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Classifieds

Legal Notices

Legal Notices

follows BEGINNING at an iron stake at the Southwest corner of the residence lot of E Joseph Acree, Jr and wife, Nancy D Acree, said iron stake and beginning point being North 52 degrees West 150 feet from an iron stake in the North line of the right of way of East Main Street, continuing thence North 52 degrees West approximately 54 feet to the center of the aforesaid ditch, running thence in a northeasterly direction along the center of the ditch of the Southwest corner of the residence lot of A W Taylor, Jr, running thence in a Southeast direction along the line of the A W Taylor, Jr residence lot to an iron stake at the Northwest corner of the Acree residence lot, running thence South 38 degrees East 90 feet along the back line of Acree residence lot to the POINT AND PLACE OF BEGINNING The above-described lot or parcel of land joins the back line of the E Joseph Acree, Jr and wife, Nancy D Acree residence lot which was conveyed to them by deed in Book 449, Page 63 and by Deed of Correction recorded in Book 483, Page 390, Bertie County Registry, and said lot or parcel of land extends from the back line of Acree residence lot a distance of approximately 54 feet between parallel lines approximately 90 feet a part to the center of the above-referenced ditch Incorporated herein by reference is deed to E, Joseph Acree, Jr and wife, Nancy D Acree, dated May 26, 1989 and recorded in Book 674, Page 286, Bertie County Registry. Together with improvements located thereon; said property being located at 709 East Main Street, Aulander, North Carolina.

The conveyance is made subject to legally enforceable easements, conditions, rights of way and restrictions of record or apparent on-site. 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 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 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. 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.

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LEGAL NOTICE
NOTICE OF SALE
Bertie County File # 17-CVD-53
Bertie County Pin # 5846-09-4089

Under and by virtue of a Default Judgment, the Clerk of Superior Court of Bertie County, North Carolina, made and entered in the action on June 19, 2017, entitled "Bertie County, Plaintiff, vs. Carla Veronica Peterson and spouse, if any, Defendants, and Midland Funding LLC, Discover Bank and Ditech Financial LLC, formerly Green Tree Servicing LLC, Lien Holder Defendants" having Bertie County File No. 17-CVD-53, the undersigned Commissioner will, on July 18, 2017 offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door located on 108 Dundee Street, in Bertie County, North Carolina, in Windsor at 12:00 NOON, the following described real estate:

SCHEDULE A
DESCRIPTION OF REAL ESTATE

That certain parcel of land in the Town of Lewiston, Bertie County, North Carolina, situate on the South side of a new crushed stone street, bounded on the East by Bertha Hill, on the South by Elma Peele and on the West by Robert C. Lee, and more particularly described on survey by L. T. Livermon, Jr., R.L.S. dated September 7, 1979, as follows: BEGINNING at a point in the center of a forty foot new crushed stone street, corner for Robert C. Lee property which is located South 76 degrees 43 minutes East 51.72 feet from the center of a culvert thence from the point of beginning along the center line of said street, South 76 degrees 43 minutes East 102.63 feet to a corner; thence turning right and along the Bertha Hill line, South 4 degrees 8 minutes West 299.73 feet to a c.m.; thence along an old hedgerow and the Peele line, South 88 degrees 53 minutes West 79.52 feet to an i.p.; thence North 00 degrees 13 minutes East 324.07 feet to the point and place of beginning, containing 0.60 of an acre.

This is the same property described in a deed from Lottie Gilliam Weaver et vir to Laurie W. Anderson recorded in Book 631, page 460, Bertie County Public Registry.

Less and Except any and all lots or parcels conveyed prior to the tax lien foreclosed herein.

This is the identical parcel of land conveyed to Carla Veronica Peterson from Laurie W. Anderson, Jr. dated November 12, 1991, and of record in Book 691, page 273, in the office of the Register of Deeds of Bertie County.

The Bertie County Tax Department identification number for this subject tract is 5846-09-4089.

No warranties are made as to title or matters of survey. Further, in the event that there is a manufactured or mobile home located on the property, no warranty is made as to the ownership of the manufactured or mobile home. There are a number of factors that determine whether a manufactured or mobile home is real property and therefore part of the land, or personal property and therefore not part of the land and therefore not part of this sale.

The County lists a manufactured or mobile home as real property simply if it satisfies the criteria set out in Section 105-273(13) of the North Carolina General Statutes. However, a person who wants to purchase such a manufactured or mobile home should also know what documents are filed with the North Carolina Department of Deeds. Records or the County Register of Motor Vehicles or the County Register of Deeds. Record ownership of a mobile home may be determined by whether there is an outstanding title to the mobile home, if one was ever issued, and whether that title has been surrendered back to DMV. It is the obligation of the bidder to obtain these facts.

This sale is made subject to any right of redemption that the United States Department of the Treasury may have pursuant to 28 USC Section 2410(c). This sale will be made subject to all outstanding city and county taxes, and all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause. A cash deposit of five percent (5%) of the sale price or \$750.00, whichever is greater, will be required of the successful bidder on the day of sale to guarantee compliance with the bid. The sale will be subject to confirmation by the Court.

The bid will remain open for ten (10) days for the filing of upset bids. This the day of June, 2017, Jonathan E. Huddlestone, Commissioner Post Office Drawer 100 Windsor, North Carolina 27983 Telephone: (252) 794-3161 07/05, 07/12

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Jackie Fran Roberson
Everetts-Jack Roberson, 82, of Friday, December 1 Martin General Hospital. She was a County Decer the late Arthu Lillian Wynne manager it and she is Williams member Church Bible Order North

Twenty-Third Psalm
The Lord is my shepherd.
I shall not want
He maketh me to lie down in green pastures.
He leadeth me beside the still water.
He restoreth my soul. He leadeth me in the paths of righteousness for His name's sake.
Yea, though I walk through the valley of the shadow of death, I will fear no evil; for Thou art with me; thy rod and thy staff they comfort me.
Thou preparest a table before me in the presence of mine enemies; Thou anointest my head with oil, my cup runneth over. Surely goodness and mercy shall follow me all the days of my life; and I will dwell in the house of the Lord forever.

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