

LEGAL ADVERTISING

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CREDITOR'S NOTICE IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION

Before The Clerk
COUNTY OF HOKE
IN THE MATTER OF
NEVA LEONA EVANS
17 E 153

All persons, firms and corporations having claims against Neva L. Evans, deceased, are hereby notified to exhibit them to Elijah Evans, Administrator, of the estate of the decedent at 804 1C S. Chapman St., Greensboro, NC 27403, on or before the 30th day of September, 2017, or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above named Administrator.

This the 28th day of June, 2017.
Elijah Evans, Administrator
Of the estate of Neva L. Evans
804 1C S. Chapman St.
Greensboro, NC 27403
17-20P

NOTICE OF SERVICE OF PROCESS BY PUBLICATION STATE OF NORTH CAROLINA COUNTY OF HOKE IN THE GENERAL COURT OF JUSTICE

DISTRICT COURT DIVISION
FILE NO.: 17 CVD 390
COUNTY OF HOKE, a political subdivision of the State of North Carolina, Plaintiff, v. LACY L. SHAW; ELAINE GODWIN SHAW; Defendants

To LACY L. SHAW and ELAINE GODWIN SHAW;

Take notice that a pleading seeking relief against you has been filed in the above-entitled action.

The nature of the relief being sought is as follows: foreclosure sale to satisfy unpaid property taxes on your interest in the property described in Book 339 Page 492, which is more completely described in the complaint. Additional property description is as follows:

All that certain tract or parcel of land situated in Hoke County, North Carolina and more particularly described as follows:

PIN: 79462-00-01-112

Property Location: Baldwin Rd, Lumber Bridge, NC

Plaintiff seeks to extinguish any and all claims that you may have in the property.

You are required to make defense to such pleading not later than July 28th, 2017, and upon your failure to do so, the party seeking service against you will apply to the court for the relief sought.

This the 23RD day of June, 2017.

RUDOLPH K. SMITH

RKS Law

Attorney for Plaintiff

Post Office Box 2095

Fayetteville, NC 28302

(910) 486-3230

Publication Dates: June 28, 2017, July 5, 2017 & July 12, 2017

17-19C

LEGAL DEADLINE: NOON FRIDAY PRIOR TO PUBLICATION DATE

E-mail legals to:
robin@thenews-journal.com

NOTICE OF SALE American Flag Storage-Hoke 101 Carolina Dr. • Raeford, NC 28376

(910) 875-9049

To: Kevin M Towles Unit# 93

Valerie Adams A-30

Shawn Davis C-25

Wendy Ramirez D-39

Wendy Ramirez F-69

LYNETTE B JACKSON f-89

American Flag - Hoke, 101

Carolina Drive, Raeford, NC

28376, has possessory lien on

all of the goods stored in the prospective units above. All these

items of personal property are

being sold pursuant to the assertion of the lien on **July 19, 2017**

at **10:00 A.M.** in order to collect the amounts due from you. The

public sale will take place at 101

Carolina Drive, Raeford, NC

28376.

This is June 20, 2017.

NOTICE OF SERVICE BY PUBLICATION NORTH CAROLINA HOKE COUNTY

Case no. 17CVDS62
Franklin Talmadge Carter Jr. is filling for absolute divorce from Rebecca Lynn Carter in Halifax North Carolina. Her address is unknown.
17-19C

NOTICE OF SERVICE OF PROCESS BY PUBLICATION STATE OF NORTH CAROLINA COUNTY OF HOKE IN THE GENERAL COURT OF JUSTICE

DISTRICT COURT DIVISION
FILE NO.: 17 CVD 392
COUNTY OF HOKE, a political subdivision of the State of North Carolina, Plaintiff, v. MILTON N. DIAS; JENNISA DIAS, Defendants

To MILTON N. DIAS and JENNISA DIAS;

Take notice that a pleading seeking relief against you has been filed in the above-entitled action.

The nature of the relief being sought is as follows: foreclosure sale to satisfy unpaid property taxes on your interest in the property described in Book 991 Page 121, which is more completely described in the complaint. Additional property description is as follows:

All that certain tract or parcel of land situated in Hoke County, North Carolina and more particularly described as follows:

PIN: 49466-02-01-198

Property Location: Independence Dr., Raeford, NC

Plaintiff seeks to extinguish any and all claims that you may have in the property.

You are required to make defense to such pleading not later than July 28th, 2017, and upon your failure to do so, the party seeking service against you will apply to the court for the relief sought.

This the 23RD day of June, 2017.

RUDOLPH K. SMITH

RKS Law

Attorney for Plaintiff

Post Office Box 2095

Fayetteville, NC 28302

(910) 486-3230

Publication Dates: June 28, 2017, July 5, 2017 & July 12, 2017

17-19C

LEGAL NOTICE

NOTICE OF

PUBLIC HEARING

HOKE COUNTY,

NORTH CAROLINA

NOTICE IS HEREBY GIVEN,

pursuant to G.S. 153A-323, that the following Public Hearings will be held before the Hoke County Board of Adjustment on Thursday, July 6, 2017, at 7:00 pm, at the Pratt Building, 227 N. Main Street, Raeford, NC, for the purpose of hearing the following:

A. Application for Conditional Use Permit CU-17-5 submitted by Johnny Stephens for a Class B Manufactured Home to be located at 6737 Rockfish Rd. The property is more specifically identified by the Hoke County Tax Records as PIN 494750401363 (0.9) acres and is located in a RA-20 Residential-Agricultural District, which allows a Class B Manufactured

All interested citizens are invited to attend this hearing and be heard. Changes may be made in the advertised proposal, which reflect information presented at the hearing. The above listed items may be viewed in the Planning Department, 423 E. Central Avenue, Raeford, NC. Jacqueline Lowery, Zoning Clerk 16-17C

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PUBLIC HEARING

CREDITOR'S NOTICE STATE OF NORTH CAROLINA COUNTY OF HOKE IN THE GENERAL COURT OF JUSTICE

SUPERIOR COURT DIVISION
BEFORE THE CLERK
FILE NUMBER: 17E127
IN THE MATTER OF THE
ESTATE OF
FREDDIE SMITH

All persons, firms and corporations having claims against Freddie Smith, deceased, are hereby notified to exhibit them to Pamela Smith Cobb, Administrator of the Estate of the decedent at 3105 Army Rd Raeford, NC 28376 on or before the 30th day of August, 2017, or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above named Administrator.

This is the 1st day of June, 2017.

Pamela Smith Cobb- Administrator

Of the Estate of Freddie Smith

3105 Army Rd

Raeford NC 28376

14-17P

CREDITORS' NOTICE IN THE GENERAL COURT OF JUSTICE

SUPERIOR COURT DIVISION
BEFORE THE CLERK
IN THE MATTER OF THE
ESTATE OF
JANET PATE

16 E 117

All persons, firms and corporations having claims against Janet Pate, deceased, are hereby notified to exhibit them to Dwayne Rinehart as Executor of the Estate of the decedent at 415 E. Edinborough Ave., Raeford, NC 28376, on or before the 14th day of September, 2017, or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above-named Executor.

This the 14th day of June, 2017.

Dwayne Rinehart, Executor

of the Estate of Janet Pate

Willcox, McFadyen, Fields & Sutherland

Attorneys At Law

112 E. Edinborough Avenue

Raeford, North Carolina 28376

15-18C

LEGAL NOTICE

NOTICE OF

PUBLIC HEARING

HOKE COUNTY,

NORTH CAROLINA

NOTICE IS HEREBY GIVEN,

pursuant to G.S. 153A-323, that the following Public Hearings will be held before the Hoke County Board of Adjustment on Thursday, July 6, 2017, at 7:00 pm, at the Pratt Building, 227 N. Main Street, Raeford, NC, for the purpose of hearing the following:

A. Application for Conditional Use Permit CU-17-5 submitted by Johnny Stephens for a Class B Manufactured Home to be located at 6737 Rockfish Rd. The property is more specifically identified by the Hoke County Tax Records as PIN 494750401363 (0.9) acres and is located in a RA-20 Residential-Agricultural District, which allows a Class B Manufactured

All interested citizens are invited to attend this hearing and be heard. Changes may be made in the advertised proposal, which reflect information presented at the hearing. The above listed items may be viewed in the Planning Department, 423 E. Central Avenue, Raeford, NC. Jacqueline Lowery, Zoning Clerk 16-17C

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NORTH CAROLINA

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LEGAL NOTICE

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HOKE COUNTY,

NORTH CAROLINA

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All interested citizens are invited to attend this hearing and be heard.

LEGAL ADVERTISING

View legals online at www.thenews-journal.com

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

Maria Barrera v.
Peng Zhang Lawrence
17CV500190
Hoke County, NC

TO: PENG ZHANG LAWRENCE

Take Notice that a pleading seeking relief against you has been filed in the above entitled action. The nature of the relief sought is as follows: Money damage for motor vehicle negligence arising from an accident which occurred on 04/07/2014. You are required to make a defense to such pleading not later than the 30th day of July, 2017, and upon your failure to do so the party seeking relief against you will apply to the Court for the relief sought.

This the 21st day of June 2017.
Carl L. Britt, Jr.
Attorney for Plaintiff
224 Dick Street
Fayetteville, NC 28301
16-18C

CREDITOR'S NOTICE IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION

Before The Clerk
COUNTY OF HOKE
IN THE MATTER OF
RONNIE ANDREW BOWEN
17 E 151

All persons, firms and corporations having claims against Ronnie Andrew Bowen, deceased, are hereby notified to exhibit them to Ronnie D. Bowen, Jr., Administrator, of the estate of the decedent at 160 Cook Rd., Shannon, NC 28386, on or before the 23rd day of September, 2017, or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above named Administrator.

This the 21st day of June, 2017.
Ronnie D. Bowen, Jr., Administrator
Of the estate of Ronnie Andrew Bowen
160 Cook Rd.
Shannon, NC 28386
16-19P

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

HOKE COUNTY, NORTH CAROLINA

NOTICE IS HEREBY GIVEN,

pursuant to G.S. 153A-323, that the following Public Hearings will be held before the Hoke County Board of Commissioners on Monday, July 3, 2017, at 7:00pm, at the Pratt Building, 227 N. Main Street, Raeford, NC, for the purpose of hearing the following:

Application for Conditional Use Permit CU-17-5 submitted by Deycenia Marwitz for the use of a Child Care Facility located at the approximately 0.55 acre parcel located at 303 Somerset Drive also known as Parcel Identification Number (PIN) 494560201187.

Application for General Use Rezoning RZ-17-3 submitted by Lonnie Locklear to rezone the approximately 1.00 acre unaddressed parcel known as Parcel Identification Number (PIN) 294220001245. The property is currently zoned Residential Agricultural (RA-20). The request is to rezone the property to Highway Commercial (HC).

TA-17-2 a text amendment request is to consider changing Chapter 3 Supplemental Requirements, Section 3.17 Outdoor Kennels, Part B of the Hoke Zoning Ordinance.

All interested citizens are invited to attend this hearing and be heard. Changes may be made in the advertised proposal, which reflect information presented at the hearing. The above listed items may be viewed in the Planning Department, 423 E. Central Avenue, Raeford, NC. 16-17C

CREDITOR'S NOTICE IN THE GENERAL COURT OF JUSTICE

SUPERIOR COURT DIVISION

Before The Clerk

COUNTY OF HOKE

IN THE MATTER OF

MARY JANE CONWAY

17 E 144

All persons, firms and corporations having claims against Mary Jane Conway, deceased, are hereby notified to exhibit them to Jennifer Conway, Administratrix, of the estate of the decedent at 138 Hickman Ct., Raeford, NC 28376, on or before the 23rd day of September, 2017, or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above named Administratrix.

This the 21st day of June, 2017.
Jennifer Conway, Administratrix
Of the estate of Mary Jane Conway
138 Hickman Ct.
Raeford, NC 28376
16-19P

NOTICE TO CREDITORS

Estate of Martin Eugene Jones

Hoke County

Estate File No. 17-E-115

All persons, firms and corporations having claims against Martin Eugene Jones, deceased, of Hoke County, North Carolina, are notified to present their claims to Richard Eugene Jones, Administrator of the Estate of Martin Eugene Jones, at 828 E. Donaldson Avenue, Raeford, NC 28376, on or before the 14th day of September, 2017, or this notice will be pleaded in bar of their recovery. Debtors of Martin Eugene Jones are requested to make immediate payment to the Administrator named above.

This the 8th of June, 2017.
Richard Eugene Jones, Administrator
of the Estate of Martin Eugene Jones
15-18C

NOTICE OF SALE IN THE GENERAL COURT OF JUSTICE

OF NORTH CAROLINA

SUPERIOR COURT DIVISION

HOKE COUNTY

17SP96

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY HEATHER B. JENKINS AND ROBERT C. JENKINS DATED APRIL 4, 2008 AND RECORDED IN BOOK 00802 AT PAGE 0875 IN THE HOKE COUNTY PUBLIC REGISTRY, NORTH CAROLINA

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at 10:00AM on July 5, 2017 the following described real estate and any other improvements which may be situated thereon, in Hoke County, North Carolina, and being more particularly described as follows:

Being all of Lot 164 in a subdivision known as NORTHWOODS ESTATE, PHASE THREE-B and the same being duly recorded in Plat Cabinet 2, Slide 2-98, Map 2, Hoke County Registry, North Carolina

And Being more commonly known as: 488 Northwoods Dr, Raeford, NC 28376

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Heather B. Jenkins and Robert C. Jenkins.

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 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. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to 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 and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory 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 LEASE-HOLD TENANTS: If you are a tenant residing in 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 written notice to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no 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 notice of termination is provided. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is June 14, 2017.
Grady I. Ingle or Elizabeth B. Ells
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
<http://shapiroattorneys.com/nc/>
17-091758
16-17C

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA

HOKE COUNTY

IN THE GENERAL COURT

OF JUSTICE

SUPERIOR COURT DIVISION

BEFORE THE CLERK

FILE NO. 17-SP-21

IN THE MATTER OF THE

FORECLOSURE OF THE DEED

OF TRUST EXECUTED BY AN-

GELAD, MANNING, UNMARRIED AND

DAVID LEE MANLEY, UNMARRIED,

Recorded in Book 1067, Page 335,

Hoke County Registry

DEED OF TRUST BEING

FORECLOSED:

The Deed of Trust being foreclosed is that Deed of Trust executed by ANGELA D. MANNING, unmarried and DAVID LEE MANLEY, unmarried to Jay B. Green Attorney at Law, P.C., Trustee, dated January 16, 2014 and recorded in Book 1067, Page 335 in the Hoke County Registry of North Carolina.

RECORD OWNERS OF THE REAL PROPERTY:

The record owner of the subject real property as reflected on the records of the Hoke County Register of Deeds not more than 10 days prior to the posting of this Notice is Angela D. Manning.

DATE, TIME AND PLACE OF SALE:

The sale will be held on July 5, 2017 at 10:00 a.m. at the door of the Hoke County Courthouse, Raeford, North Carolina.

PROPERTY TO BE SOLD:

The following real property to be sold "sight unseen" together with any improvements is located in Hoke County, North Carolina and is believed to have the address of 560 Best Street, Raeford, NC 28376 and is

otherwise more particularly described as follows:

BEING all of Lots No. Thirty-Two (32) and Thirty-Three (33) of ROLLING HILLS, SECTION TWO, as shown in Map Book 8, Page 92, Slide 207 of the Hoke County Public Registry to which reference is hereby made for detailed description and identification.

Included is a 2007 Clayton Madison manufactured home bearing serial no. HHC017064NC.

TERMS OF SALE:

Pursuant to the provisions of N.C.G.S. §45-21.10(b) and the terms of the Deed of Trust, any successful bidder may be required to deposit with the Trustee or Clerk of Superior Court immediately upon the conclusion of the sale a cash deposit to be determined by the greater of 5% of the bid or \$750.00. Unless the Substitute Trustee agrees otherwise, the successful bidder will be required to tender the "full purchase price" so bid in cash or certified check at the time the Trustee tenders to him a Deed to the property or attempts to tender such Deed, and should the successful bidder fail to pay the full amount, then the successful bidder shall remain liable as provided for in N.C.G.S. §45-21.30. By submitting your bid, you agree that the "full purchase price" shall be defined as the amount of bid plus the Trustee's commission as defined in the subject Deed of Trust plus the costs of the action, unless the Trustee agrees otherwise. For example, if the amount of bid is \$20,000.00 and the trustee's commission is defined in the subject Deed of Trust as 5% of the gross proceeds of the sale, then the "full purchase price" shall equal \$21,000.00 plus the costs of the action. A tender of Deed shall be defined as a letter from the Trustee to the successful bidder offering to record the Deed upon receipt of full purchase price as described herein and listed in said letter. If the trustee is unable to convey title to this property for any reason such as a bankruptcy filing, the sole remedy of the successful bidder is the return of the deposit. As to any manufactured home, the following shall apply: Any not considered real property is being foreclosed pursuant to N.C.G.S. §25-9-604, if necessary; there is no warranty that any is actually located on the subject tract; and there is no warranty given by the Substitute Trustee as to whether said home is real property or personal property. The sale will be made subject to all prior liens, unpaid taxes, assessments, restrictions and easements of record, if any.

ADDITIONAL NOTICE:

Take notice that 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. Take further notice that 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 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 no 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. This notice further states 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.

This the 24th day of May, 2017.
Deirdre D. DeFlorentis, Substitute Trustee
908 E. Edenton Street
Raleigh, North Carolina 27601
Telephone: 919-829-0797
Facsimile: 919-829-0799
16-17C

AMENDED NOTICE OF FORECLOSURE SALE

15 SP 231

NORTH CAROLINA,

HOKE COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Larrie L. Minoty, II and Helen Minoty to National Title Network, Trustee(s), which was dated March 30, 2012 and recorded on April 9, 2012 in Book 00982 at Page 0604, Hoke County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on July 11, 2017 at 10:00AM, and will sell to the highest bidder for cash the following described property situated in Hoke County, North Carolina, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HOKE, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS: BEING ALL OF LOT NO. 100, IN A SUBDIVISION KNOWN AS WOODBERRY, SECTION ONE, ACCORDING TO A PLAT OF THE SAME DULY RECORDED IN SLIDE 297, MAP 1-4, HOKE COUNTY, NORTH CAROLINA REGISTRY.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 372 Woodberry Circle, Raeford, NC 28376.

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred

Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX AND THE RECORDING COSTS FOR THEIR DEED.**

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(s) of the property is/are Larrie L. Minoty, II and wife, Helen Minoty.

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 the 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 no 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 [NCGS § 45-21.16A(b)(2)]. 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 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.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587
File No.: 15-17322-FC01
17-18C

NOTICE OF FORECLOSURE SALE

17 SP 20

NORTH CAROLINA,

HOKE COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by James M. Baugh a/k/a James Baugh and Eleanor G. Baugh a/k/a Eleanor Baugh to Trustee Services of Carolina, LLC, Trustee(s), which was dated January 12, 2010 and recorded on January 13, 2010 in Book 00887 at Page 0267, Hoke County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on July 11, 2017 at 10:00AM, and will sell to the highest bidder for cash the following described property situated in Hoke County, North Carolina, to wit:

BEING ALL OF Lot 52 as shown on a plat entitled "Subdivision Survey of Ridgeview, Section II", duly recorded in Plat Cabinet 3, Slide 3-71, Map 003 thru 005, Hoke County Registry, North Carolina.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 157 Himalaya Drive, Raeford, NC 28376.

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX AND THE RECORDING COSTS FOR THEIR DEED.**

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(s) of the property is/are James M. Baugh and wife, Eleanor G. Baugh.

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 the 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 no 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 [NCGS § 45-21.16A(b)(2)]. 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 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.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587
File No.: 16-14868-FC01
17-18C

RE-NOTICE OF FORECLOSURE SALE

NORTH CAROLINA

HOKE COUNTY

Special Proceedings No. 16 SP 295

Substitute Trustee: Philip A. Glass

Date of Sale: July 12, 2017

Time of Sale: 10:00 a.m.

Place of Sale: Hoke County Court-

house

Description of Property: See Attached

Description

Record Owners: Robert A. McRae, Jr.

and Wife, Lisa M. McRae

Address of Property: 132 Harlon

Court, Raeford, NC 28376

Deed of Trust:

Book : 895 Page: 454 as modified by

that Loan Modification agreement

recorded in Book 1133 Page 89

Dated: March 22, 2010

Grantors: Robert A. McRae Jr. and

Lisa M. McRae, Husband and

Wife

Original Beneficiary: Mortgage Elec-

tronic Registration Systems, Inc.

as nominee for Mortgage Investors

Corporation

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. NC.G.S. 45-21.16(b)(2).

Philip A. Glass, Substitute Trustee
Nodell, Glass & Haskell, L.L.P.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HOKE, STATE OF NC, AND IS DESCRIBED AS FOLLOWS:

All that certain lot or parcel of land situated in or near Raeford, McLauchlin Township, Hoke County, NC and more particularly described as follows:

BEING all of Lot 361 in a subdivision known as THE OAKS AT WESTGATE, SECTION 2 and the same being duly recorded in Plat Cabinet 3, Slide 3-38, Map 5, Hoke County Registry, North Carolina. 17-18C

SECOND AMENDED NOTICE OF FORECLOSURE SALE