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Notices

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LEGALS

Legals

NOTICE OF A PUBLIC HEARING

Notice is hereby given that the Nashville Planning Board will hold a public hearing on **Tuesday, June 24, at 6:00PM** with the Town of Nashville Town Council holding a public hearing on **Tuesday, August 05, 2025, at 7:00PM** in Town Council Chambers located at 114 W. Church Street on the following rezoning request:

TEXT AMENDMENT: TA 2025-01: Build Right Supplies, has requested an ordinance amendment change of the Town of Nashville Zoning Ordinances. The ordinance changes will include an updated to Sec 18-111 (7) allowing shipping containers to be allowed within an Industrial, residential, and non-residential zoning district.

All interested citizens are invited to attend this hearing and be heard. Persons with disabilities who need accommodation to participate in the Town program should submit a request by phone for accommodation at least 72 hours prior to the program.

Information presented at the hearing may result in changes being made to the proposal. Further information on this proposal may be obtained at the Planning and Zoning Department in Town Hall located at 499 S. Barnes Street, Nashville, NC or by calling 459-4511 ext. 232.

Shawn Lucas, Planning Director

Publication Dates: June 12, 2025; June 19, 2025; July 24, 2025; July 31, 2025

Public Notice

TOWN OF MOMEYER
PUBLIC HEARING NOTICE
FY 2025-2026 BUDGET

The proposed budget for the Town of Momeyer has been presented to the Town Council and is available, by appointment, for public inspection in the Town Office from 8:00 a.m. to 4:00 p.m. Mondays, Wednesdays and Fridays.

There will be a public hearing on June 30, 2025 at 6:00 p.m., at the Momeyer Ruritan Club, 4812 Momeyer Way, Nashville, NC, for the purpose of discussing and adopting the proposed budget for the 25-26 fiscal year. Citizens are welcomed to attend and make comments on the proposed budget.

GEORGE ALMA EDWARDS, BUDGET OFFICER

Publication Dates: June 19, 2025; June 26, 2025

Foreclosures

NOTICE OF FORECLOSURE SALE 25SP000088-630

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Netzah Group LLC, A New Jersey Limited Liability Company (PRESENT RECORD OWNER(S): Netzah Group LLC, A New Jersey Limited Liability Company) to Reconveyance Professionals, Inc, Trustee(s), dated December 27, 2023, and recorded in Book No. 3324, at Page 856 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

Foreclosures

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 June 25, 2025 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:

The following described real estate, situate in Rocky Mount, County of Nash, State of North Carolina, viz: BEGINNING at an iron pipe 1 1/2 feet North of a Red Oak Tree and on the North Edge of Germantown Alley, M.R. Braswell's Corner; thence along Germantown Alley N. 84 degrees 25' W. 40 feet to an iron pipe, a corner with John Thorpe; thence at an interior angle of 81 degrees 40' and in a northerly direction 176 feet to an iron pipe in the center of Line ditch; thence down the center of Line Ditch in an easterly direction 31 feet to an iron axle, even with a pine on edge of ditch, M.R. Braswell's corner; thence S. 10 degrees 25' W. 182.9 feet to the beginning, according to survey made April 20, 1921, by J.J. Wells, C.E.. Together with improvements located thereon; said property being located at 640 Beaman Street, Rocky Mount, North Carolina.

Trustee may, in the Trustee's sole discretion, delay the sale for up to three hours as provided in N.C.G.S. §45-21.23.

Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by N.C.G.S. §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 are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens or prior encumbrances of record and any recorded releases. Said property is also being sold subject to applicable Federal and State laws.

A deposit of five percent (5%) of the purchase price, 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.

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 its sole discretion, if it believes 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.

Additional Notice for Residential Property with Less than 15 rental units, including Single-Family Residential Real Property

An order for possession of the property may be issued pursuant to N.C.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 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
P.O. Box 1028
4317 Ramsey Street
Fayetteville, North Carolina 28311
Phone No: (910) 864-3068
<https://sales.hutchenslawfirm.com>
Firm Case No: 25226 – 126559

Publication Dates: June 12, 2025; June 19, 2025

Estate Notices

NORTH CAROLINA
NASH COUNTY

The undersigned, having qualified as Executor of the Estate of Phyllis W. Forbes, deceased, late of Nash County, hereby notifies all persons having claims against said estate to present them to the undersigned or undersigned attorney on or before the 10th day of September 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment to the undersigned or undersigned attorney.

This the 12th day of June 2025.

Jonathan E. Loo, Attorney
PO Box 4307
Rocky Mount, NC 27803-4307

Timothy W. Forbes
712 Evergreen Road
Rocky Mount, NC 27803

Publication Dates: June 12, 2025; June 19, 2025; June 26, 2025; July 3, 2025

File No. **25E001358-630**

NOTICE OF ADMINISTRATION

Having qualified as Administrator of the estate of **Tamara Ann Frank-Pourvady** 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 8204 McGuire Dr, Raleigh, NC 27616 on or before September 12, 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please settle immediately.

This the 12th day of June, 2025.

Ali Frank Pourvady
8204 McGuire Dr.
Raleigh, NC 27616
Administrator
of above named decedent.

Publication Dates: June 12, 2025; June 19, 2025; June 26, 2025; July 3, 2025

File No. **25E001357-630**

EXECUTOR'S NOTICE

Having qualified as Executor of the estate of **Selma Mae Harrison** 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 349 Holliday Dr., Enfield, NC 27823 on or before September 5, 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please settle immediately.

This the 5th day of June, 2025.

Sally Mae Lynch
349 Holliday Dr.
Enfield, NC 27823
Executor
of above named decedent.

Publication Dates: June 5, 2025; June 12, 2025; June 19, 2025; June 26, 2025

NORTH CAROLINA

NASH COUNTY

EXECUTOR'S NOTICE

The undersigned, having qualified as the Executor of the Estate of Richard John Talmadge, late of Nash County, North Carolina, hereby notifies all persons, firms and corporations having claims against said estate to present them, duly verified, to the undersigned, on or before September 4, 2025, or this Notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate will please make immediate payment to the undersigned.

This 29th day of May, 2025.

John L. Talmadge, Executor of the Estate of Richard John Talmadge
127 N. Courtland Street
East Stroudsburg, PA 18301

Estate Notices

Thomas W. King
Attorney at Law
P.O. Box 7805
Rocky Mount, NC 27804
(252) 443-0113

Publication Dates: May 29, 2025; June 5, 2025; June 12, 2025; June 19, 2025

NORTH CAROLINA
NASH COUNTY

ADMINISTRATOR'S NOTICE

The undersigned, having qualified as the Administrator of the Estate of Kimberly Ann Gilliam, late of Nash County, North Carolina, hereby notifies all persons, firms and corporations having claims against said estate to present them, duly verified, to the undersigned, on or before September 18, 2025, or this Notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate will please make immediate payment to the undersigned.

This 12th day of June, 2025.

William Edwin Gilliam,
Administrator of the Estate of Kimberly Ann Gilliam
2435 Coltsview Lane
Matthews, NC 28105

Thomas W. King
Attorney at Law
P.O. Box 7805
Rocky Mount, NC 27804
(252) 443-0113

Publication Dates: June 12, 2025; June 19, 2025; June 26, 2025; July 3, 2025

North Carolina
Nash County

Notice

The undersigned, having qualified as Administrator of the Estate of Claude Battle, Jr., deceased, late of Nash County, hereby notifies all persons having claims against said Estate to present them to the undersigned on or before the **29th day of August, 2025**, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment to the undersigned.

This 29th day of May, 2025.

Linda Battle, Administrator
Estate of Claude Battle, Jr.
Post Office Box 757
Nashville, NC 27856

Mark E. Edwards, Esq.
Fields & Cooper, PLLC
Post Office Box 757
Nashville, NC 27856

Publication Dates: May 29, 2025; June 5, 2025; June 12, 2025; June 19, 2025

File No. **25E001332-630**

EXECUTOR'S NOTICE

Having qualified as Executor of the estate of **Jerry Don Thompson** 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 62 Dry Fly Rd, Semora, NC 27343 on or before August 29, 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please settle immediately.

This the 29th day of May, 2025.

Christopher Michael Boncek
62 Dry Fly Rd
Semora, NC 27343
Executor
of above named decedent.

Publication Dates: May 29, 2025; June 5, 2025; June 12, 2025; June 19, 2025

NORTH CAROLINA
NASH COUNTY

The undersigned, having qualified as Executor of the Estate of Sun Cha Ackerman, deceased, late of Nash County, hereby notifies all persons having claims against said estate to present them to the undersigned or

Estate Notices

undersigned attorney on or before the 3rd day of September 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment to the undersigned or undersigned attorney.
This the 5th day of June 2025.

Jonathan E. Loo, Attorney
PO Box 4307
Rocky Mount, NC 27803-4307

William Carroll Viverette, Executor
4790 Pine Street
Battleboro, NC 27809

Publication Dates: June 5, 2025; June 12, 2025; June 19, 2025; June 26, 2025

STATE OF NORTH CAROLINA
COUNTY OF NASH

NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of Brenda Lancaster Culpepper, deceased, late of Nash County, North Carolina, does hereby notify all parties having claims of whatsoever nature against the said Brenda Lancaster Culpepper, deceased, to exhibit the same to the said Executor, c/o G. Vincent Durham, Jr., P. O. Box 7100, Rocky Mount, NC 27804-0100, on or before September 20, 2025, or this notice will be pleaded in bar of recovery. All parties indebted to the said decedent are hereby notified to pay said indebtedness to the undersigned at said address.

This 19th day of June, 2025.

William H. Culpepper, Jr.
Executor of the Estate of Brenda Lancaster Culpepper
P. O. Box 7100
Rocky Mount, NC 27804-0100

G. Vincent Durham, Jr.
Battle, Winslow, Scott & Wiley, P.A.
Attorneys for the Estate of Brenda Lancaster Culpepper
P. O. Box 7100
Rocky Mount, NC 27804-0100

Publication Dates: June 19, 2025; June 26, 2025; July 3, 2025; July 10, 2025

NORTH CAROLINA
NASH COUNTY

The undersigned, having qualified as Administrator of the Estate of Linda Davis Jennings, deceased, late of Nash County, hereby notifies all persons having claims against said estate to present them to the undersigned or undersigned attorney on or before the 3rd day of September 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment to the undersigned or undersigned attorney.
This the 5th day of June 2025.

Jonathan E. Loo, Attorney
PO Box 4307
Rocky Mount, NC 27803-4307

Johnellia Montgomery
5589 Marty Ln
Clemmons, NC 27012

Publication Dates: June 5, 2025; June 12, 2025; June 19, 2025; June 26, 2025

File No. **25E001340-630**

NOTICE OF ADMINISTRATION

Having qualified as Administrator of the estate of **Ethel Mae Davis Mayfield** 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 2125 Nancys Circle, Rocky Mount, NC 27804 on or before September 5, 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please settle immediately.

This the 5th day of June, 2025.

Tiara S. Davis
2125 Nancys Circle
Rocky Mount, NC 27804
Administrator

Estate Notices

of above named decedent.

Publication Dates: June 5, 2025; June 12, 2025; June 19, 2025; June 26, 2025

NORTH CAROLINA

NASH COUNTY

IN THE GENERAL
COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
25-E-1334

NOTICE OF ADMINISTRATION

The undersigned, William Koenig, having qualified as Public Administrator of the Estate of Tony Koenig of Nash County, North Carolina, hereby notifies all persons, firms and corporations having claims against the decedent, Tony Koenig, to exhibit the same to the undersigned on or before the 18th day September, 2025, which said date is three months from the date of the first publication of this notice or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said decedent are requested to make immediate payment.

This, the 4th day of June 2025.

William Koenig, Public Administrator
Estate of Tony Koenig, Deceased
PO Box 847
Nashville, NC 27856

Valentine, Adams, Lewis,
Bass & Webb, LLP
Attorneys at Law
P. O. Box 847
Nashville, North Carolina 27856
Telephone: (252) 459-1111
Fax: (252) 459-1112

Publication Dates: June 19, 2025; June 26, 2025; July 3, 2025; July 10, 2025

NOTICE OF ADMINISTRATION
FILE NO. 25E001291-630

Having qualified as the Executor of the Estate of Norman Lee Bryant of Nash County, North Carolina, this is to notify all persons having claims against the Estate of Norman Lee Bryant to present them to the undersigned on or before September 3, 2025 or this notice will be pleaded in bar of their recovery. All persons indebted to this Estate, please make immediate payment.

John Norman Bryant
Executor

Julie T. Williams
Farris & Thomas Law, P.A.
P.O. Box 2848
Wilson, NC 27894-2848
Telephone: (252) 243-3000

Publication Dates: June 5, 2025; June 12, 2025; June 19, 2025; June 26, 2025

North Carolina
Nash County

Notice

The undersigned, having qualified as Administrator of the Estate of Joseph Donald Winstead, Jr., deceased, late of Nash County, hereby notifies all persons having claims against said Estate to present them to the undersigned on or before the **29th day of August, 2025**, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment to the undersigned.

This 29th day of May, 2025.

Cathy Pearce, Administrator
Estate of
Joseph Donald Winstead, Jr.
Post Office Box 757
Nashville, NC 27856

Mark E. Edwards, Esq.
Fields & Cooper, PLLC
Post Office Box 757
Nashville, NC 27856

Publication Dates: May 29, 2025; June 5, 2025; June 12, 2025; June 19, 2025



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