY PROTECTION. IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OF HAVE BEEN DISCHARGED AS A RESULT OF THE BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

This the 19th day of August, 2019.

Dorinda Watford, Substitute Trustee
43 Foxden Drive, #203
Fletcher, NC 28732
(828) 412-4030
Published September 4, 11, 2019.

LEGAL NOTICE STATE OF NORTH CAROLINA IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION YANCEY COUNTY 19 SP 8 NOTICE OF FORECLOSURE SALE IN RE:

Foreclosure of Real Property Under North Carolina Deed of Trust from Frank Keating and wife, Ann Keating in the principal amount of \$52,000.00 payable to Asheville Mortgage, Inc., dated March 11, 2008 and recorded on March 11, 2008, in Deed Book 580 Page 715, Yancey County, NC Registry.

See Assignments of Deed of Trust recorded in Deed Book 581, Page 288, corrective Assignment of Deed of Trust recorded in Deed Book 792, Page 151 and Assignment of Deed of Trust to Ridgeline Investors, LLC, in Deed Book 792, Page 600, Yancey County, NC, Registry.

Dorinda Watford, Substitute Trustee

Under and by virtue of a Power of Sale contained in that certain North Carolina Deed of Trust executed by Frank Keating and wife Ann Keating to Stephen C. Wilkie, Trustee, which was dated March 11, 2008, and recorded on March 11, 2008, in Deed Book 580 at Page 715, Yancey County Registry, North Carolina.

Default having been made in the payment of the note thereby secured by the said North Carolina Deed of Trust and the undersigned, Dorinda Watford, having been substituted as Trustee in said North Carolina Deed of Trust by an instrument duly recorded in the Office of Register of Deeds of Yancey County, and Ridgeline Investors, LLC, the holder of the note evidencing said indebtedness having directed that the North Carolina Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the public entrance of the Yancey County Courthouse on **Friday, September 13, 2019, at**

10:00 a.m., and will sell to the highest bidder for cash the following described property situated in Yancey County, North Carolina, to wit:

BEING ALL of Unit A, of Kings Court Townhouses, as shown on a plat of record in the Yancey County, North Carolina Register of Deeds office, said plat being recorded in Plat Book 3, at Page 119 reference to which is hereby made for a more particular description.

And being that same property described in Deed Book 567, Page 1, Yancey County, NC, Registry.

Third party purchasers must pay the excise tax, and the court costs of Forty-Five Cents (45¢) per One Hundred Dollars (\$100.00) pursuant to NCGS 7A-308(a)(1). The mortgagee or trustee may require the highest bidder immediately to make a cash deposit not to exceed the greater of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00). Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at, or relating to the property being offered for sale. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner of the property is: Frank Keating.

An Order of 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 the Notice of Sale, terminate the rental agreement upon 10 days written notice to the landlord. The notice shall also state that 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.

If the Trustee is unable to convey title to this property for any reason, the sole remedy of 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.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. EXCEPT IN THE INSTANCE OF BANKRUPTCY PROTECTION. IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OF HAVE BEEN DISCHARGED AS A RESULT OF THE BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

This the 19th day of August, 2019.

Dorinda Watford, Substitute Trustee
43 Foxden Drive, #203
Fletcher, NC 28732
(828) 412-4030
Published September 4, 11, 2019

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

Having qualified as Administrator of the Estate of Michael Bennett 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 December, 2019 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 September, 2019.

Michael Jason Bennett
350 Patterson Branch Road
Burnsville, NC 28714
Published September 4, 11, 18, 25, 2019

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

Having qualified as Co-Executrix of the Estate of Ruby Phillips 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 December, 2019 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 September, 2019.

Lesia Phillips
1219 North Bee Branch Road
Green Mountain, NC 28740
Brooke Phillips
402 Windswept Drive
Asheville, NC 28801
Published September 4, 11, 18, 25, 2019

Legal aid help now available for local residents

People in Mitchell and Yancey counties now have access to free civil legal aid with the opening of a new Pisgah Legal Services' (PLS) office in Spruce Pine. Most people simply don't know how to navigate non-criminal legal issues and the office can help.

The office serves vulnerable people in Mitchell and Yancey counties, which includes veterans who are struggling, families on the verge of homelessness or bankruptcy, people in need of health care, immigration issues, and senior citizens who have become the victims of fraud.

Spruce Pine office located at 167 Locust Street, Suite 206. The phone number is 828-253-0406.



Re-enactors at last year's Overmountain march.

Sept. 14 re-enactment recounts journey of Overmountain Men across Blue ridge

September is a month to remember past times and events and to honor the men who fought for America's freedom. Travel back to the 18th century with the armies of the Revolutionary War and recall those moments.

On Saturday, Sept. 14, the public is invited to share in a celebration of the crossing of the Blue Ridge Mountains by the Overmountain Men on their way to a battle with British forces at Kings Mountain.

The grounds of the Mineral Museum, at the entrance to the Blue Ridge Parkway at mile marker 331 in Spruce Pine, will be turned into a patriot en-

campment with demonstrations featuring typical colonial-era activities, short performances, first-person presentations, and militia exercises.

At 2:30 p.m. on that Saturday, the Orchard at Altapass, just up the Parkway from the Mineral Museum at mile marker 328.3, will host a small re-enactment of the actual battle of Kings Mountain.

Narrated by Bill Carson, this event will enlighten and engage all who want to experience the action.

The day's event concludes with a return to the Mineral Museum at 7 p.m. for a candlelight tour of the encampment.

Circle of Security parenting resource for families starts Oct. 1 at St. Thomas

We all want our kids to be happy, to behave, and to thrive in their lives now and later. Circle of Security® shows us the secret ingredients to that recipe – and how we've already got them available.

We can raise our children to get along with us and with one another while they are little so that they will turn to us in those teen years when they'll need us the most.

The focus of Circle of Security® is on secure relationships – "the difference that makes the difference." After 50 years of research, we know that children who feel safely connected to their caregivers:

- *Enjoy more happiness with their parents and caregivers
- *Feel less anger at their parents and caregivers
- *Turn to their families for help when in trouble
- *Solve problems on their own
- *Get along better with friends
- *Have lasting relationships
- *Solve problems with friends
- *Have better relationships with brothers and sisters
- *Have higher self-esteem
- *Know that most problems will have an answer
- *Trust that good things will come their way

*Trust the people they love
*Know how to be kind to others

The 2019 fall offering of Circle of Security® begins on Tuesday, Oct. 1 at 3:30 p.m. Please note that this is an eight-week experience, not a drop-in.

The fee for the class is a modest \$5 per week per family (or \$40 for the whole class). Childcare is provided free-of-charge and includes special activities designed to support your child's growth and development. Each week, families will be given a delicious take-home evening meal upon departure.

The Circle will be held at St. Thomas Church, 372 Reservoir Road, located just off Hwy 19E and up the hill behind CVS.

For information and to register: yancey.ces.ncsu.edu/parent-education-opportunities (or Google Yancey NC Cooperative Extension website and see "Parenting Education" on left sidebar). You may also call 828-284-2287.

Circle of Security® in your neighborhood is made possible through the generosity of these community partners: The Abbey of St. Thomas, Family Matters, Yancey Alliance for Young Children, Resources for Resilience™, and Yancey NC Cooperative Extension

Amateur radio licensing exams to be held in Bakersville Sept. 21

Have you been studying for your amateur (ham) radio license examination, either independently, on the web or with a class or group? If you are ready to take the examination, volunteer examiners from the Mayland Amateur Radio Club will be conducting FCC-approved testing for all license classes.

The next testing session will

be Saturday, Sept. 21, beginning at 9 a.m. at the Mitchell County Extension Building at 10 South Mitchell Avenue in Bakersville across the street from the Historic Court House.

Visit the Mayland Amateur Radio Club website at KK4MAR.org, or call Eric Davenport at (828) 467-4335 or Bob Rodgers at (828) 385-2452.



Create Your Purpose
Become an EMT

Register Today! | 828.682.7315
www.mayland.edu/continuing-education

