

Reach Over **60%** of Person County Households

The Courier-Times CLASSIFIEDS

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Reach Over **60%** of Person County Households

LEGALS

11-SP-86 NOTICE OF SUBSTITUTION TRUSTEE'S FORECLOSURE SALE OF REAL PROPERTY

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by Douglas M. Mattingly and wife, Desiree Mattingly, dated April 26, 2007 and recorded on May 1, 2007, in Book 632 at Page 572, in the Office of the Register of Deeds of Person County, North Carolina; and because of default in the payment of the indebtedness secured thereby and failure to carry out and perform the stipulations and agreements contained therein and, pursuant to demand of the holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will place for sale, at public auction, to the highest bidder for cash at the usual place of sale at Person County Courthouse, in Roxboro, North Carolina, on **Thursday, July 14, 2011 at 10:00 AM** that parcel of land, including improvements thereon, situated, lying and being in the City of Timberlake, County of Person, State of North Carolina, and being more particular described as follows:

BEING ALL OF WHAT IS SHOWN AND DESIGNATED AS LOT 18, CONTAINING 0.92 ACRE, AS SHOWN ON THAT PLAT OF SURVEY ENTITLED "REVISION PLAT, PHASE 1, TIMBERLAKE MEADOWS SUBDIVISION", SURVEYED BY JIM MORROW, PLS, DATED DECEMBER 3, 2004 AND OF RECORD IN PLAT CABINET 13, HANG 860, PERSON COUNTY REGISTRY, WHICH PLAT IS HEREBY SPECIFICALLY INCORPORATED BY REFERENCE HEREIN FOR GREATER CERTAINTY OF DESCRIPTION.

ALSO HEREBY CONVEYED, AS APPURTENANT TO AND RUNNING WITH THE ABOVE DESCRIBED PROPERTY, IS A PERPETUAL AND NONEXCLUSIVE RIGHT OF EASEMENT FOR THE USE OF THE DEVELOPMENT ROADS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY FOR PURPOSES OF ACCESS TO AND FROM SECONDARY ROAD 1715.

Address of Property: 103 Derwin Drive, Timberlake, NC 27583
Present Record Owner: **Desiree Mattingly and Douglas M. Mattingly**

The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. The Substitute Trustee reserves the right to require a cash deposit or a certified check not to exceed the greater of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00). In the event that the holder is exempt from paying the same, the successful bidder may also be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax, and the tax required by N.C.G.S. §7A-308(a)(1).

The real property hereinabove described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special assessments. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids as by law required.

If the Substitute 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 title include, but are not limited to, the filing of a bankruptcy petition

prior to the sale and reinstatement of the loan without knowledge of the Substitute Trustee(s). If the validity of the sale is challenged by any party, the Substitute Trustee(s), in its/their sole discretion, if it/they believe(s) the challenge to have merit, may declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Additional Notice where the Real Property is Residential with less than 15 Rental Units:

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 upon 10 days written notice to the landlord. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of termination.

Dated: June 24, 2011
The Hunoval Law Firm PLLC, Attorney for Poore Substitute Trustee, LTD
Substitute Trustee
(704) 334-7114

NOTICE OF FORECLOSURE SALE 11 SP 80

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Gaddis T. James and Nancy Bradshaw James (PRESENT RECORD OWNER(S); Gaddis Timothy James) to Craig A. Williamson, Trustee(s), dated the 24th day of October, 2005, and recorded in Book 562, Page 652, in Person County Registry, North Carolina, default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Person County, North Carolina and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in the City of Roxboro, Person County, North Carolina, or the customary location designated for foreclosure sales, at 11:30 AM on July 11, 2011 and will sell to the highest bidder for cash the following real estate situated in the Township of Roxboro, in the County of Person, North Carolina, and being more particularly described as follows:

That tract or parcel of land lying and being in Roxboro-Township Person County, State of North Carolina, and more fully described as follows: Beginning at a stake in the southern edge of Mountpeiler Avenue, said stake being the northwest corner of land of Manley R. Hurley (Lot No. 1); thence with said southern edge of Mountpeiler Avenue North 82 degrees 55' 40" West 87 feet to a stake, corner of land of T. Wilber Solomon; thence South 7 degrees 04' 20" West 145 feet to a stake; thence South 82 degrees 55' 40" East 87 feet to a stake, a corner of land of M.R. Hurley; thence North 7 degrees 04' 20" East with the line of said Hurley land 145 feet to the point of beginning, being

Lot No. 2 of Madison Park. This is the identical property conveyed to Henry S. Gates and Graham L. Duncan by Robert J. Arix and wife, Pauline Arix, dated September 22, 1965, and recorded in the Person County Register in Deed Book 107, Page 171. Together with improvements located thereon: said property being located at 205 Montpelier Avenue, Roxboro, North Carolina.

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

Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by NCGS §7A-308(a)(1). The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS."

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

A cash deposit or cashier's check (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.

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 upon 10 days' written notice to the landlord. 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.

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.

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.

This 20th day of June, 2011.
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
Attorney at Law
The Law Firm of Hutchens, Senter & Britton, P.A.
Attorneys for Substitute Trustee Services, Inc.

P.O. Box 1028 4317 Ramsey Street Fayetteville, North Carolina 28311 https://sales.hsbfirm.com Case No: 1054935 June 29 & July 6

BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

The Person County Board of Adjustment will hold a public hearing on Wednesday, July 6, 2011 at 7:00 p.m. in Room 215 of the Person County Office Building at 304 South Morgan Street (please enter through side door), Roxboro, North Carolina to hear the following:

- Request by Stephen Phillips for a variance to the side yard setback in order to build a single family dwelling on Rainey Ridge Road (Tax Map A3 Parcel 46) Cunningham Township.
- Request by Jerry Payne for a variance to the side yard setback and the one hundred foot minimum lot width in order to build a single family dwelling on Rainey Ridge Road (Tax Map A3 Parcel 47), Cunningham Township.

Citizens will have an opportunity to speak regarding the above requests.

Site-specific information is on file with the Person County Planning and Zoning Department, 325 S. Morgan Street, Suite B.

This notice is published in accordance with the Person County Planning Ordinance on June 29, 2011.

Paula Murphy
Planning Director

NOTICE OF FORECLOSURE SALE 11 SP 77

Under and by virtue of the power of sale contained in a certain Deed of Trust made by David S. Belcher and Lesley H. Belcher to Frances Jones, Trustee(s), dated the 29th day of May, 2009, and recorded in Book 715, Page 114, in Person County Registry, North Carolina, default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Person County, North Carolina and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in the City of Roxboro, Person County, North Carolina, or the customary location designated for foreclosure sales, at 11:30 AM on July 11, 2011

and will sell to the highest bidder for cash the following real estate situated in the Township of Roxboro, in the County of Person, North Carolina, and being more particularly described as follows:

Lying in the City of Roxboro, Roxboro Township, Person County, North Carolina on the Southeast side of Ridge Road, and being Lot No. 16 as shown on a plat entitled "SECTION No. 1A WINDSOR Hills", surveyed by Moore, Gardner & Associates, Inc. in March, 1964, which plat is recorded in the Person County Registry in Plat Book 5-A, at Page 88. Together with improvements located thereon; said property being located at 1252 Ridge Road, Roxboro, North Carolina.

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

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

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

A cash deposit or cashier's check (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.

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 upon 10 days' written notice to the landlord. 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.

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.

This 20th day of June, 2011.
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
Attorney at Law
The Law Firm of Hutchens, Senter & Britton, P.A.
Attorneys for Substitute Trustee Services, Inc.

P.O. Box 1028 4317 Ramsey Street Fayetteville, North Carolina 28311 https://sales.hsbfirm.com Case No: 1054935 June 29 & July 6

STATE OF NORTH CAROLINA COUNTY OF PERSON IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION FILE NO.: 08 CVD 1044 NOTICE OF SERVICE OF PROCESS BY PUBLICATION

PERSON COUNTY, Plaintiff, vs. MARTHA R. THOMAS, and SPOUSE, IF ANY OF Martha R. Thomas; ANNA THOMAS, and SPOUSE, IF ANY OF Anna Thomas, all assignees, heirs at law, and devisees of ANNA THOMAS and of the SPOUSE, IF ANY OF Anna Thomas, if deceased, together with all their creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the Estate of ANNA THOMAS, and in the Estate of the SPOUSE, IF ANY OF Anna Thomas, if deceased, Defendant(s).

Tax Reference: Map A69 Parcel 111 To: ANNA THOMAS and SPOUSE IF ANY OF Anna Thomas, all assignees, heirs at law, and devisees of ANNA THOMAS and of the SPOUSE IF ANY OF Anna Thomas, if deceased, together with all their creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the Estate of ANNA THOMAS and the Estate of SPOUSE IF ANY OF Anna Thomas, if deceased.

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 as tax parcel number Map A69 Parcel 111, which is more completely described in the Complaint. Plaintiff seeks to extinguish any and all claim or interest that you may have in the property.

You are required to make defense to such pleading not later than August 8, 2011 and upon your failure to do so, the party seeking service against you will apply to the Court for the relief sought.

This the 27th day of June, 2011.
GEORGE B. DANIEL, PA.
John M. Thomas
Attorney for Plaintiff
P.O. Box 999
Yanceyville, NC 27379
(336) 694-4363

June 29, July 6 & 13

and will sell to the highest bidder for cash the following real estate situated in the Township of Roxboro, in the County of Person, North Carolina, and being more particularly described as follows:

Lying in the City of Roxboro, Roxboro Township, Person County, North Carolina on the Southeast side of Ridge Road, and being Lot No. 16 as shown on a plat entitled "SECTION No. 1A WINDSOR Hills", surveyed by Moore, Gardner & Associates, Inc. in March, 1964, which plat is recorded in the Person County Registry in Plat Book 5-A, at Page 88. Together with improvements located thereon; said property being located at 1252 Ridge Road, Roxboro, North Carolina.

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

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

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

A cash deposit or cashier's check (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.

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 upon 10 days' written notice to the landlord. 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.

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.

This 20th day of June, 2011.
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
Attorney at Law
The Law Firm of Hutchens, Senter & Britton, P.A.
Attorneys for Substitute Trustee Services, Inc.

P.O. Box 1028 4317 Ramsey Street Fayetteville, North Carolina 28311 https://sales.hsbfirm.com Case No: 1057008 June 29 & July 6

STATE OF NORTH CAROLINA COUNTY OF PERSON IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION FILE NO.: 08 CVD 1044 NOTICE OF SERVICE OF PROCESS BY PUBLICATION

PERSON COUNTY, Plaintiff, vs. MARTHA R. THOMAS, and SPOUSE, IF ANY OF Martha R. Thomas; ANNA THOMAS, and SPOUSE, IF ANY OF Anna Thomas, all assignees, heirs at law, and devisees of ANNA THOMAS and of the SPOUSE, IF ANY OF Anna Thomas, if deceased, together with all their creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the Estate of ANNA THOMAS, and in the Estate of the SPOUSE, IF ANY OF Anna Thomas, if deceased, Defendant(s).

Tax Reference: Map A69 Parcel 111 To: ANNA THOMAS and SPOUSE IF ANY OF Anna Thomas, all assignees, heirs at law, and devisees of ANNA THOMAS and of the SPOUSE IF ANY OF Anna Thomas, if deceased, together with all their creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the Estate of ANNA THOMAS and the Estate of SPOUSE IF ANY OF Anna Thomas, if deceased.

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 as tax parcel number Map A69 Parcel 111, which is more completely described in the Complaint. Plaintiff seeks to extinguish any and all claim or interest that you may have in the property.

You are required to make defense to such pleading not later than August 8, 2011 and upon your failure to do so, the party seeking service against you will apply to the Court for the relief sought.

This the 27th day of June, 2011.
GEORGE B. DANIEL, PA.
John M. Thomas
Attorney for Plaintiff
P.O. Box 999
Yanceyville, NC 27379
(336) 694-4363

June 29, July 6 & 13

and will sell to the highest bidder for cash the following real estate situated in the Township of Roxboro, in the County of Person, North Carolina, and being more particularly described as follows:

Lying in the City of Roxboro, Roxboro Township, Person County, North Carolina on the Southeast side of Ridge Road, and being Lot No. 16 as shown on a plat entitled "SECTION No. 1A WINDSOR Hills", surveyed by Moore, Gardner & Associates, Inc. in March, 1964, which plat is recorded in the Person County Registry in Plat Book 5-A, at Page 88. Together with improvements located thereon; said property being located at 1252 Ridge Road, Roxboro, North Carolina.

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

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

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

A cash deposit or cashier's check (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.

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 upon 10 days' written notice to the landlord. 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.

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This 20th day of June, 2011.
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
Attorney at Law
The Law Firm of Hutchens, Senter & Britton, P.A.
Attorneys for Substitute Trustee Services, Inc.

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Tax Reference: Map A69 Parcel 111 To: ANNA THOMAS and SPOUSE IF ANY OF Anna Thomas, all assignees, heirs at law, and devisees of ANNA THOMAS and of the SPOUSE IF ANY OF Anna Thomas, if deceased, together with all their creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the Estate of ANNA THOMAS and the Estate of SPOUSE IF ANY OF Anna Thomas, if deceased.

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GEORGE B. DANIEL, PA.
John M. Thomas
Attorney for Plaintiff
P.O. Box 999
Yanceyville, NC 27379
(336) 694-4363

June 29, July 6 & 13

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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 upon 10 days' written notice to the landlord. 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.

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.

This 20th day of June, 2011.
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE
Attorney at Law
The Law Firm of Hutchens, Senter & Britton, P.A.
Attorneys for Substitute Trustee Services, Inc.

P.O. Box 1028 4317 Ramsey Street Fayetteville, North Carolina 28311 https://sales.hsbfirm.com Case No: 1057008 June 29 & July 6

STATE OF NORTH CAROLINA COUNTY OF PERSON IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION FILE NO.: 08 CVD 1044 NOTICE OF SERVICE OF PROCESS BY PUBLICATION

PERSON COUNTY, Plaintiff, vs. MARTHA R. THOMAS, and SPOUSE, IF ANY OF Martha R. Thomas; ANNA THOMAS, and SPOUSE, IF ANY OF Anna Thomas, all assignees, heirs at law, and devisees of ANNA THOMAS and of the SPOUSE, IF ANY OF Anna Thomas, if deceased, together with all their creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the Estate of ANNA THOMAS, and in the Estate of the SPOUSE, IF ANY OF Anna Thomas, if deceased, Defendant(s).

Tax Reference: Map A69 Parcel 111 To: ANNA THOMAS and SPOUSE IF ANY OF Anna Thomas, all assignees, heirs at law, and devisees of ANNA THOMAS and of the SPOUSE IF ANY OF Anna Thomas, if deceased, together with all their creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the Estate of ANNA THOMAS and the Estate of SPOUSE IF ANY OF Anna Thomas, if deceased.

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 as tax parcel number Map A69 Parcel 111, which is more completely described in the Complaint. Plaintiff seeks to extinguish any and all claim or interest that you may have in the property.

You are required to make defense to such pleading not later than August 8, 2011 and upon your failure to do so, the party seeking service against you will apply to the Court for the relief sought.

This the 27th day of June, 2011.
GEORGE B. DANIEL, PA.
John M. Thomas
Attorney for Plaintiff
P.O. Box 999
Yanceyville, NC 27379
(336) 694-4363

June 29, July 6 & 13

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