

# LEGAL NOTICE



## John and Eloise Wilson celebrated 62 years of marriage

On January 1, 2020, John and Eloise Wilson celebrated 62 years of marriage. They shared Valentine's Day at the North Carolina State Veteran's Home in Black Mountain, where he is a resident. Mr. and Mrs. Wilson lived 27 years on Ogle Meadows in Yancey County where they enjoyed the winters as much as the summers. They have two sons, Johnny and Terry Wilson, 5 grandchildren, and 2 great grandchildren.

## 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.

## 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.

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

June, 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 March, 2020.

Katherin Anglin Pittman  
45 Mtn. Side Trail  
Candler, NC 28715  
Published March 11, 18, 25, April 1, 2020

## LEGAL NOTICE PURSUANT TO NCGS

160a-364: The public shall take notice that on April 2, 2020 at 6:00 p.m., the Burnsville Town Council will hold a public hearing during the regular monthly business meeting in the Town Hall, Burnsville, North Carolina. The purpose of the public hearing to take public comment on proposed amendments to the Sign Ordinance and Zoning Ordinance for the Town of Burnsville

The proposed amendments are as follows:  
Sign Ordinance Amendments.

1. Amend the definitions to remove the following regulatory language from section 1.3 Definitions- Electronic Message Boards and placing the same language within the revised Chart for the zoning districts:

Electronic Message Boards shall be limited to light emitting diode (LED) or liquid crystal display (LCD) boards and shall not contain any scrolling, moving or animated display. The minimum time between any display change shall be three seconds for onsite commercial signs.

2. Section 1.7.5-Size and Location Requirements: The redundant text of A, B, B(i), B(ii) and B(iii) shall be deleted as the same appears within the Sign Regulation Chart located in section 1.7.5. The text in D shall be amended to read "Properties shall be subject to the sign regulations set out in the Sign Regulation Chart below based on the zoning district they are located within. The Chart is amended to include the existing regulations for zoning districts C-3 and R-10 which previously were not contained in the Sign Regulation Chart.

Zoning Ordinance Amendments

1. Article 4 Section 401-Definitions: The following definition shall be added as section 401.49.1 Modular Homes-Modular home means a dwelling unit constructed in accordance with the standards set forth in the North Carolina State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Off Frame Modular Homes are lifted by crane and placed on a required permanent foundation. On Frame Modular Homes consist of two or more sections transported to the site in a manner similar to manufactured homes or may consist of a series of panels or room sections transported on a truck and erected or joined together on the site.

2. Article 8 Section 800-R-10 Residential District: The following shall be added to permitted uses in R-10 Residential District section 1(a) Modular Homes-single family dwellings: ANY homes constructed of closed construction at an off-site location, of any size, are permitted subject to the following special requirements:

a. The Home must be of off frame construction.

b. The Home must meet all requirements of any currently used addition of North Carolina State Building Residential Code and be permitted by the local building official having jurisdiction over the building site.

c. The Home is constructed, inspected and certified under the North Carolina Modular Construction Program.

d. The Home must meet the minimum construction and design standards for modular homes pursuant to NCGS 143-139.1.

e. The Home must meet local zoning and set back requirements as set forth in the Zoning Ordinance for the Town of Burnsville.

f. The Home must meet community protective covenant requirements as applicable.

g. On Frame Modular Homes are permitted in mobile home parks subject to the provisions for mobile home parks in the Town of Burnsville Zoning Ordinance.

h. Structures constructed at an off-site location that do not meet the above requirements and were not originally constructed for use as dwellings are prohibited.

3. Article 9-Design Guidelines: The following shall be deleted and removed from Article 9:

a. The Land Use Density, Yard and Height Requirement Chart and the footnotes thereto.

4. Article 10-General Provisions: The following shall be added to Article 10 as new section 1000-A:

a. The Land Use Density, Yard and Height Requirement Chart and the footnotes thereto (previously shown in Article 9).

5. References to the Article 9 Density, Yard and Height Requirement Chart throughout the Zoning Ordinance are hereby deleted and shall be amended to reflect "Section 1000-A" for location reference conformity.

6. Article 8 Section 804 C-3 District: Section 2 conditional uses shall add the following as 2(c):

Accessory buildings to existing or newly constructed single-family dwellings including garage apartments as defined in Article 4 may be permitted upon the following conditions:

i. Such uses or structures shall be located in the rear yard.

ii. Such uses or structures shall maintain a minimum setback of five (5) feet from rear lot lines and shall observe setback requirements from all other lot lines as specified in Article 10 Density, Yard and Height Requirement Chart.

iii. No accessory uses or structures situated on a corner lot shall extend beyond the front yard line required for abutting property on the side street.

iv. No greenhouse heating plant shall be located within twenty-five (25) feet of any lot line.

v. Such uses or structures shall be located not less than ten (10) feet from the principal building.

A copy of the proposed amendments under consideration are available for review at Town Hall.

All interested parties are encouraged to attend. Individuals requiring special accommodations for this meeting, or for other questions and concerns, please contact the Town Clerk at (828) 682-2420.

Published March 11, 18, 2020

## LEGAL NOTICE NORTH CAROLINA YANCEY COUNTY Special Proceedings No. 18 SP 2

Substitute Trustee: Philip A. Glass RE-NOTICE OF FORECLOSURE SALE

Date of Sale: March 24, 2020

Time of Sale: 2:00 p.m. Place of Sale: Yancey County Courthouse

Description of Property: See Attached Description Record Owners: Anita Joan Chrisawn and Charles R. Chrisawn, Jr.

Address of Property: 340 Double Island Road Burnsville, NC 28714

Deed of Trust: Book : 689 Page: 24 Dated: April 26, 2013 Grantors: Anita Joan Chrisawn and husband Charles R. Chrisawn, Jr. Original Beneficiary: State Employees' Credit Union

CONDITIONS OF SALE: Should the property be purchased by a third party, that person must pay the tax of Forty-five Cents (45¢) per One Hundred Dollars (\$100.00) required by N.C.G.S. §7A-308(a) (1).

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: 1/28/20

Philip A. Glass, Substitute Trustee

Nodell, Glass & Haskell, L.L.P.

Posted on 1/31/20

**EXHIBIT A**

BEING that certain tract or parcel of land lying in Crabtree Township, Yancey County, North Carolina and more particularly described as follows:

BEGINNING on a spike or nail set in the eastern margin of NCSR 1308 (Double Island Road) and in the line of lands of Calvin and Violet Wyatt (Deed Book 119, Page 226, Yancey County Deed Registry), and running S 74 54 01 W 10.00 feet to an unmarked point in the center of Double Island Road; thence with the center of the road N 31 56 12 W 13.29 feet to a point; N 25 31 19 W 54.93 feet to a point; N 21 26 12 W 46.54 feet to a point; N 20 38 30 W 105.64 feet to a point; thence leaving the road and running with the line of lands of Ruby Effler (Deed Book 103, Page 78) N 80 01 06 E 20.00 feet to a set iron pin; N 80 01 06 E 149.91 feet to an existing iron pin in a fence line; thence running with other lands of Grantors S 32 27 45 E 256.93 feet to an existing iron pin; thence S 63 49 53 W 73.97 feet to an existing iron pin; thence the same course 15.00 feet to a point in a branch and the Wyatt line; thence with the Wyatt line N 22 21 42 W 59.83 feet to a set iron pin; S 74 54 01 W 111.91 feet to the point of BEGINNING, containing 1.008 acres. This description is according to a survey and plat by Jim Hughes, PLS L-3515, dated November 37, 2002, job file no. 02119-A207.

SUBJECT TO the right of way for NCSR 1308, to its full legal width.

SUBJECT TO the rights of others to use the existing gravel road which traverses the above described premises, as shown on the above referenced survey.

THIS CONVEYANCE is also made SUBJECT TO and TOGETHER WITH all easements, rights of way, restrictions of record.

BEING a portion of Deed Book 179, Page 67 and Deed Book 172, Page 559 Tract 3 in the Yancey County Registry.

Parcel ID : 084015620741000

Property Address: 340 Double Island Rd, Burnsville, NC 28714

Published March 11, 18, 15, 2020



Pearl Tipton, Dorothy Renfro, Mary Hughes, Ruth Vickers

## A Happy Birthday Wish for our sister Ruth Vickers!

A birthday wish for our sister Ruth who will be 83 on March 15th. We feel very blessed to have four sisters all in their 80s -- Pearl Tipton, Dorothy Renfro, Mary Hughes, and Ruth Vickers. We all grew up on Jacks Creek and our parents were Landon and Julie Briggs.

We have four other siblings that are not quite in their 80s -- Betty Cooper, Eyvonne Canipe, Patricia Pate and Wayne Briggs. We all wish Ruth a "Very Happy Birthday!"

## LEGAL NOTICE BURNSVILLE TO HOLD PUBLIC HEARING

The Town of Burnsville is seeking to closeout its Community Development Block Grant Infrastructure Program #16-I-2915 sewer line rehabilitation at Peterson Trailer Park located off Love Fox Road. The project included installation of 2,006 linear feet of new sewer line and 1,842 linear feet service lines benefiting 126 residents, 98% of whom are low and moderate income individuals. The total CDBG-I expenditure for the project was \$774,072.68.

A public hearing will be held on, April 2, 2020 at 6:00 pm at the Burnsville Town Hall located at 2 Town Square, Burnsville, NC to obtain citizen input regarding the project's closeout.

Citizens will be given the opportunity to provide oral and written comment on the project at the public hearing. All interested citizens are encouraged to attend.

If additional information is needed, please contact the Town of Burnsville at (828) 682-2420.

Persons with disabilities or who otherwise need assistance should contact Jeanne Martin, at (828) 682-2420 or clerk@townofburnsville.org (Relay North Carolina #711) by March 23, 2020. Accommodations will be made for all who request assistance with participating in the public hearing.

This information is available in Spanish or any other language upon request. Please contact Jeanne Martin 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 Jeanne Martin al (828) 686-2420 o en 2 Town Square., Burnsville, NC 28714 de alojamiento para esta solicitud.

Published March 11, 2020



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

### NOTICE TO CREDITORS

Having qualified as Executrix of the Estate of Bette Rebecca Masters 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 12th day of June, 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 March, 2020.

Sharon H. Carroll  
211 Dale Wood Drive  
Unit 20  
Winston Salem, NC 27104

Published March 11, 18, 25, April 1, 2020

## 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 Mary Jane Jamieson 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 June, 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 March, 2020.

Janine Jamieson  
1546 SE 10th Street  
Deerfield Beach, FL 33441

Published March 4, 11, 18, 25, 2020

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

### COUNTY OF YANCEY FILE NUMBER: 20 CvD 37

### PROCESS BY PUBLICATION REGINA LYNN RIDDLE, Plaintiff

### NOTICE OF SERVICE OF

### v. JEFFREY SCOTT RIDDLE, Defendant

To: JEFFREY SCOTT RIDDLE TAKE NOTICE that a Complaint seeking against relief against you has been filed in the above entitled proceeding. The nature of the relief sought is absolute divorce.

You are required to answer this Complaint not later than 20 April, 2020, being 40 days from the date of the first publication of this Notice and upon your failure to do so, the plaintiff will seek the relief sought by the action.

This the 11th day of March, 2020.

HOCKADAY & HOCKADAY, P.A.

Daniel M. Hockaday  
Attorney for Plaintiff  
Post Office Box 65  
Burnsville, NC 28714  
(828) 682-7060

Published March 11, 18, 25, 2020

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

### NOTICE TO CREDITORS

Having qualified as Administratrix of the Estate of Beverly Anglin Mitchell 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 12th day of