

# Albe**MAR**ketplace DailyAdvance.com

The Daily Advance, DailyAdvance.com, The Chowan Herald, The Perquimans Weekly, Extra

## Legal Notices

ated in Chowan County, North Carolina, to wit:

THAT house and lot being a part of former Lot 410, Block "D" of Edenton Cotton Mill Village as shown on a map recorded in Plat Cabinet 1, Slide 142A of the Chowan County Register of Deeds, and now the westernmost subdivided lot therefrom as shown on a map recorded in Plat Cabinet 1, Slide 151C, and being a part of the lot heretofore conveyed by the Historic Preservation Foundation of North Carolina, Inc on February 25, 1997, by General Warranty Deed to W.T. Culpepper, III recorded in Deed Book 229, Page 658 of the Chowan Register of Deeds.

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

Said property is commonly known as 410 Elliott Street, Edenton, NC 27932.

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 statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, TRANSFER FEE 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, right of way, deeds of release, and any other prior 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 Karen Putnik.

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 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 provided 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 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.

By: William Crowe, Attorney  
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Phone: (252) 482-4422  
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04/03/19 & 04/10/19

### NOTICE OF FORECLOSURE SALE NORTH CAROLINA, CHOWAN COUNTY 19-SP-001

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Michael M. Mann and Jennifer Gilbert to Jeffrey W. Winslow, Trustee(s), which was dated September 28, 2016 and recorded on November 10, 2016 in Book 490 at Page 689, Chowan County Registry, North Carolina. Default having been made of the note thereby secured by the said Deed of Trust and the undersigned William Crowe, 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 Chowan County Courthouse where the property is located, which is the usual and customary location at the county courthouse for conducting the sale on April 17, 2019 at 2:30PM, and will sell to the highest bidder for cash the following described property situated in Chowan County, North Carolina, to wit: Lot No 17, Section A, Arrowhead Beach as shown on the map of same, said map being prepared from survey by S. Elmo Williams, Registered Surveyor No L-609, which map is registered in Map Book No 3, page 77, Register of Chowan County Deeds, referenced hereby made for further description. Save and except any releases, deeds of release or prior conveyances of record. Said property is commonly known as 119 Seminole Trail, Edenton, NC 27932. 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 statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, TRANSFER FEE 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, right of way, deeds of release, and any other prior 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 Michael M. Mann and Jennifer Gilbert. 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,

## Legal Notices

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 provided 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 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.

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4/3/19, 4/10/19

### NOTICE OF FORECLOSURE SALE NORTH CAROLINA, CHOWAN COUNTY 19-SP-005

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by James Allan Kotel and Angelia M. Blackledge to William Crowe, Trustee(s), which was dated April 28, 2016 and recorded May 9, 2016 in Book 485 at page 346, Chowan County Registry, North Carolina. Default having been made of the note thereby secured by the said Deed of Trust and the undersigned 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 Trustee will offer for sale at the courthouse door of the Chowan County Courthouse where the property is located, which is the usual and customary location at the county courthouse for conducting the sale on April 17, 2019 at 3:00PM, and will sell to the highest bidder for cash the following described property situated in Chowan County, North Carolina, to wit: ALL OF THAT 3.25 acre (more or less) parcel as shown on that plat entitled "A Map, A Boundary Survey, Property of Frankie Parrish", dated August 8, 1988 prepared by Albemarle Land Services Inc and recorded in Plat Cabinet 1, Slide 65-B, Chowan County Registry. Save and except any releases, deeds of release or prior conveyances of record. Said property is commonly known as 703 Poplar Neck Road, Edenton, NC 27932. 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 statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, TRANSFER FEE 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, right of way, deeds of release, and any other prior 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 Allan Kotel and Angelia M. Blackledge. 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 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 provided 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 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.

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4/3/19, 4/10/19

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4/3/19, 4/10/19



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