

# AlbeMarketplace

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## Legal Notices

**Executor's Notice**  
Having qualified as Executor of the Estate of James Tepper deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Charles H. Tepper, 6 Butler Place, Butler, NJ 07405, the undersigned on or before the 7th day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 31st day of August, 2016. Charles H. Tepper, Executor James Tepper, ESTATE 09/07,09/14,09/21,09/28

**Executor's Notice**  
Having qualified as Executor of the Estate of Kathy Lynne Stallings deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Ashley S. Nixon, 230 Sandy Cross Road, Belvidere, NC 27919, the undersigned on or before the 1st day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 22nd day of August, 2016. Ashley S. Nixon, Executor Kathy Lynne Stallings, ESTATE 08/31,09/07,09/14,09/21

**PUBLIC NOTICE DOCKET NO. SP-8284 SUB 0 APPLICATION OF PERQUIMANS SOLAR, LLC FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY NOTICE IS HEREBY GIVEN THAT ON AUGUST 18, 2016, PERQUIMANS SOLAR, LLC (Applicant), filed an application seeking a certificate of public convenience and necessity pursuant to G.S. 62-110.1(a) for construction of a 5-MW solar generating facility to be located .3 miles southeast of the intersection of Pender Road and Harvey Point Road, approximately 2.8 miles southeast of the City of Hertford, Perquimans County, North Carolina. The Applicant plans to sell the electricity to Dominion North Carolina Power. Details of the application may be obtained from the Office of the Chief Clerk of the North Carolina Utilities Commission, 430 N. Salisbury Street, 5th Floor, Dobbs Building, Raleigh, North Carolina 27603 or 4325 Mail Service Center, Raleigh, North Carolina 27699-4300 or on the Commission's website at www.ncuc.net. If a complaint is received within ten days after the last date of the publication of this notice, the Commission will schedule a public hearing to determine whether a certificate should be awarded, will give reasonable notice of the time and place of the hearing to the Applicant and to each complaining party, and will require the Applicant to publish notice of the hearing in this newspaper. If no complaint is received within the time specified above and if the Commission does not order a hearing upon its own initiative, the Commission will enter an order awarding the certificate sought by the Applicant. Persons desiring to lodge complaints may file statements to that effect with the Commission. Such statements should reference Docket No. SP-8284, Sub 0 and be addressed as follows: Chief Clerk, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300. Statements may also be directed to Christopher J. Ayers, Executive Director, Public Staff - North Carolina Utilities Commission, 4326 Mail Service Center, Raleigh, North Carolina 27699-4300 or to The Honorable Roy Cooper, Attorney General of North Carolina, 9001 Mail Service Center, Raleigh, North Carolina 27699-9001. 09/07,09/14,09/21,09/28**

## Legal Notices

**Administrator's Notice**  
Having qualified as Administrator of the Estate of Mary Frances Felton deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Mae McGee, 530 N. Bear Swamp Road, Hertford, NC 27944, the undersigned on or before the 24th day of November, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 18th day of August, 2016. Mae McGee, Administrator Mary Frances Felton, ESTATE 08/24,08/31,09/07,09/14

**Executor's Notice**  
Having qualified as Executor of the Estate of James J. T. Jellison deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Mary S. Cooper, 5632 Gum Neck Landing, Columbia, NC 27925, the undersigned on or before the 1st day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 23rd day of August, 2016. Mary S. Cooper, Executor James J. T. Jellison, ESTATE 08/31,09/07,09/14,09/21

**Executor's Notice**  
Having qualified as Co-Executor of the Estate of Alice Jeanne Ward deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Walter Matthew Winslow, 161 Old Neck Road, Hertford, NC 27944, the undersigned on or before the 7th day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 31st day of August, 2016. Walter Matthew Winslow, Co-Executor John Michael Winslow, Co-Executor Alice Jeanne Ward, ESTATE 09/07,09/14,09/21,09/28

## Legal Notices

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**Executor's Notice**  
Having qualified as Co-Executor of the Estate of Alice Jeanne Ward deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Walter Matthew Winslow, 161 Old Neck Road, Hertford, NC 27944, the undersigned on or before the 7th day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 31st day of August, 2016. Walter Matthew Winslow, Co-Executor John Michael Winslow, Co-Executor Alice Jeanne Ward, ESTATE 09/07,09/14,09/21,09/28

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION PERQUIMANS COUNTY**  
155P64

**IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY MARGARET A. SAWYER DATED OCTOBER 20, 2006 AND RECORDED IN BOOK 317 AT PAGE 764 IN THE PERQUIMANS COUNTY PUBLIC REGISTRY, NORTH CAROLINA**  
NOTICE OF SALE

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 there-in 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 September 27, 2016 the following described real estate and any other improvements which may be situated thereon, in Perquimans County, North Carolina, and being more particularly described as follows:

THE FOLLOWING DESCRIBED LAND IN NEW HOPE TOWNSHIP, PERQUIMANS COUNTY, NORTH CAROLINA: BEGINNING AT A POINT AT THE SOUTHEASTERN EDGE OF THE RIGHT OF WAY OF THE WOODVILLE ROAD ALSO KNOWN AS STATE ROAD 1329, SAID POINT BEING AT THE WESTERN CORNER OF THE PROPERTY NOW OR FORMERLY OF JUAN N. TORRELLA, SAID POINT ALSO BEING AT THE INTERSECTION OF A DITCH WITH THE SOUTHEASTERN EDGE OF THE RIGHT OF WAY OF SAID ROAD, THENCE FROM SAID BEGINNING POINT SOUTH 46 DEGREES 54 MINUTES TO 20 SECONDS EAST 290 FEET ALONG THE CENTERLINE OF SAID DITCH TO A POINT, THENCE SOUTH 43 DEGREES 5 MINUTES 40 SECONDS WEST 150 FEET TO A POINT THENCE NORTH 46 DEGREES 54 MINUTES 20 SECONDS WEST 323.08 FEET TO THE SOUTHEASTERN EDGE OF THE RIGHT OF WAY OF THE WOODVILLE ROAD, THENCE ALONG THE SOUTHEASTERN EDGE OF THE RIGHT OF WAY OF THE WOODVILLE ROAD TWO CALLS: NORTH 60 DEGREES 18 MINUTES 40 SECONDS EAST 26.92 FEET AND THENCE NORTH 54 DEGREES 31 MINUTES 00 SECONDS EAST 126.80 FEET TO THE POINT OF BEGINNING. THIS LOT CONTAINS 1.05 ACRES AND IS SHOWN ON THE PLAT OF EDWARD T. HYMAN, JR., REG. SURVEYOR, ENTITLED DRAUGHT PLAN FOR MARGARET A. SAWYER, NEW HOPE TOWNSHIP, PERQUIMANS COUNTY NORTH CAROLINA DATED APRIL 23, 1996 AND WHICH IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. THIS LOT IS A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED IN REAL ESTATE BOOK 122, PAGE 422 IN THE PERQUIMANS COUNTY REGISTRY.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM ARRIE LEE WILSON AND ALICE B. WILSON HUSBAND AND WIFE TO MARGARET A. SAWYER N/A, DATED 09/09/1996 RECORDED ON 09/24/1996 IN BOOK 174 PAGE 66 IN PERQUIMANS COUNTY RECORDS, STATE OF NC.

And Being more commonly known as: 987 Woodville Rd, Hertford, NC 27944

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Margaret A. Sawyer.

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, or relating to the property being offered for sale. Any and all responsibilities or liabilities

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Having qualified as Administrator of the Estate of Mary Frances Felton deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Mae McGee, 530 N. Bear Swamp Road, Hertford, NC 27944, the undersigned on or before the 24th day of November, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 18th day of August, 2016. Mae McGee, Administrator Mary Frances Felton, ESTATE 08/24,08/31,09/07,09/14

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Having qualified as Administrator of the Estate of Mary Frances Felton deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Mae McGee, 530 N. Bear Swamp Road, Hertford, NC 27944, the undersigned on or before the 24th day of November, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 18th day of August, 2016. Mae McGee, Administrator Mary Frances Felton, ESTATE 08/24,08/31,09/07,09/14

**Executor's Notice**  
Having qualified as Executor of the Estate of James J. T. Jellison deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Mary S. Cooper, 5632 Gum Neck Landing, Columbia, NC 27925, the undersigned on or before the 1st day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 23rd day of August, 2016. Mary S. Cooper, Executor James J. T. Jellison, ESTATE 08/31,09/07,09/14,09/21

**Executor's Notice**  
Having qualified as Co-Executor of the Estate of Alice Jeanne Ward deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Walter Matthew Winslow, 161 Old Neck Road, Hertford, NC 27944, the undersigned on or before the 7th day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 31st day of August, 2016. Walter Matthew Winslow, Co-Executor John Michael Winslow, Co-Executor Alice Jeanne Ward, ESTATE 09/07,09/14,09/21,09/28

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION PERQUIMANS COUNTY**  
165P45

**IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY CHARLENE L. GREENE AND SHERRY L. SEYMOUR AND WALTER S. SEYMOUR, III DATED AUGUST 3, 2006 AND RECORDED IN BOOK 313 AT PAGE 597 IN THE PERQUIMANS COUNTY PUBLIC REGISTRY, NORTH CAROLINA**  
NOTICE OF SALE

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 there-in 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 September 27, 2016 the following described real estate and any other improvements which may be situated thereon, in Perquimans County, North Carolina, and being more particularly described as follows:

Attached to and made part of the deed of trust from Charlene L. Greene, unmarried and Sherry L. Seymour and husband, Walters, Seymour, III, to Jackie Miller, Trustee, for the benefit of Suntrust Mortgage, Inc. dated August 2, 2006.

Being all that certain 7,939 square feet tract or parcel of land shown and delineated on survey and plat thereof prepared by Stephen L. Cardwell, PLS # L-4340, under date of 07/28/2006, entitled in part "Survey for Charlene Greene, Being Property Described in Deed Book 280, page 541", which plat is attached hereto and incorporated herein by reference.

And Being more commonly known as: 608 Pennsylvania Ave, Hertford, NC 27944

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Charlene Greene and Sherry Seymour.

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, 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 Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

**SPECIAL NOTICE FOR LEASEHOLD 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.

This the 25th day of July, 2016.

THE GREEN LAW FIRM, P.C.- Jay B. Green, Attorneys for Deidre D. DeFlorentis, Substitute Trustee 908 E. Edenton Street Raleigh, North Carolina 27601 Telephone: 919-829-0797 Facsimile: 919-829-0799 09/14, 09/21

**SPECIAL NOTICE FOR LEASEHOLD 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.

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## Legal Notices

**Administrator's Notice**  
Having qualified as Administrator of the Estate of Mary Frances Felton deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Mae McGee, 530 N. Bear Swamp Road, Hertford, NC 27944, the undersigned on or before the 24th day of November, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 18th day of August, 2016. Mae McGee, Administrator Mary Frances Felton, ESTATE 08/24,08/31,09/07,09/14

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**Executor's Notice**  
Having qualified as Executor of the Estate of James J. T. Jellison deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Mary S. Cooper, 5632 Gum Neck Landing, Columbia, NC 27925, the undersigned on or before the 1st day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 23rd day of August, 2016. Mary S. Cooper, Executor James J. T. Jellison, ESTATE 08/31,09/07,09/14,09/21

**Executor's Notice**  
Having qualified as Co-Executor of the Estate of Alice Jeanne Ward deceased, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to Walter Matthew Winslow, 161 Old Neck Road, Hertford, NC 27944, the undersigned on or before the 7th day of December, 2016, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment. This the 31st day of August, 2016. Walter Matthew Winslow, Co-Executor John Michael Winslow, Co-Executor Alice Jeanne Ward, ESTATE 09/07,09/14,09/21,09/28

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION PERQUIMANS COUNTY**  
165P45

**IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY CHARLENE L. GREENE AND SHERRY L. SEYMOUR AND WALTER S. SEYMOUR, III DATED AUGUST 3, 2006 AND RECORDED IN BOOK 313 AT PAGE 597 IN THE PERQUIMANS COUNTY PUBLIC REGISTRY, NORTH CAROLINA**  
NOTICE OF SALE

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 there-in 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 September 27, 2016 the following described real estate and any other improvements which may be situated thereon, in Perquimans County, North Carolina, and being more particularly described as follows:

Attached to and made part of the deed of trust from Charlene L. Greene, unmarried and Sherry L. Seymour and husband, Walters, Seymour, III, to Jackie Miller, Trustee, for the benefit of Suntrust Mortgage, Inc. dated August 2, 2006.

Being all that certain 7,939 square feet tract or parcel of land shown and delineated on survey and plat thereof prepared by Stephen L. Cardwell, PLS # L-4340, under date of 07/28/2006, entitled in part "Survey for Charlene Greene, Being Property Described in Deed Book 280, page 541", which plat is attached hereto and incorporated herein by reference.

And Being more commonly known as: 608 Pennsylvania Ave, Hertford, NC 27944

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Charlene Greene and Sherry Seymour.

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, 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 Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

**SPECIAL NOTICE FOR LEASEHOLD 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.

This the 25th day of July, 2016.

THE GREEN LAW FIRM, P.C.- Jay B. Green, Attorneys for Deidre D. DeFlorentis, Substitute Trustee 908 E. Edenton Street Raleigh, North Carolina 27601 Telephone: 919-829-0797 Facsimile: 919-829-0799 09/14, 09/21

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## Legal Notices

The date of this Notice is September 6, 2016.  
Grady I. Ingle or Elizabeth B. Ellis Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107 http://shapiroattorneys.com/nc/16-082745 09/14,09/21

**NORTH CAROLINA PERQUIMANS COUNTY IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION BEFORE THE CLERK FILE NO. 16-5P-42**  
**IN THE MATTER OF THE FORECLOSURE OF THE DEED OF TRUST EXECUTED BY WILLIE J. HARVEY, unmarried; and ANGELIA L. WILSON, unmarried, Recorded in Book 390, Page 50, Perquimans County Registry**

**NOTICE OF FORECLOSURE SALE**  
DEED OF TRUST BEING FORECLOSED: The Deed of Trust being foreclosed is that Deed of Trust executed by WILLIE J. HARVEY, unmarried; and ANGELIA L. WILSON, unmarried to Jay B. Green, Trustee, dated August 10, 2011 and recorded in Book 390, Page 50 in the Perquimans 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 Perquimans County Register of Deeds not more than 10 days prior to the posting of this Notice is Angelia L. Wilson.

**DATE, TIME AND PLACE OF SALE:** The sale will be held on September 26, 2016 at 10:00 a.m. at the door of the Perquimans County Courthouse, Hertford, North Carolina.

**PROPERTY TO BE SOLD:** The following real property to be sold "sight unseen" together with any improvements is located in Perquimans County, North Carolina and is believed to have the address of 127 Fourth Avenue, Hertford, 27944 and is otherwise more particularly described as follows:

Being Lots 318, 319, and 320 of Southern Shores Development of East Coast Development, as shown on Map #1, recorded in Map Book 3, Page 56 of the Perquimans County Public Registry.

Included is a 2011 Clayton manufactured home bearing serial no. CLM0928665TN.

**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. 45-21.30, 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 25th day of July, 2016.

THE GREEN LAW FIRM, P.C.- Jay B. Green, Attorneys for Deidre D. DeFlorentis, Substitute Trustee 908 E. Edenton Street Raleigh, North Carolina 27601 Telephone: 919-829-0797 Facsimile: 919-829-0799 09/14, 09/21

**SPECIAL NOTICE FOR LEASEHOLD TENANTS:** If you are a tenant