

# LEGAL ADVERTISING

## NOTICE OF FORECLOSURE SALE

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Artis G. McLean and Early Mae McLean (Present Record Owner(s): Artis G. McLean and Early Mae McLean) to Doug Dixon, Trustee(s), dated the 20th day of March, 2000, recorded in Book 0440, Page 0619, Hoke 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, Thomas H. Clements, having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Hoke County, North Carolina, and the holder of the note evidencing such indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee, Thomas H. Clements having attended a hearing and receiving an order to proceed signed by the (Asst.) Clerk of the Superior Court, will offer for sale at the Courthouse Door, in the City of Raeford Hoke County, North Carolina at 1:00 P.M., November 21, 2003 and will sell to the highest bidder for cash the following real estate, situate in Township, Hoke County, North Carolina, and being more particularly described as follows:

All that certain property situated in Raeford in the county of Hoke, and state of North Carolina and being described in a deed dated 03/18/74 and recorded 04/19/74, among the land records of the county and state set forth above, and referenced as follows:

Book 179 Page 111

Lying and being about 3 miles northeast of Antioch Church about 2 1/2 miles southwest of Dundarrach and on the east side of N.C. secondary road no. 1450. Bounded on the west by said road, on all other sides by other lands of Henry Dial and more particularly described as follows, to-wit: Beginning at an iron stake in the eastern right-of-way (30 feet from center) of S.R. 1450, said iron stake being located S. 16-16 E 75 feet from where the original line of the tract of which this is a part intersects the eastern right of way of S.R. 1450, and runs thence N 76-25 E 204.6 feet to an iron stake; thence S 13-35 E 100 feet to an iron stake; thence S 76-25 W 200 feet to an iron stake in the eastern right of way of S.R. 1450, thence as the curve of said right of way, the cord of which is N 16-16 W 100 feet to the point of beginning, containing 20,180 square feet and being a portion of the lands described in book 161, page 610, Hoke County public registry, according to a survey by W.R. McDuffie, R.S., on December 20, 1973.

Including any dwelling located thereon: said property being located 1251 McPhaul Road Shannon, North Carolina 28386.

This sale is made subject to all taxes, prior liens and encumbrances of record against the said property, and any recorded releases.

A deposit in certified funds or cash will be required at the time of sale. \$750.00 or 5% of amount of bid for deposit whichever is greater.

This 31st day of October 2003.

Thomas H. Clements,  
Substitute Trustee  
David B. Craig  
Attorney at Law  
P.O. Box 1180  
Fayetteville, NC 28302  
(910)483-0131  
32-33C

## NOTICE OF SALE

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION HOKE COUNTY 02SP266

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY DERRICK E. BRADY AND REBECCA R. BRADY DATED OCTOBER 4, 2000 AND RECORDED IN BOOK 451 AT PAGE 859 IN THE HOKE COUNTY PUBLIC REGISTRY, NORTH CAROLINA

Pursuant to an order of the Clerk of Superior Court and 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 indebtedness thereby secured and failure to carry out and perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said deed of trust, 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 3:00 PM on Tuesday, November 18, 2003 the following described real estate and any other improvements which may be situated thereon, situated in Hoke County, North Carolina, and being more particularly described as follows:

BEING all of Lot 53, McDougald Downs, Section One, according to Plat Slide 234, Maps 1 & 2, Hoke County Registry.

This conveyance is made subject to restrictive covenants, easements and right-of-way of record.

And being more commonly known as: 403 Dunrobin Drive Raeford, NC 28376

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Derrick E. Braddy and Rebecca R. Braddy.

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 Trustee or 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. 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, for paying, if any. 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.

The date of this Notice is November 5, 2003.

ELIZABETH B. ELLS  
OR DAVID W. NEILL  
Substitute Trustee  
8520 Cliff Cameron Drive,  
Suite 300  
Charlotte, NC 28269  
(704) 333-8107  
02-41435  
32-33C

NOTICE OF SALE  
IN THE GENERAL COURT  
OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
HOKE COUNTY  
02SP214

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY DEBORAH T. MCMILLIAN EVANS AND MELVIN EVANS DATED JANUARY 4, 2001 AND RECORDED IN BOOK 458 AT PAGE 298 IN THE HOKE COUNTY PUBLIC REGISTRY, NORTH CAROLINA

Pursuant to an order of the Clerk of Superior Court and 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 indebtedness thereby secured and failure to carry out and perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said deed of trust, 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 12:00 PM on Tuesday, November 25, 2003 the following described real estate and any other improvements which may be situated thereon, situated in Hoke County, North Carolina, and being more particularly described as follows:

Being a portion of Lot 25, Forest Creek, Section II, as shown, located and described upon a map which is recorded in Map Book 8, Page 26, Hoke County Registry, and lying on the East side of Lemont Drive, and Beginning at an iron stake in the Easternmost right-of-way line of Lemont Drive, which said iron stake marks the Northwesternmost corner of Lot 25, Forest Creek, Section II, and which iron stake is located South 80 degrees

17 minutes 30 seconds East 30.61 feet from an iron stake in the center of Lemont Drive, which said iron stake in the center of Lemont Drive is located South 10 degrees 29 minutes 30 seconds East 1,193.78 feet from a point which marks the intersection of the center line of Lemont Drive and the intersection of State Road 1203 (Turnpike Road), and runs thence, from the said point and place of beginning as and with the Northernmost line of Lot 25 South 80 degrees 17 minutes 30 seconds East 238.54 feet to a new iron pipe also located on the Northern line of Lot 25; Thence South 2 degrees 35 minutes 30 seconds west 187.94 feet to an iron stake in the dividing line between Lots 24 and 25; Thence as and with the Northernmost line of Lot 24, North 87 degrees 16 minutes 00 seconds West 236.70 feet to an iron stake in the Easternmost right-of-way line of Lemont Drive, a common corner of Lots 24 and 25; thence as and with the easternmost line of Lemont Drive, North 2 degrees 35 minutes 30 seconds East 216.92 feet to the point and place of BEGINNING, and containing 1.10 acres, more or less.

The tract or parcel of land described above is a portion of Lot 25, Forest Creek, Section II, which was conveyed to Barbara Ann McMillian, by deed dated April 25, 2000, from Aline McPhaul Wright, Widow, which deed is recorded in Book 0442, Page 0263, Hoke County Registry, reference to the same being hereby made for a description of greater certainty.

And being more commonly known as: 347 Lemont Drive Raeford, NC 28376

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Deborah T. McMillian Evans and Melvin Evans.

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 Trustee or 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. 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, for paying, if any. 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.

The date of this Notice is November 12, 2003.

ELIZABETH B. ELLS  
OR DAVID W. NEILL  
Substitute Trustee  
8520 Cliff Cameron Drive,  
Suite 300  
Charlotte, NC 28269  
(704) 333-8107  
02-38225  
33-34C

## AMENDED NOTICE OF FORECLOSURE SALE

03 SP 128

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Kristina L. Shivers for CTC Foreclosure Services Corporation, Trustee(s), dated the 16th day of June, 1998, and recorded in Book 0394, Page 0445, Hoke 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, H. Terry Hutchens, PA having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Hoke 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 Raeford, Hoke County, North Carolina at 3:00 PM on November 24

2003 and will sell to the highest bidder for cash the following real estate situate in the County of Hoke, North Carolina, and being more particularly described as follows:

BEING all of Lot No. 129 in a Subdivision known as MCDUGALD DOWNS, SECTION THREE, Map of the same duly recorded on Slide 298, Map 4 of the Hoke County Registry, North Carolina. Together with improvements located thereon; said property being located at 416 McDougal Drive, Raeford, North Carolina.

Should the property be purchased by a third party, that person must pay the tax 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.

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.

This 3rd day of November, 2003.  
H. TERRY HUTCHENS, PA  
SUBSTITUTE TRUSTEE  
BY:

H. Terry Hutchens, Esquire  
President  
H. Terry Hutchens, PA  
Substitute Trustee  
P.O. Box 1028  
4200 Morganton Road, Suite 103  
Fayetteville, North Carolina 28302  
Case No: 430.64963  
33-34C

## NOTICE OF FORECLOSURE SALE STATE OF NORTH CAROLINA COUNTY OF HOKE FILE # 03-SP-226

PURSUANT to the power of sale contained in a certain Deed of Trust executed by Jack Christopher Huff, Single, to Robert C. Cochran, Trustee for United States Department of Agriculture, recorded in Book 387 at Page 139, Hoke County Registry, and pursuant to the authority vested in the undersigned as Substitute Trustee by a written instrument dated September 3, 2003, and recorded in the Hoke County Registry, default having been made in the payment of the indebtedness thereby secured and the said Deed of Trust being by the terms thereof subject to foreclosure, and the holder of the indebtedness thereby secured having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the Clerk of Superior Court of Hoke County having authorized this foreclosure, the undersigned Substitute Trustee will offer for sale at public auction to the highest bidder for cash at the Courthouse door in Raeford, North Carolina, at 11:00 a.m., on Thursday, November 20, 2003, the land conveyed in said Deed of Trust, the same being more particularly described as follows:

A certain tract or parcel of land in Quewhille Township, Hoke County, North Carolina, situated about 11.5 miles Northwest of the center of Raeford, North Carolina, lying about 500 feet southwest of State Road No. 1227, Pickler Road, and about 400 feet west of State Road No. 1226, Strother Road, adjoining the lands of Donald G. Wood on the West, Aubrey S. Phillips on the North, Thomas Davis on the East and Norman Farnham on the East, being further described as follows:

Beginning at an iron pipe in the east line of the Donald G. Wood tract described in Deed Book 246, Page 344 in the Hoke County Registry and being located S. 04 degrees 10' 20" W 300.00 feet from the Northeast corner of said Wood tract, said iron pipe also being the Southwest corner of the Aubrey S. Phillips tract described in

Deed Book 236, at Page 033; running thence from the beginning as a common line with Aubrey S. Phillips, S 84 degrees 09' E 342.00 feet to an iron rod in an old woods road, said iron being the Southeast corner of Phillips and in a west line of the Thomas Davis tract described in Deed Book 189, at Page 249; thence as a common line with Davis, S 04 degrees 10' 20" W 456.28 feet crossing a small branch to an iron pipe, the Northwest corner of the Norman Farnham tract described in Deed Book 254, Page 220; thence continuing S 04 degrees 10' 20" W as a common line with Farnham, 351.47 feet to the run of Martin Branch; thence down the run of Martin Branch as it generally follows the following seven (7) calls; N 22 degrees 44' 40" W 40.33 feet; N 36 degrees 28' 40" W 54.50 feet; N 57 degrees 47' 40" W 98.21 feet; N 39 degrees 56' 40" W 50.41 feet; N 66 degrees 09' 40" W 81.25 feet; N 20 degrees 58' 40" W 92.51 feet; N 54 degrees 40' 40" W 58.99 feet to a point in the run of Martin Branch; the Southeast corner of the aforementioned Donald G. Wood tract; thence as a common line with Wood, N 04 degrees 10' 20" E 43.95 feet to an iron pipe on line in the north edge of a swamp; thence continuing as a common line with Wood, N 04 degrees 10' 20" E 472.55 feet to the point of BEGINNING, containing 5.17 acres, more or less.

### 30 foot Access

Also conveyed with the above described 5.17 acre tract is a thirty (30) foot wide access easement to be used for ingress and egress to State Road No. 1227, said easement lying 30 feet west of and adjacent to the following described line:

BEGINNING at an iron in the south right of way line of State Road No. 1227, said iron being the Northwest corner of the Aubrey S. Phillips tract described in Deed Book 236, Page 033; thence as the west line of Phillips, S 04 degrees 10' 20" W 485.90 feet to an iron pipe in the Phillips line, said iron being the Northeast corner of the Donald G. Wood tract described in Deed Book 248, Page 344, and being the end of the easement.

The RECORD OWNER of the above described real property as of the date not more than ten (10) days prior to the date of this notice is: Jack Christopher Huff.

### TERMS OF SALE:

1. This sale is made subject to all prior liens, encumbrances, taxes, assessments, restrictions and easements of record.

2. A deposit of five (5%) percent of the purchase price, or Seven Hundred Fifty Dollars and No/100 (\$750.00), whichever is greater, may be required of the successful bidder, in the discretion of the Trustee, immediately upon completion of the sale.

3. The successful bidder is required to pay the entire balance of the purchase price by cash or certified check upon tender of deed for the property in him by the Trustee.

4. This sale will remain open for ten (10) days for upset bids in accordance with North Carolina General Statutes.

DATED: October 3, 2003

T. SCOTT SESSIONS  
SUBSTITUTE TRUSTEE  
THE MCGOUGH LAW FIRM  
ATTORNEYS AT LAW  
130 JEFFERSON STREET  
WHITEVILLE, N.C. 28472  
TELEPHONE: 910-640-1485  
FACSIMILE: 910-640-3132  
33-34C

## CREDITOR'S NOTICE STATE OF NORTH CAROLINA HOKE COUNTY THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION 03-E-177

Having qualified as ADMINISTRATRIX of the ESTATE of GREGORY SCOTT GARNER, HOKE COUNTY, NORTH CAROLINA, this is to notify all persons having claims against the said ESTATE to present them to the undersigned on or before February 13, 2004 or this notice will be placed in bar of their recovery.

All persons indebted to said ESTATE, will please make immediate payment to the undersigned.

This the 12th day of November, 2003.  
BETTY GARNER  
6120 ASHEMONT RD.  
ABERDEEN, N.C. 28315  
33-36P

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by Mable S. Thompson, dated the 7th day of October, 1998, and recorded in the Office of the Register of Deeds for Hoke County, North Carolina, in Book 403 at Page 302 and because of default in the payment of the indebtedness thereby secured and failure to carry out and perform the stipulations and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale in the County Courthouse of Hoke County, in the City of Raeford, North Carolina, at 1:00 o'clock on the 25th day of November, 2003, all that certain parcel of land, more particularly described as follows:

IMPROVEMENTS: House and Lot/Condominium/ or Lot.

ADDRESS OF PROPERTY: 475 Doc Brown Road, Raeford, NC 28376

LEGAL DESCRIPTION: BEGINNING at an iron stake in the western right of way of State Road No. 1302, said stake being 30 feet from the centerline of the road, and said stake being also located 286 feet N 19° 00' E from the Southeast corner of the Chaffie Steele tract described in Book 83, at Page 93, Hoke County Registry, and runs N 81° 40' W 208.6 feet to an iron stake in a field; thence N 19° 40' E 210.0 feet to an iron stake in the field; thence S 81° 35' E 208.6 feet to an iron stake in the right of way of the State Road No. 1302; thence with the right of way S 20° 40' W 85 feet to an iron stake; thence S 19° 00' W 125 feet to the BEGINNING, containing one acre and being part of those two tracts of land described in Book 83, at Page 93, and Book 82, at Page 385, Hoke County Registry.

PRESENT RECORD OWNERS as reflected on the records of the Register of Deeds not more than 10 days prior to posting the notice are Mable S. Thompson and Spouse, if any.

Should the property be purchased by a third party, that person must pay the tax of forty-five (45) cents per One Hundred Dollars (\$100.00) required by NCGS 7A-308(a)(1). This sale is also subject to any applicable county and/or state land transfer and/or revenue tax, and the successful third party bidder shall be required to make payment for such tax.

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 Instrument, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either Trustee of 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.

The terms of the sale are that the real property hereinabove described will be sold for cash to the highest bidder and that the undersigned will require the successful bidder at the sale to immediately deposit cash or certified check in the amount of the greater of five percent (5%) of the amount of the bid or seven hundred and fifty dollars (\$750.00). The real property hereinabove described will be sold subject to any unpaid taxes, prior encumbrances, if any, and special assessments.

The sale will be held open for ten (10) days for upset bids as by law required. Following the expiration of the statutory upset period, all remaining amounts are due immediately.

This the 4th day of November, 2003.

Ronald H. Davis or  
David R. Caudle  
Substitute Trustee  
03-SP-224  
33-34C

LEGAL  
DEADLINE  
NOON  
FRIDAY