

## Foreclosures

dated March 1, 2023 and recorded on March 1, 2023 in Book 3271 at Page 295, Nash County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the court-house door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **February 12, 2026 at 01:30 PM**, and will sell to the highest bidder for cash the following described property situated in Nash County, North Carolina, to wit:

COMMONLY KNOWN AS 4555 Chippenham Road, Rocky Mount, NC 27804.

BEING all of Lot 77, Carriage Pond, Section III-B, per plat and survey thereof recorded in Plat Book 34, Page 116, Nash County Registry, to which plat reference is hereby made for a more particular description of same.

Included herein for ease of reference, see Parcel Identification Number: 034068 / 382012775071.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 4555 Chippenham Rd, Rocky Mount, NC 27804.

A Certified Check ONLY (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 the statutory upset bid period, all the remaining amounts are immediately due and owing. THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX 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. Substitute Trustee does not have possession of the property and cannot grant access, prior to or after the sale, for purposes of inspection and/or appraisal. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other 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 ALL LAWFUL HEIRS OF SHELIA JOHNSON LOWE.

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 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 [NCGS § 45-21.16(a)(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.

Pursuant to NCGS §45-21.25A, this sale may be subject to remote bids placed by bidders not physically present at the place of sale, which may be accepted by the person conducting the sale, or their agent".

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.

Trustee Services of Carolina, LLC  
Substitute Trustee  
Brock & Scott, PLLC  
Attorneys for

Trustee Services of Carolina, LLC  
5431 Oleander Drive Suite 200  
Wilmington, NC 28403  
PHONE: (910) 392-4988

File No.: 24-19821-FC01

Publication Dates: January 29, 2026; February 5, 2026

## IN THE GENERAL

## Foreclosures

COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
NASH COUNTY  
23SP000197-630

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JOHN HENRY BARNES III AND STEPHENIE BATTLE BARNES DATED APRIL 27, 2001 AND RECORDED IN BOOK 1780 AT PAGE 1065 IN THE NASH 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 Nash County courthouse at **11:00AM on February 10, 2026**, the following described real estate and any improvements situated thereon, in Nash County, North Carolina, and being more particularly described as follows:

Lying and being situate in Nash County, North Carolina, and more particularly described as follows:

Beginning at a stake in the western property line of Mashie Lane at its intersection with the southern property line of Northgreen Drive, a corner now or formerly with C.B. Daughtridge;

thence along and with the western property line of Mashie Lane north 07 degrees 20' east 106.95 feet to a stake, a corner with Jin; thence along and with the southern property line of Jin north 79 degrees 40' west 150.70 feet to a stake in the Daughtridge line; thence along and with the Daughtridge line south 82 degrees 51' east 150 feet to a stake, the point and place of beginning and being a major portion of Lot 505, Part 4, Section I, Northgreen Village as shown on plat recorded in Plat Book 11, Page 92, Nash County Registry.

Together with improvements located thereon; said property being located at 900 Mashie Lane, Rocky Mount, North Carolina.

The record owner(s) of the property, according to the records of the Register of Deeds, is/are John Henry Barnes, III and Stephenie Battle Barnes.

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 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 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 January 9, 2026.

Jason K. Purser

N.C. State Bar No. #28031

Aaron Gavin

N.C. State Bar No. #59503

Attorney for LLG Trustee, LLC,

Substitute Trustee

LOGS Legal Group LLP

8520 Cliff Cameron Dr., Suite 330

Charlotte, NC 28269

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www.LOGS.com

15-071470

Publication Dates: January 29, 2026; February 5, 2026

## NOTICE OF FORECLOSURE SALE

23SP001211-630

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Cornelius Demus, Jr. (Deceased) (PRESENT RECORD OWNER(S): Cerala Ann Harris-Perry and Rodney Perry) to Fidelity National Title Insurance Company, a Nebraska Corporation, Trustee(s), dated Novem-

## Foreclosures

ber 4, 2022, and recorded in Book No. 3253, at Page 408 in Nash County Registry, North Carolina, default having been made in the payment of the promissory note secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds Nash 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 Nashville, Nash County, North Carolina, or the customary location designated for foreclosure sales, at 10:00 AM on February 11, 2026 and will sell to the highest bidder for cash the following real estate situated in Rocky Mount in the County of Nash, North Carolina, and being more particularly described as follows:

Lying and being situate in Nash County, North Carolina, and more particularly described as follows:

Beginning at a stake in the western property line of Mashie Lane at its intersection with the southern property line of Northgreen Drive, a corner now or formerly with C.B. Daughtridge;

thence along and with the western property line of Mashie Lane north 07 degrees 20' east 106.95 feet to a stake, a corner with Jin; thence along and with the southern property line of Jin north 79 degrees 40' west 150.70 feet to a stake in the Daughtridge line; thence along and with the Daughtridge line south 82 degrees 51' east 150 feet to a stake, the point and place of beginning and being a major portion of Lot 505, Part 4, Section I, Northgreen Village as shown on plat recorded in Plat Book 11, Page 92, Nash County Registry.

Together with improvements located thereon; said property being located at 900 Mashie Lane, Rocky Mount, North Carolina.

The record owner(s) of the property, according to the records of the Register of Deeds, is/are John Henry Barnes, III and Stephenie Battle Barnes.

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

The date of this Notice is January 9, 2026.

Jason K. Purser

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Attorney for LLG Trustee, LLC,

Substitute Trustee

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15-071470

Publication Dates: January 29, 2026; February 5, 2026

## NOTICE OF FORECLOSURE SALE

23SP001211-630

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## Foreclosures

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.

SUBSTITUTE TRUSTEE  
SERVICES, INC.  
SUBSTITUTE TRUSTEE

c/o Hutchens Law Firm, LLP  
P.O. Box 1028  
Fayetteville, NC 28302  
4317 Ramsey Street  
Fayetteville, NC 28311  
Phone No: (910)864-3068  
<https://sales.hutchenslawfirm.com>  
Firm Case No: 26279 - 132697

Publication Dates: January 29, 2026; February 5, 2026

## Estate Notices

File No. 26E000038-630

## EXECUTOR'S NOTICE

Having qualified as Executor of the estate of **John Henry Barnes III** and **Stephenie Battle Barnes**, dated April 27, 2001 to secure the original principal amount of \$73,875.00, and recorded in Book 1780 at Page 1065 in the Nash 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.

This the 29th day of January, 2026.

John Henry Barnes III  
3609 Hawthorne Rd  
Rocky Mount, NC 27804  
Executor  
of above named decedent.

Publication Dates: January 29, 2026; February 5, 2026; February 12, 2026

File No. 25E001669-630

## EXECUTOR'S NOTICE

Having qualified as Executor of the estate of **John Carl Heim, Jr.** deceased, late of **Nash County**, North Carolina, this is to notify all persons having claims against said estate to present them, duly verified, to the undersigned at 5887 E. Main St., Bailey, NC 27807 on or before April 22, 2026 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please settle immediately.

This the 22nd day of January, 2026.

Andrea Thorne  
5887 E. Main St.  
Bailey, NC 27807  
Administrator CTA  
of above named decedent.

Publication Dates: January 22, 2026; January 29, 2026; February 5, 2026; February 12, 2026

File No. 25E001669-630

## EXECUTOR'S NOTICE

Having qualified as Executor of the estate of **Brenda Deans** deceased, late of **Nash County**, North Carolina, this is to notify all persons having claims against said estate to present them, duly verified, to the undersigned at 5887 E. Main St., Bailey, NC 27807 on or before April 22, 2026 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please settle immediately.

This the 22nd day of January, 2026.

John Carl Heim III  
3609 Hawthorne Rd  
Rocky Mount, NC 27