

# EASTERN NORTH CAROLINA

**THE PERQUIMANS WEEKLY**

# CLASSIFIEDS

CALL MONDAY-FRIDAY 8AM-5PM 252-329-9505

EMAIL: CUSTOMERCARE@APGENC.COM

**Legal Notices**

**PUBLIC NOTICE**

NORTH CAROLINA PERQUIMANS COUNTY

Having qualified as Executor of the estate of Brenda Strain, late of Perquimans County, North Carolina, this is to notify all persons having claims against the estate of said deceased to present them to the undersigned Executor on or before July 21st, 2022 or this notice or same will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.

This 21st day of April 2022.

Michelle L. Nichols, Executor of the estate of Brenda Strain  
15937 NC HWY 94N  
Roper, NC 27970  
04/21, 04/28, 05/05 & 05/12/2022

**REQUEST FOR APPLICATIONS**  
Fiscal Year 2022-2023

The Albemarle Alliance for Children and Families, Inc. Board of Directors is seeking proposals for providing services in the activities listed below for the 2021-2022 fiscal year. Activities are offered in some or all of the following counties: Bertie, Camden, Currituck, Gates & Pasquotank. All funding is subject to change & is dependent, in part, upon the NC State budget. Acceptance of proposal does not guarantee funding.

Early Care and Education: Child Care Resource & Referral, Child Care Subsidy Scholarships, WAGES

Family Support: Reach Out and Read, Dolly Parton Imagination Library, Nurturing Parent Program

Health: Child Care Health Consultant, Family Support Network

Other: Community Outreach, Strategic Planning and Fundraising Agencies and organizations seeking to apply to provide these services on behalf of the Albemarle Alliance for Children and Families must contact Sylvia Outlaw at sylvia@aacfnc.org by May 10th with a letter of intent to apply.  
418739: 05/05/22

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION PERQUIMANS COUNTY 22sp11**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY CHARLES COCHRANE AND ISABELLA B. COCHRANE DATED AUGUST 27, 2007 AND RECORDED IN BOOK 336 AT PAGE 230 IN THE PERQUIMANS COUNTY PUBLIC REGISTRY, NORTH CAROLINA

**NOTICE OF SALE**

Under and by virtue of the power and

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authority contained in the above-referenced deed of trust and because of default in payment of the secured debt and failure to perform the agreements contained therein and, pursuant to demand of the holder of the secured debt, the undersigned will expose for sale at public auction at the usual place of sale at the Perquimans County courthouse at 2:00PM on May 17, 2022, the following described real estate and any improvements situated thereon, in Perquimans County, North Carolina, and being more particularly described in that certain Deed of Trust executed Charles Cochran and Isabella B. Cochran, dated August 27, 2007 to secure the original principal amount of \$300,000.00, and recorded in Book 336 at Page 230 of the Perquimans County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property:  
171 Sunset Cir, Hertford, NC 27944  
Tax Parcel ID:  
7875-19-9103

Present Record Owners:  
Isabella B. Cochran

The record owner(s) of the property, according to the records of the Register of Deeds, is/are Isabella B. Cochran. 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 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 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 subject to all prior liens and encumbrances and unpaid taxes and assessments including 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 from the highest bidder and must be tendered in the form of certified funds at the time of the sale. Cash will not be accepted. This sale will be held open ten days for upset bids as required by law. After the expiration of the 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 resale. 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 fur-

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ther recourse against the Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing. SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at 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 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is April 28, 2022.

Attorney for the Substitute Trustee  
10130 Perimeter Parkway,  
Suite 400  
Charlotte, NC 28216  
(704) 333-8107  
418832 5/5, 5/12, 2022

**NOTICE OF FORECLOSURE SALE**

NORTH CAROLINA, PERQUIMANS COUNTY 22-SP-006

Under and by virtue of an Order of Sale pursuant to NCGS § 47F-3-116 et seq. and default having been made by Edwin Davis as reflected in that Claim of Lien dated May 7, 2021 for past due assessments owed to SNUG HARBOR PROPERTY OWNERS ASSOCIATION, in the Office of the Perquimans County Clerk of Superior Court, North Carolina.

Default having been made on the dues thereby secured by the Restrictive Covenants recorded in Perquimans County Deed Book 168, page 183, and the undersigned William Crowe, having been appointed as Trustee by the said Snug Harbor Property Owners Association, and the Claim of Lien evidencing said default having directed that the property be foreclosed as allowed by law, the undersigned Trustee will offer for sale at the courthouse door of the Perquimans County Courthouse where the property is located, which is the usual and customary location at the county courthouse for conducting the sale on May 13, 2022 at 11:15 AM, and will sell to the highest bidder for cash the following described property situated in Perquimans County, North Carolina, to wit:

All of Lots 124 and 125 in Section D as reflected in Plat Book 4, page 33 of the Perquimans County Registry.

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of statutory upset bid period, all the remaining amounts are immediately due and owing. THIRD PARTY PURCHASERS MUST PAY OUTSTANDING PROPERTY TAXES,

**Legal Notices**

THE EXCISE TAX, TRANSFER FEE AND THE RECORDING COSTS FOR THEIR DEED.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at, or relating to the property being offered for sale. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, right of way, deeds of release, and any other prior encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Edwin Davis.

An Order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007 may, after receiving notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is a least 10 days, but no more than 90 days after the sale date contained in the notice of sale, provided that the owner has not cured the default at the time the tenant provided the notice of termination [NCGS §45-21.16a(B)(2)]. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

If the undersigned trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but not limited to the filing of a bankruptcy petition prior to the confirmation of the sale and payment of the dues owed 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.

William Crowe, Attorney  
High & Crowe, LLP  
102 East Queen Street  
P.O. Box 92  
Edenton, NC 27932  
Phone: (252) 482-4422  
Fax: (252) 482-4423  
418529: 04/28, 05/05/22

**Legal Notices**

**NOTICE OF FORECLOSURE SALE**

NORTH CAROLINA, PERQUIMANS COUNTY 22-SP-007

Under and by virtue of an Order of Sale pursuant to NCGS § 47F-3-116 et seq. and default having been made by THEODORE & SABRINA VANFOSSEN as reflected in that Claim of Lien dated May 7, 2021 for past due assessments owed to SNUG HARBOR PROPERTY OWNERS ASSOCIATION, in the Office of the Perquimans County Clerk of Superior Court, North Carolina.

Default having been made on the dues thereby secured by the Restrictive Covenants recorded in Perquimans County Deed Book 168, page 183, Article IV, section 7, and the undersigned William Crowe, having been appointed as Trustee by the said Snug Harbor Property Owners Association, and the Claim of Lien evidencing said default having directed that the property be foreclosed as allowed by law, the undersigned Trustee will offer for sale at the courthouse door of the Perquimans County Courthouse where the property is located, which is the usual and customary location at the county courthouse for conducting the sale on May 13, 2022 at 11:45AM, and will sell to the highest bidder for cash the following described property situated in Perquimans County, North Carolina, to wit:

All of those lots known as B32, B37-38, B54-55, B59-60 in Plat Cabinet 1, Slide 251; D118 in Plat Cabinet 1, Slide 255; E12 in Plat Cabinet 1, Slide 257; H41 in Plat Cabinet 1, Slide 264; J30-31 in Plat Cabinet 1, Slide 266; L19, L2, L61 in Plat Cabinet 1, Slide 265; M19, M43, in Plat Cabinet 1, Slide 265 and N22 in Plat Cabinet 1, Slide 269 as shown in the Perquimans County Registry

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of statutory upset bid period, all the remaining amounts are immediately due and owing. THIRD PARTY PURCHASERS MUST PAY OUTSTANDING PROPERTY TAXES, THE EXCISE TAX, TRANSFER FEE AND THE RECORDING COSTS FOR THEIR DEED.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at, or relating to the property being offered for sale. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, right of way, deeds of release, and any other prior encum-

**Legal Notices**

brances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Theodore & Sabrina VanFossen.

An Order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007 may, after receiving notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is a least 10 days, but no more than 90 days after the sale date contained in the notice of sale, provided that the owner has not cured the default at the time the tenant provided the notice of termination [NCGS §45-21.16a(B)(2)]. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

If the undersigned trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but not limited to the filing of a bankruptcy petition prior to the confirmation of the sale and payment of the dues owed 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.

William Crowe, Attorney  
High & Crowe, LLP  
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P.O. Box 92  
Edenton, NC 27932  
Phone: (252) 482-4422  
Fax: (252) 482-4423  
418531: 04/28, 05/05/22

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**THE PERQUIMANS WEEKLY**

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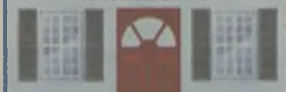
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