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Legal Notices

CREDITOR'S NOTICE

Having qualified as Administrator of the David Alvin Meads Estate, late of Perquimans County, North Carolina, his is to notify all persons having claims against the Estate of said deceased to exhibit them to the undersigned on or before the 22nd day of November, 2022. Brandy Brusch, Administrator
David Alvin Meads Estate
434484: 12/08, 12/15, 12/22, 12/29/22

Creditors Notice

Having qualified as Ancillary Executor of the RONALD MONTGOMERY Estate, late of Baltimore, Maryland, this is to notify all persons having claims against the Estate of said deceased to exhibit them to the undersigned at 117 Newport Bay Drive, Unit D, Ocean City, MD 21842, on or before the 30th day of January, 2023, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This 8th day of December, 2022,
DAWN MCMANUS, Ancillary Executor
RONALD MONTGOMERY ESTATE
435363: 12/15, 12/22, 12/29/22

Legal Notices

CREDITOR'S NOTICE

Having qualified as Executor of the Jerry Freeman Mansfield late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to the undersigned at 2237 Center Hill Hwy, Hertford, NC 27944, on or before the 15th day of March, 2023, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment.
This 8th day of December, 2022,
Michael Columbus Mansfield, Executor
Jerry Freeman Mansfield
435332: 12/15, 12/22, 12/29/22, 01/05/23

CREDITOR'S NOTICE

Having qualified as Executor of the Mary Chappell Barclift Estate, late of Perquimans County, North Carolina, this is to notify all persons having claims against the Estate of said deceased to exhibit them to the undersigned on or before the 22nd day of March, 2023, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment.
This 22nd day of December, 2022
Nancy Culpepper-White
Executor
2018 New Hope Road
Hertford, NC 27944
12/22, 12/29/22, 1/5, 1/12/23

NORTH CAROLINA PERQUIMANS COUNTY NOTICE

Having qualified as Executor of the estate of Brigitte Layne, 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 March 15, 2023 or this notice or same will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.
This 15th day of December, 2022,
Preston Layne
113 Up River Road
Belvidere, NC 27919
Executor of the estate of
Brigitte Layne, deceased.
435333 12/15, 12/22, 12/29, 2022; 1/5/2023

NORTH CAROLINA PERQUIMANS COUNTY NOTICE

Having qualified as Executor of the estate of John H. Price, Sr., 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 March 1, 2023 or this notice or same will be pleaded in bar

Legal Notices

of their recovery. All persons indebted to said estate please make immediate payment.
This 1st day of December, 2022,
John H. Price, Jr.
126 Parker Ave
Newport News, VA 23606
Executor of the estate of
John H. Price, Sr., deceased.
434419 12/1, 12/8 12/15, 12/22, 2022

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION PERQUIMANS COUNTY 195P19

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY WILLIAM N. TOON AND RENEE TOON DATED JUNE 3, 2010 AND RECORDED IN BOOK 375 AT PAGE 527 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 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 11:00AM on January 5, 2023, 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 William N. Toon and Renee Toon, dated June 3, 2010 to secure the original principal amount of \$105,000.00, and recorded in Book 375 at Page 527 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:
439 Goodwin Mill Rd,
Hertford, NC 27944
Tax Parcel ID:
7922-23-1798
Present Record Owners:
Renee H. Toon
The record owner(s) of the property, according to the records of the Register of Deeds, is/are Renee H. Toon. 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 further recourse against the Mortgagor, 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 November 4, 2022.

Jason K. Purser, NCSB# 28031
Andrew Lawrence Vining, NCSB# 48677
Morgan R. Lewis, NCSB# 57732
Attorney for LLG Trustee, LLC,
Substitute Trustee
LOGS Legal Group LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107 | (704) 333-8156 Fax | www.LOGS.com
433349 12/22, 12/29, 2022

STATE OF NORTH CAROLINA COUNTY OF PERQUIMANS IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION BEFORE THE CLERK NOTICE OF FORECLOSURE SALE

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST from James D. Davenport and Candace R. Davenport, husband and wife, to Fidelity National Title Insurance Company, Trustee, dated September 11, 2012, recorded in Book 404, Page 436, Perquimans County Registry

Legal Notices

Pursuant to an order entered November 14, 2022, in the Superior Court for Perquimans County, and the power of sale contained in the captioned Deed of Trust (the "Deed of Trust"), the undersigned Trustee will offer for sale at auction (the "Sale"), to the highest bidder for cash,

ON JANUARY 5, 2023,
AT 10:00 O'CLOCK A.M.
PERQUIMANS COUNTY COURTHOUSE
128 N. CHURCH STREET, HERTFORD,
NORTH CAROLINA

the real estate and the improvements thereon secured by the Deed of Trust, less and except any of such property released from the lien of the Deed of Trust prior to the date of said sale, lying and being in Perquimans County, North Carolina, and being more particularly described as follows (the "Property"); Tax ID Number(s): 2-0050-0021, 2-00500021A
Land situated in the Township of Bethel in the County of Perquimans in the State of NC

BEING LOTS NUMBERED 13 AND 14, ON THE EASTERLY SIDE OF CHURCH STREET IN THE TOWN OF HERTFORD, AND PARTICULARLY DESCRIBED ON THE PLAT ENTITLED "COFFIELD LOTS" AS MADE BY COX & BELTRAMI, SURVEYORS, DATED SEPTEMBER 1966 AND ATTACHED TO THE DEED RECORDED IN DEED BOOK 57, PAGE 460 IN THE PUBLIC REGISTRY OF PERQUIMANS COUNTY. ALSO SEE PLATS RECORDED IN PLAT BOOK 2, PAGE 2 AND PLAT BOOK 4, PAGE 71.

AND

BEING LOTS NUMBERED 7 AND 8, ON THE EASTERLY SIDE OF CHURCH STREET IN THE TOWN OF HERTFORD, AND PARTICULARLY DESCRIBED ON THE PLAT ENTITLED "COFFIELD LOTS" AS MADE BY COX & BELTRAMI, SURVEYORS, DATED SEPTEMBER 1966 AND ATTACHED TO THE DEED RECORDED IN BOOK 57, PAGE 460 IN THE PUBLIC REGISTRY OF PERQUIMANS COUNTY. ALSO SEE PLATS RECORDED IN PLAT BOOK 2, PAGE 2 AND PLAT BOOK 4, PAGE 71.

Commonly known as: 609 South Church Street, Hertford, NC 27944.

The record owner(s) of the Property not more than ten (10) days prior to the date hereof are James and Candace R. Davenport.

In the Trustee's sole discretion, the sale may be delayed for up to one (1) hour as provided in Section 45-21.23 of the North Carolina General Statutes.

A five percent cash deposit, or a cash deposit of \$750.00, whichever is greater, will be required of the last and highest bidder. The balance of the bid purchase price shall be due in full in cash or certified funds at a closing to take place within thirty (30) days of the date

Legal Notices

of sale. The undersigned Substitute Trustee shall convey title to the property by nonwarranty deed.

This sale will be made subject to all prior liens of record, if any, and to all unpaid (ad valorem) taxes and special assessments, if any, which became a lien subsequent to the recordation of the Deed of Trust. This sale will be further subject to the right, if any, of the United States of America to redeem the above-described property for a period of 120 days following the date when the final upset bid period has run.

The purchaser of the property described above shall pay the Clerk's Commissions in the amount of \$45 per \$100.00 of the purchase price (up to a maximum amount of \$500.00), required by Section 7A-308(a)(1) of the North Carolina General Statutes. If the purchaser of the above described property is someone other than the Beneficiary under the Deed of Trust, the purchaser shall also pay, to the extent applicable, the land transfer tax if the amount of one percent (1%) of the purchase price.

To the extent this sale involves residential property with less than fifteen (15) rental units, you are hereby notified of the following:

(a) An order for possession of the property may be issued pursuant to Section 45-21.29 of the North Carolina General Statutes in favor of the purchaser and against the party or parties in possession of the county in which the property is sold; and

(b) 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.

This 14th day of November 2022.

John W. Fletcher III, Substitute Trustee
North Carolina State Bar No.: 15503
Fletcher, Tydings,
Williams-Tracy & Gott, PLLC
831 East Morehead Street, Suite 255
Charlotte, North Carolina 28202
Telephone: (704) 334-3400
jfletcher@fletcherdydings.com
435758 12/22, 12/29, 2022

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