

CLASSIFIEDS

NC Classifieds

ESTATE AUCTION Saturday, March 23rd @10am 139 Quail Haven Dr. Troutman, NC 2021 Subaru Forester, Trailer, Furniture, Collectibles, Silver Coins, Tools. [www.ClassicAuctions.com](http://www.ClassicAuctions.com) 704-791-8825 NCAF5479 ATTENTION OXYGEN THERAPY USERS! Discover Oxygen Therapy That Moves with You with Inogen Portable Oxygen Concentrators. FREE information kit. Call 866-579-0885 BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 855-935-4682 Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call 1-877-649-1190 DIAGNOSED WITH LUNG CANCER? You may qualify for a substantial cash award - even with smoking history. NO obligation!! We've recovered millions. Let us help!! Call 24/7, 888-503-0830 Don't Pay For Covered Home Repairs Again! American Residential Warranty covers ALL MAJOR SYSTEMS AND APPLIANCES. 30 DAY RISK FREE/ \$100OFF POPULAR PLANS. 888-993-0878 GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. All 50 States. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 866-402-0576. Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices!! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 877-382-4783 Shop w/ A Viasat Expert For High Speed Satellite Internet. New Customer Deals In Your Area. Nationwide Service. New Service For 2023. 877-661-2054 Replace your roof with the best looking and longest lasting material – steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer – up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-855-585-1815 TOP CASH PAID FOR OLD GUITARS! 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. 833-649-2292 Denied Social Security Disability? Appeal! If you're 50+, filed SSD and denied, our attorneys can help! Win or Pay Nothing! Strong, recent work history needed. 877-553-0252 [Step-pacher Law Offices LLC Principal Office: 224 Adams Ave Scranton PA 18503] HEARING AIDS!! High-quality rechargeable, powerful Audien hearing aids priced 90% less than competitors. Tiny and NEARLY INVISIBLE! 45-day money back guarantee! 833-601-0491 Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-855-931-3643 Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-877-920-7405 Wesley Financial Group, LLC Time-share Cancellation Experts. Over \$50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 844-213-6711

**NOTICES**

**HAPPY BIRTHDAY!**  
The Nashville Graphic would like to acknowledge area resident's birthdays. To see that your birthday - or that of a loved one or friend - is acknowledged by The Nashville Graphic, mail a postcard to: The Nashville Graphic "Birthday" 203 W. Washington Street Nashville, N.C. 27856 Be sure to include the birthday honoree's name, city or town of residence and birth date. **NO PHONE CALLS PLEASE.**

**TO SUBSCRIBE TO THE NASHVILLE GRAPHIC,** for home delivery, call Cindy at (252) 459-7101.

**PLEASE CHECK YOUR AD** - every effort is made to avoid errors in advertisements. Each ad is carefully checked and proofread. The Nashville Graphic asks that you check your ad carefully and in the event there is an error, report it immediately to our Classified Department by calling (252)459-7101. The Nashville Graphic will accept responsibility for only one incorrect insertion at the time we are notified of the error and will re-print the correct version once without additional charge.

Notices

The Nashville Graphic Classified advertising deadlines: Friday, 12 noon for the Next Thursday Edition.

The Nashville Graphic Legal Advertising Deadlines: Friday, 12 noon for the Next Thursday Edition

**TO ADVERTISE IN THE CLASSIFIEDS**  
Call 252-459-7101 or email [classifieds@nashvillegraphic.com](mailto:classifieds@nashvillegraphic.com)  
The Nashville Graphic

Miscellaneous

**TO ADVERTISE IN THE CLASSIFIEDS**  
Call 252-459-7101 or email [classifieds@nashvillegraphic.com](mailto:classifieds@nashvillegraphic.com)  
The Nashville Graphic

Employment

**TO ADVERTISE IN THE CLASSIFIEDS**  
Call 252-459-7101 or email [classifieds@nashvillegraphic.com](mailto:classifieds@nashvillegraphic.com)  
The Nashville Graphic

Auctions

**TOBACCO EQUIPMENT AUCTION**  
**MAR 15 @ 10am**  
**2285 CATES MILL RD ROXBORO, NC**

(14) TAYLOR 10 BOX BARNS W/ CURECO, (4) LONG 8 BOX BARNS W/ CURECO, CASE 685 & IH 484 TRACTORS, SHEPPARD LEAF LOADER, GRANVILLE TOBACCO BALER, TAYLOR TOBACCO HARVESTER, C & M 4-RW TRANSPLANTER W/ 1ST PRODUCTS, 4-RW CULTIVATORS, NELSON 100 GUNS, H & H TOBACCO SPRAYERS  
GO TO [jasonaycockauctioneering.com](http://jasonaycockauctioneering.com) for more information.  
**JASON AYCOCK NCAL 6679 (919) 495-0285**  
ON-LINE BIDDING AS WELL THRU PROXIBID

**FARM EQUIPMENT AUCTION**  
**MAR 16 @ 10am**  
**119 SIX OAKS RD ROXBORO, NC**

JD TRACTORS – 7220, 6420, 7800, IH TRACTORS – 1466 BLACK STRIPE, (3) 686'S, 856 W/ LOADER, FORD TRACTORS – (2) 7610 TOBACCO SPECIALS, (2) 3600, GLEANER M3 COMBINE, (2) POW-ELL 4360 TOPPER/SPRAYERS, KMC CULTIVATORS, 96' IH 10-WHEELER, 02' CHEVY 3500, JD 1590 NO-TILL DRILL, JD 1780 NO-TILL PLANTER, NH 358 HAMMERMILL, KRONE HAY TEDDER & DISC MOWER, JD 530 MOCO & 467 BALER, CATTLE EQUIPMENT, HOBBS IRRIGATION REEL & 3", 4" & 5" AKRON IRRIGATION PIPE, AND MANY MORE ITEMS.  
GO TO [jasonaycockauctioneering.com](http://jasonaycockauctioneering.com) for more information.  
**JASON AYCOCK NCAL 6679 (919) 495-0285**  
ON-LINE BIDDING AS WELL THRU PROXIBID

**FARM EQUIPMENT**  
*Online Only*  
**AUCTION**

**Bidding ends**  
**MAR 18 @ 7pm**

VERY NICE LOW HOUR EQUIPMENT JD 8235R (1962 HRS), JD 9570 COMBINE (1650 HRS), JD 625F & 894 HEADS, 88' IH DSL 16' DUMP, GREAT PLAINS 24' TURBO MAX, JD 630 DISC, DMI 6-SHANK RIPPER, VICO FIBERGLASS SPREADER, HARDEE 5' ROTARY CUTTER AND MORE ITEMS.  
GO TO [jasonaycockauctioneering.com](http://jasonaycockauctioneering.com)  
**JASON AYCOCK NCAL 6679 (919) 495-0285**  
ON-LINE BIDDING ONLY THRU PROXIBID

Auctions

**FARM EQUIPMENT AUCTION**  
**MAR 20 @ 10am**  
**600 BAY BUSH RD VANCEBORO, NC**

NH POWERSTAR 100 TRACTOR W/ LOADER, FORD 6600, 2023 AMADAS 2120 6-RW PEANUT COMBINE W/ UNLOAD ON THE GO, AMADAS 9297 PEANUT COMBINE, KMC 4825 DUMP CART, (7) PEANUT TRAILERS, (3) 01' GMC 16' DUMP TRUCKS, 94' IH ROAD TRACTOR, NH ROLLBELT 450 SILAGE SPECIAL (1458 BALES), FRONTIER & PEQUEA 6-BASKET TEDDERS, JD 1730 PLANTER, JD 1700 8R 30 PLANTER, FIRST PRODUCTS 6 ROW, DMI 25' FIELD CULTIVATOR & CRUMBLER AND MANY MORE ITEMS.  
GO TO [jasonaycockauctioneering.com](http://jasonaycockauctioneering.com)  
**JASON AYCOCK NCAL 6679 (919) 495-0285**  
ON-LINE BIDDING AS WELL THRU PROXIBID

**FARM EQUIPMENT AUCTION**  
**MAR 23 @ 10am**  
**6876 NC HWY 39 S HENDERSON, NC**

JD 7200, JD 5625 W/ LOADER, MF 135, BOBCAT S250 SKIDSTEER, 2017 CHEVY DSL TRUCK (65K MILES), 2001 FORD F-450 DSL, 1994 F-350 (17K MILES), JD 459 BALER, JD 348 BALER, JD 1590 15' NO-TILL DRILL, FINN STRAWBLOWER, VERMEER & JD DISC MOWERS, KUHN RAKE & TEDDERS, 24' TRAILERS, 10K TRUCK LIFT, SHOP TOOLS AND MANY MORE ITEMS.  
GO TO [jasonaycockauctioneering.com](http://jasonaycockauctioneering.com)  
**JASON AYCOCK NCAL 6679 (919) 495-0285**  
ON-LINE BIDDING AS WELL THRU PROXIBID

LEGALS

Legals

STATE OF NORTH CAROLINA  
COUNTY OF NASH

IN THE GENERAL  
COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
FILE NO.: 20-CV-529

AMOS FINANCIAL, LLC  
Plaintiff

v.

LENWOOD ROSS, SR.,  
and CAROLYN H. ROSS,  
Defendants

NOTICE OF SALE  
OF REAL PROPERTY  
UNDER AN EXECUTION

Pursuant to a Judgment entered against Defendants, Lenwood Ross, Sr., and Carolyn H. Ross in the referenced action, the Clerk of Superior Court of Nash County issued on December 29, 2023 an Execution directed to the undersigned Sheriff of Nash County. The undersigned Sheriff will offer for sale to the highest bidder for cash all rights, titles, and interests in the real property described below which Defendants now own or have owned at any time after the docketing of the Judgment.

The sale will be held on March 20, 2024, at 11:00 a.m., at the courthouse door, 234 West Washington Street, Nashville, Nash County, North Carolina.

Being all of Lot 3, Phase One, Taylor Estates Subdivision, recorded in Map Book 30, Page 193, Nash County Registry.

Together with improvements thereon, said property located at 503 West Taylor Street, Whitakers, North Carolina. Having Nash County Tax Parcel 037196.

Current Record Owner: Lenwood Ross, Sr. (married to Carolyn H. Ross) per deed recorded in Book 2801 at Page 970 in the office of the Register of Deeds of Nash County, North Carolina.

Together with the improvements thereon and the rights, privileges, and appurtenances belonging thereunto, hereinafter are referred to collectively as the "Property."

The Property is being sold "as is, where is" and shall be subject to all superior liens, mortgages, easements, encumbrances, unpaid taxes and special assessments which were or

Legals

became effective on the record prior to the lien of the judgment under which this sale is being held. Pursuant to that Consent Order Establishing Statutory Exemptions of Lenwood Ross, Sr. and Carolyn H. Ross, entered in the above-captioned action on July 28, 2023, the judgment debtor, Lenwood Ross, Sr., is entitled to an exemption in this real property in the amount of \$5,000.00. Winning bidder is required to pay 5% deposit at the time of sale. The sale shall be held open for ten (10) days for the filing of open bids as required by law. No sale is final until confirmed by the Clerk of Superior Court of Nash County.

This the 1<sup>st</sup> day of March, 2024.

KEITH STONE  
SHERIFF, NASH COUNTY  
By: James D. Dew  
James Dew, Deputy Sheriff

Publication Dates: March 7, 2024; March 14, 2024

**The Nashville Graphic Legal**  
**Advertising Deadlines:**  
Friday, 12 noon for the Next Thursday Edition

Foreclosures

IN THE GENERAL  
COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
NASH COUNTY  
23sp279

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY GLORIA JOYNER ARRINGTON DATED JANUARY 15, 2013 AND RECORDED IN BOOK 2655 AT PAGE 959 IN THE NASH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of

Foreclosures

default in payment of the secured debt and failure to perform the agreements contained therein and, pursuant to demand of the holder of the secured debt, the undersigned will expose for sale at public auction at the usual place of sale at the Nash County courthouse at **2:00PM on March 26, 2024**, the following described real estate and any improvements situated thereon, in Nash County, North Carolina, and being more particularly described in that certain Deed of Trust executed Gloria Joyner Arrington, dated January 15, 2013 to secure the original principal amount of \$202,500.00, and recorded in Book 2655 at Page 959 of the Nash County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property: 1013 Birchwood Village Dr, Nashville, NC 27856  
Tax Parcel ID: 032457  
Present Record Owners: Gloria Joyner Arrington

The record owner(s) of the property, according to the records of the Register of Deeds, is/are Gloria Joyner Arrington.

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 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 offered for sale. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is subject to all prior liens and encumbrances and unpaid taxes and assessments includ-

Foreclosures

ing any transfer tax associated with the foreclosure. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00), whichever is greater, is required from the highest bidder and must be tendered in the form of certified funds at the time of the sale. **Cash will not be accepted.** This sale will be held open ten days for upset bids as required by law. After the expiration of the upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING.** Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at the property: be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is March 6, 2024.

Jason K. Purser, NCSB# 28031  
Aaron Gavin, NCSB# 59503  
Attorney for LLG Trustee, LLC,  
Substitute Trustee  
LOGS Legal Group LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107 | (704) 333-8156 Fax  
[www.LOGS.com](http://www.LOGS.com)

21-111959

Publication Dates: March 14, 2024; March 21, 2024

Join our team!  
ADVERTISING SALES  
REPRESENTATIVE

The Nashville Graphic newspaper is seeking an advertising sales representative to join our team.

Responsibilities include selling newspaper and specialty publication advertising. Successful candidate will be a self-motivated individual with clear verbal and written communication skills paying attention to detail and exceptional customer service. Additional skills include strong presentation skills, attention to detail and deadlines and organizational skills.

Previous sales experience and familiarity with print media preferred but not necessary. Candidate will be responsible for a well seasoned yet growing account list.

Salary plus commission, medical insurance, life insurance, paid vacation, paid sick time and personal time.

the **NASHVILLE**  
**GRAPHIC**  
*Nash County's First Newspaper Since 1895*

203 W. Washington Street, Nashville, NC 27856

IMMEDIATE OPENINGS

MAIL ROOM CLERK  
& DRIVER

**Duties include:**  
Driving to and from pressroom  
Preparing newspapers for delivery  
Delivering newspapers to stores  
& newsstands.

**Hours:**  
Wednesdays: 4 p.m. - 10 p.m.  
Thursdays 6 a.m.-11 a.m.

Must be 18 years or older with a valid NC driver's license and reliable transportation.

**Must have clean driving record.**

ROUTE SALES  
(contractor)

**Duties include:**  
Delivering newspapers to stores & newsstands around Nash County

**Thursdays 6 a.m.-11 a.m.**

Must be 18 years or older with a valid NC driver's license and reliable transportation.

**Must have clean driving record.**

the **NASHVILLE**  
**GRAPHIC**  
*Nash County's First Newspaper Since 1895*

Applications available at:  
203 W. Washington Street  
Nashville, NC 27856  
252-459-7101  
[jcooper@nashvillegraphic.com](mailto:jcooper@nashvillegraphic.com)





Foreclosures

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION NASH COUNTY 23sp269

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY KIM HARRISON AND HENRY V. RICHARDS DATED JUNE 18, 2007 AND RECORDED IN BOOK 2325 AT PAGE 64 IN THE NASH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in payment of the secured debt and failure to perform the agreements contained therein and, pursuant to demand of the holder of the secured debt, the undersigned will expose for sale at public auction at the usual place of sale at the Nash County courthouse at **2:00PM on March 26, 2024**, the following described real estate and any improvements situated thereon, in Nash County, North Carolina, and being more particularly described in that certain Deed of Trust executed Kim Harrison and Henry V. Richards, dated June 18, 2007 to secure the original principal amount of \$112,575.00, and recorded in Book 2325 at Page 64 of the Nash County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property:1115 Lafayette Ave, Rocky Mount, NC 27803  
Tax Parcel ID: 029341 OR 385017009159  
Present Record Owners: Kim Harrison

The record owner(s) of the property, according to the records of the Register of Deeds, is/are Kim Harrison.

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 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 offered for sale. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is subject to all prior liens and encumbrances and unpaid taxes and assessments including any transfer tax associated with the foreclosure. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00), whichever is greater, is required from the highest bidder and must be tendered in the form of certified funds at the time of the sale. **Cash will not be accepted.** This sale will be held open ten days for upset bids as required by law. After the expiration of the upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING.** Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at the property: be

Foreclosures

advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is March 6, 2024.

Jason K. Purser, NCSB# 28031  
Aaron Gavin, NCSB# 59503  
Attorney for LLG Trustee, LLC,  
Substitute Trustee  
LOGS Legal Group LLP  
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www.LOGS.com

14-063803

Publication Dates: March 14, 2024;  
March 21, 2024

**The Nashville Graphic Legal Advertising Deadlines:**  
Friday, 12 noon for the Next Thursday Edition

NOTICE OF FORECLOSURE SALE  
24 SP 7

Under and by virtue of the power of sale contained in a certain Deed of Trust made by James E. Pitt and Annie S. Pitt (deceased) (PRESENT RECORD OWNER(S): James E. Pitt and Annie S. Pitt) to Fidelity National Tile Insurance Company of New York, Trustee(s), dated December 17, 2004, and recorded in Book No. 2107, at Page 934 in Nash County Registry, North Carolina, default having been made in the payment of the promissory note 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 Nash 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 Nashville, Nash County, North Carolina, or the customary location designated for foreclosure sales, at 10:00 AM on March 20, 2024 and will sell to the highest bidder for cash the following real estate situated in Rocky Mount in the County of Nash, North Carolina, and being more particularly described as follows:

FOR INFORMATION PURPOSES ONLY: 1421 Sunset Avenue , Rocky Mount, NC 27804.

KNOWN AS 1421 Sunset Avenue, Rocky Mount, Nash County, North Carolina, and being Lot 14, Block 4 of Mayo Heights Subdivision as shown on map recorded in Map Book 1, Page 6, Nash County Registry. Together with improvements located thereon; said property being located at 1421 Sunset Avenue, Rocky Mount, North Carolina.

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. §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 N.C.G.S. §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,

Foreclosures

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 are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens 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 its sole discretion, if it believes 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  
P.O. Box 1028  
4317 Ramsey Street  
Fayetteville, North Carolina 28311  
Phone No: (910) 864-3068  
<https://sales.hutchenslawfirm.com>  
Firm Case No: 17922 – 84928

Publication Dates: March 7, 2024;  
March 14, 2024

NOTICE OF FORECLOSURE SALE

FILE NUMBER: 23 SP 232

Under and by virtue of the power of sale contained in a certain Deed of Trust executed by JAMES E. HILL, JR. payable to SIDUS FINANCIAL LLC, lender, to PBRE, INC., Trustee, dated May 26, 2011, and recorded in Book 2565, Page 463 of the Nash County Public Registry by Anthony Maselli or Genevieve Johnson, either of whom may act, Substitute Trustee, default having been made in the terms

Foreclosures

of agreement set forth by the loan agreement secured by the said Deed of Trust and the undersigned, Anthony Maselli or Genevieve Johnson, either of whom may act, having been substituted as Successor Trustee in said Deed of Trust by an instrument duly recorded in the Official Records of Nash County, North Carolina, in Book 3309, Page 463, 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 Nash County, North Carolina, or the customary location designated for foreclosure sales, on **Thursday, March 21, 2024 at 11:00am**, and will sell to the highest bidder for cash the following real estate situated in the County of Nash, North Carolina, and being more particularly described as follows:

PARCEL IDENTIFICATION NUMBER(S): 002898

ADDRESS: 106 QUEEN ANNE AVENUE NASHVILLE, NC 27856

PRESENT RECORD OWNER(S): JAMES E. HILL, JR.

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF NASH, AND IS DESCRIBED IN DEED BOOK 2565, PAGE 463 AS FOLLOWS:

KNOWN AS 106 QUEEN ANNE AVENUE, NASHVILLE, NASH COUNTY, NORTH CAROLINA, AND BEING ALL OF LOT 12, BLOCK C OF REGENCY ESTATES, AS SHOWN ON MAP RECORDED IN MAP BOOK 11, PAGE 10, NASH COUNTY REGISTRY.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE RESTRICTIVE COVENANTS RECORDED IN BOOK 927, PAGE 258, NASH COUNTY REGISTRY, MODIFIED IN BOOK 941, PAGE 675, NASH COUNTY REGISTRY.

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. §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 N.C.G.S. §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 are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens 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

Foreclosures

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 its sole discretion, if it believes 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.

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 as stated below in the instance of bankruptcy protection.

IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A 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 OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
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RAS File Number: [23-140053]

Publication Dates: March 7, 2024;  
March 14, 2024

AMENDED  
NOTICE OF FORECLOSURE SALE  
23 SP 127

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Laurie G. Reaves and Wilson Reaves (Deceased) (PRESENT RECORD OWNER(S): Laurie G. Reaves and Wilson Reaves) to A. Grant Whitney, Trustee(s), dated July 25, 2005, and recorded in Book No. 2160, at Page 836 in Nash County Registry, North Carolina. The Deed of Trust was modified by the following: A Loan Modification recorded on October 25, 2022, in Book No. 3251, at Page 59A Loan Modification recorded on March 30, 2015, in Book No. 2769, at Page 77, default having been made in the payment of the promissory note 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 Nash 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 Nashville, Nash County, North Carolina, or the customary location designated for foreclosure sales, at 10:00 AM on March 20, 2024 and will sell to the highest bidder for cash the following real estate situated in Nashville in the County of Nash, North Carolina, and being more particularly described as follows:

Beginning at a new iron pipe, a new corner for Doneva C. Lacey, Wilson Reaves and Laurie G. Pontius, said iron pipe being at the Western Edge of an 18 foot access easement which extends from S. R. 1413 along the Lacey property generally in a Northwesterly direction 909.03 feet to a stake, a corner for Doneva C. Lacey in the line of Davis, cornering; thence in a North-easterly direction 225 feet; from said point of beginning thus determined, thence continuing along the Davis line N. 4 deg. 51' E. 363 feet to a new iron pipe, a new corner for Lacey, Reaves and Pontius, cornering; thence S. 85 deg. 09' E. 300 feet to a new iron pipe, cornering; thence S. 4 deg. 51' W. 363 feet to a new iron pipe, cornering; thence N. 85 deg. 09' W. 300 feet to the beginning point. Together with a right of ingress and egress over an 18 foot access easement running in a Northwesterly direction from S. R. 1413 along the line of property now owned by Doneva Lacey 909.03 feet to a new iron pipe, a corner for Lacey in the Line of Davis, cornering; thence in a Northeasterly direction 225 feet to the above described property. To-

Foreclosures

gether with improvements located thereon; said property being located at 7826 McGregor Road, Nashville, North Carolina.

Also including all that certain tract or parcel of land containing 1.52 acres, more or less, as shown on plat of survey entitled "Property of Wilson Reaves & Laurie G. Reaves", by Donald S. Hilhorst, dated May 9, 2005, said plat being recorded in Plat Book 33, Page 6, Nash County Registry, and is by reference incorporated herein as a part of the description. This being the identical property conveyed by Doneva Chavis to Wilson Reaves and wife, Laurie G. Reaves by deed dated June 6, 2005 and recorded in Deed Book 2156, Page 740, Nash County Registry.

The following manufactured home is also included with the above realty as security:

Make - Fleetwood Homes  
Model - 4644B  
Year - 1995  
Serial NO - NCFLS69AB11741LS12

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. §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 N.C.G.S. §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 are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens 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 its sole discretion, if it believes 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.

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SUBSTITUTE TRUSTEE SERVICES, INC.  
SUBSTITUTE TRUSTEE

c/o Hutchens Law Firm  
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Fayetteville, North Carolina 28311  
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Firm Case No: 13713 – 60048

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**The Nashville Graphic Legal Advertising Deadlines:**  
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