

LEGAL NOTICE

LEGAL NOTICE NOTICE OF FORECLOSURE SALE 19 SP 46

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Mamie M. Turnbaugh, (Mamie M. Turnbaugh, deceased)(Heirs of Mamie M. Turnbaugh: Teresa Y. Fitzgerald, Roger L. Turnbaugh, William P. Turnbaugh, Gene E. Turnbaugh, Wesley Turnbaugh, Linda M. Shepard, Gary L. Turnbaugh, Royston P. Turnbaugh, Jr. and Unknown Heirs of Mamie M. Turnbaugh) (Gary L. Turnbaugh, deceased) (Heirs of Gary L. Turnbaugh: Keri Wilson and Unknown Heirs of Gary L. Turnbaugh)(Royston P. Turnbaugh, deceased)(Heirs of Royston P. Turnbaugh, Jr.: James D. Turnbaugh, Ashton Turnbaugh, Sarah Lynn Martin, and Unknown Heirs of Royston P. Turnbaugh, Jr.) (Sarah Lynn Martin, deceased)(Heirs of Sarah Lynn Martin: Patrick E. Martin, Joshua Gayle, Jared Gayle, Brenda Gayle, Taylor Martin, and Unknown Heirs of Sarah Lynn Martin) to William R. Echols, Trustee(s), dated the 14th day of September, 2007, and recorded in Book 567, Page 350, in Yancey County Registry, North Carolina, default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Yancey County, North Carolina and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in the City of Burnsville, Yancey County, North Carolina, or the customary location designated for foreclosure sales, at 1:30 PM on December 30, 2019 and will sell to the highest bidder for cash the following real estate situated in the Township of Burnsville, in the County of Yancey, North Carolina, and being more particularly described as follows:

Being those certain parcels or tracts of land lying and being in the town of Burnsville, Burnsville, Township, Yancey County, North Carolina, and being more particularly described as follows:

TRACT ONE: BEGINNING at a stake of the corner of Long View Road and a 12-foot alley, being the southeastern corner of the .30 acre tract described as Lots 8 and 9 of the S. M. Bennett Addition, and running thence with the line of the 12-foot alley N. 80 13 10 W 100.99 feet to an iron pin; thence leaving said alley and running with the line of Lot 7 N 04 55 00 E 59.33 feet to an iron pin at a hedgerow; thence a line dividing said .30 acre tract S. 84 36 20 E 100.32 feet to an iron pin in the edge of Long View Road; thence with the edge of Long View Road S 04 38 50 W 67.07 feet to the point and place of BEGINNING, containing approximately .15 acre and being the Southern portion of that 0.30 acre tract described in Deed Book 209, Page 215, all as shown on a survey by Miller and Associates dated September 14, 1987, No. 8622-OIL. **SUBJECT** to the rights of way of the 12-foot alley and of Long View Road.

TRACT TWO: BEGINNING at a stake in a hedgerow which point is the northern corner of the adjoining 0.15 acre parcel above described, and running thence along the line of Lot 7 and the hedgerow N 04 55 00 E 126.61 feet to an iron pin, in the margin of Woodlawn Avenue; thence along the margin of Woodlawn Avenue S 84 36 20 E 100.00 feet to an iron pin at the corner of Woodlawn Avenue with Long View Road; thence with the margin of Long View Road S 04 38 50 W 67.29 feet to an iron pin, the Northeastern corner of the adjoining 0.15 acre tract; thence leaving the margin of the road and running with the Northern line of said 0.15 acre tract N 84 36 20 W 100.32 feet to the point of BEGINNING, containing approximately 0.15 acre, and being the Northern

portion of the 0.30 acre tract described in Deed Book 209, Page 215, as shown on a survey by Miller and Associate, RLS, dated September 14, 1987, No. 8622-OIL.

Together with improvements located thereon; said property being located at 109 Longview Drive, Burnsville, North Carolina.

THIS CONVEYANCE is made subject to the rights of way of favor of the Town of Burnsville for Long View Road and Woodlawn Avenue.

AND BEING the same parcels or tracts of land conveyed by Warranty Deed dated 3 November, 1994 from Carol E. Gress to Wesley Street and wife, Dora Street and Mamie M. Turnbaugh, appearing of record in the Yancey County Deed Registry at Instrument Book 261, Page 643.

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in NCGS §45-21.23.

Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by NCGS §7A-308(a) (1).

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust/security agreement, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either the Trustee or the holder of the note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. Also, this property is being sold subject to all taxes, special assessments, and priorities or prior encumbrances of record and any recorded releases. Said property is also being sold subject to applicable Federal and State laws.

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

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

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

An order for possession of the property may be issued pursuant to N.C.G.S. § 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of 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 foreclosure 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 this 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.

SUBSTITUTE TRUSTEE SERVICES, INC.

SUBSTITUTE TRUSTEE
c/o Hutchens Law Firm LLP

P.O. Box 1028
4317 Ramsey Street
Fayetteville, North Carolina 28311

Phone No: (910) 864-3068

https://sales.hutchenslawfirm.com

Case No: 1282021 (FC. FAY)

Published December 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-Executors of the Estate of Joan Z. Horhoroundy 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 March, 2020 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 11th day of December, 2019.

K. Bryan Hyder
236 Chestnut Hill Road
Burnsville, NC 28714

Lisa T. Jones
130 Claude Jones Lane
Elk Park, NC 28622

Published December 11, 18, 25, 2019, January 1, 2020

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 Gwen V. 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 27th day of February, 2020 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 27th day of November, 2019.

Geneve Muse
111 Muirfield Road
Macon, GA 31210

Published November 27, December 4, 11, 18, 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 Howard Riddle 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 5th day of March, 2020 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 December, 2019.

Joyce Brown
118 Walt Road
Burnsville, NC 28714

Published November 27, December 4, 11, 18, 2019

Yancey County Public Library Book Annex

We invite you to visit the Book Annex on the Burnsville Town Square beside the tag office. You will find a surprising number of books of all kinds for adults and children. Proceeds benefit the Yancey County Public Library. We are open 11 a.m. until 4 p.m. Monday thru Saturday.

St. Thomas Episcopal Church to hold Christmas Eve service worship begins at 5:00 p.m.

The Christmas Eve service at St. Thomas Episcopal Church on Dec. 24 is a prayerful and joyous celebration of the birth of Jesus. This annual family-friendly experience of worship begins at 5 p.m.

Attendees will hear beloved lessons from Scripture and a strong message of hope and new life.

As is the custom in the Episcopal Church each Sunday, likewise on Christmas Eve, they will share the sacrament of Holy Communion (the Lord's Supper). All are welcome to partake.

A musical prelude at the start of the service features stunning arrangements of beloved hymns and seasonal songs played by church musician and pianist, Ann Hoyt. Shane Watson, an award-winning Scottish fiddler, who also serves at St. Thomas, will share both solos and in duet with Hoyt.

This month-long Advent journey of preparation for Christmas culminates with the lighting of the Christ Candle and the passing of candlelight one to another.

All are welcome! This service is a meaningful occasion on which to reach out to friends and neighbors who may be looking for an early worship service, or who may not have a church home.

St. Thomas Episcopal Church is located at 372 Reservoir Road, just off 19-E and up the hill from CVS. Additional information is available on our Facebook page.



Award-winning Scottish fiddler Shane Watson.

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 JC Woody 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 19th day of March, 2020 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This the 18th day of December, 2019.

December 18, 25, 2019
January 1, 8, 2020



Local church musician and pianist Ann Hoyt.

- Bulk Candy • Fruit Baskets
- Mixed Nuts • Oranges
- Christmas Candy

Davis Farms

Fresh Produce

Open Monday - Friday 9:00 - 5:00
Saturday 9:00 - 3:00

One Mile West of Cane River Middle School
Hwy 19 (828-682-9766)
We Accept EBT Cards

Feed!
Dog
Horse
Rabbit
Goat
Chicken

Amish Butter
Amish Bacon
Jellies and Jams

ATTENTION OWNERS OF PROPERTY SITUATED IN YANCEY COUNTY

All owners of taxable personal property situated in Yancey County must submit a listing form to the Yancey County Tax Office during the month of January. Taxable personal property includes but not limited to vehicles not currently registered with the division of motor vehicles (cars, trucks, buses, motorcycles, towable campers, mobile homes) apportioned (IRP) trucks and buses, permanent tagged trailers, boats, watercraft, aircraft and business personal property assets. Anyone who owns any of these items situated in Yancey County as of January 1 2020 must list them with the tax office before five pm Friday January 31, 2020. If you do not receive a listing form in the mail you may come by the tax office during regular hours Monday through Friday (except holidays) 8:30 am - 5:00 pm to request a form. A ten percent late listing penalty will apply to properties not listed during the listing period.

0%
Financing*

CASH
Back Offers*

*See dealer for details.

“Year End-Sale Event”

Youngs Tractor and Equipment

(828) 675-4365

7166 East US Hwy 19E Burnsville, NC 28714

Merry CHRISTMAS

from our family to yours!

Wonderful Care When You Need It Most

Compassionate Care
WESTERN NORTH CAROLINA
Palliative • Hospice • Counseling
compassionatecarewnc.org

856 Georges Fork Road, Burnsville • 828-682-9675