

CLASSIFIEDS

NC Classifieds

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Notices

The Nashville Graphic Classified
advertising deadlines:
Friday, 12 noon for the
Next Thursday Edition.

The Nashville Graphic Legal
Advertising Deadlines:
Friday, 12 noon for the
Next Thursday Edition

TO SUBSCRIBE TO THE NASHVILLE GRAPHIC,
for home delivery,
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NOTICE TO READERS

The Nashville Graphic scans all classified ads, but we advise our readers to investigate any company asking for money to be mailed in advance. Companies asking you to dial "900" prefix phone numbers are asking you to pay for the call amounting to a per call cost or minute cost. Any ad with the "Get Rich Quick" sound should be checked into.

HAPPY BIRTHDAY!

The Nashville Graphic would like to acknowledge area resident's birthdays. To see that your birthday - or that of a loved one or friend - is acknowledged by The Nashville Graphic, mail a postcard to: The Nashville Graphic "Birthday" 203 W. Washington Street Nashville, N.C. 27856 Be sure to include the birthday honoree's name, city or town of residence and birth date. **NO PHONE CALLS PLEASE.**

Miscellaneous

HEDGEPEATH FAMILY RESEARCH
Nash County 1756-Present. Need any info (Bible records, old photos, family stories, etc.). Email Major Mark E. Hedgepeth, Sr. at Mark@Hedgepeth.com or mail to P.O.B. 1254, Burlington, MA 01803.

FOR SALE 4-GRAVESITE in Old Flag Section of Forest Hill Cemetery Nashville. One of the last lots where headstones can be put up. \$3,500. Call Eleanor at 919-250-0593 or 919-815-2037

Agriculture

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Green & Boiled Peanut, Seedless Watermelons, Sweet Potatoes, Deer Corn, Strawberry Jam at the Boseman Cool Spring Farm located at the corner of 97 East and Cool Spring Road (towards Dunbar) and other selected locations. Call 252-883-6175 for prices and to find a stand near you.

Employment

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Call 252-459-7101 or email classifieds@nashvillegraphic.com
The Nashville Graphic

LEGALS

Legals

NOTICE OF A PUBLIC HEARING

Notice is hereby given that the Nashville Town Council will hold a public hearing on **Tuesday, October 4, 2022, at 7:00PM** at the Town Council Chambers located at 114 W Church

Legals

St. on the following request(s):

SU2022-01: Special Use request by CloudWyz, Inc. to allow an 8'x10' public utility shelter to be established at 890 Birchwood Drive, per Section 18-111.29 of Nashville Code of Ordinances. The property is zoned R-10 (Medium Density) Zoning District, and the PIN# is 3800 0898 3567.

All interested citizens are invited to attend this hearing and be heard. 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.

Sherry Moss, Planning Director

Publication Dates: September 22, 2022; September 29, 2022

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED VARIANCE REQUEST IN THE TOWN OF NASHVILLE

Notice is hereby given that a public hearing will be held before the Town of Nashville Board of Adjustment on **Thursday, October 6, 2022, at 6:00 PM** in the Town Council Chamber located at 114 W. Church Street in Nashville, NC, to consider the following variance request:

V2022-01 Variance request by CloudWyz, Inc. to allow a reduced minimum lot area of the minimum lot area requirement of Section 18-111.29.c of the Nashville Code of Ordinances for the use of an 8'x10' public utility shelter to be located on the property of 890 Birchwood Drive. The property is zoned R-10 (Medium Density) Zoning District, and the PIN# is 3800 0898 3567.

All interested parties are invited and urged to be present at the hearing. Further information on the proposed variance may be obtained at the Planning Department in Town Hall, which is located at 499 Barnes Street, Nashville, NC or by calling 459-4511, extension 232.

Sherry N. Moss, Planning Director
Planning & Development Department

Publication Dates: September 22, 2022; September 29, 2022

Foreclosures

NOTICE OF FORECLOSURE SALE 22 SP 156

Under and by virtue of the power of sale contained in a certain Deed of Trust made by George R. Flythe and Nicole M. Flythe (PRESENT RECORD OWNER(S): George R. Flythe and Nicole M. Flythe) to Allan B. Polunsky, Trustee(s), dated January 14, 2019, and recorded in Book No. 2969, at Page 952 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 October 5, 2022 and will sell to the highest bidder for cash the following real estate situated in Rocky Mount in the County of Nash, North Carolina,

Foreclosures

and being more particularly described as follows:

Parcel ID: 038980 PIN No: 3852-1841-7231

Lying and situate in Stony Creek Township, City of Rocky Mount, Nash County, North Carolina, and being all of Lot 19, Section A, Northwoods, as shown on that map recorded in Map Book 16, Page 297, Nash County Registry. Together with improvements located thereon; said property being located at 117 Opossum Trot Rocky Mount, North Carolina.

THIS CONCEYANCE is made subject to those restrictive covenants recorded in Book 1232, Page 789, Nash County Registry.

BEING the identical property described in that instrument recorded in Book 1470, Page 499, Nash County Registry.

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour 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

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
P.O. Box 1028
4317 Ramsey Street
Fayetteville, North Carolina 28311
Phone No: (910) 864-3068
<https://sales.hutchenslawfirm.com>
Firm Case No: 9633 - 38609

Publication Dates: September 22, 2022; September 29, 2022

NOTICE OF FORECLOSURE SALE 22 SP 162

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Patricia F. Rigby (Deceased) (PRESENT RECORD OWNER(S): Patricia F. Rigby, Heirs of Patricia F. Rigby; Sylvia Daughtridge) to William R. Echols, Trustee(s), dated November 14, 2005, and recorded in Book No. 2189, at Page 355 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 October 5, 2022 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: KNOWN as 204 Sedgefield Drive, Rocky Mount, Nash County, North Carolina and being Lot 19, Block B, Section 1 of Sedgefield Subdivision, as shown on map recorded in Map Book 31, Pages 217-218, Nash County Registry. Together with improvements located thereon; said property being located at 204 Sedgefield Drive, Rocky Mount, North Carolina.

Parcel ID Number: 385105086917

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour 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

Foreclosures

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
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<https://sales.hutchenslawfirm.com>
Firm Case No: 7313 - 27842

Publication Dates: September 22, 2022; September 29, 2022

22 SP 108

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA,
NASH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Dorothy M. Dixon dated March 30, 2020, recorded on March 30, 2020, in Book 3042, Page 843 of the Nash County Public Registry ("Deed of Trust"), conveying certain real property in Nash County to Heather Lovier, Trustee, for the benefit of Quicken Loans Inc.

Default having been made of the note thereby secured by the said Deed of Trust, and the undersigned, 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 courthouse 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 **September 29, 2022, at 1:00 PM**, and will sell to the highest bidder for cash the following described property situated in Nash County, North Carolina, to wit:

Situate in City of Rocky Mount, Stony Creek Township, Nash County, North Carolina and more particularly described as follows:

BEING Lot 1, Block C, Section 1, Willow Oaks, all as shown upon the Final Plat, Section 1, Revision of Block "C", by Gay-Jarvis Associates, Inc., dated August 27, 1985, recorded in Map Book 16, page 30, Nash Registry.

THIS CONVEYANCE is subject to the restrictive covenants recorded in Book 1144, Page 203, Nash Registry and amended in Book 1152, Page 745, Nash Registry and Book 1791, Page 56, Nash Registry.

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

Said property is commonly known as 129 Willow Oaks Court, Rocky Mount, NC 27804; Parcel ID: 035157

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, payable to Bell Carrington Price & Gregg, PLLC, 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. Pursuant to N.C. Gen. Stat. § 45-21.30, if the highest bidder at the sale, resale, or any upset bidder fails to comply with its bid upon the tender of a deed for the real property, or after a bona fide attempt to tender such a deed, the clerk of superior court may, upon motion, enter an order authorizing a resale of the real property. The defaulting bidder at any sale or resale or any defaulting upset bidder is liable for the bid made, and in case a resale is had because of such default, shall remain liable to the extent that the final sale price is less than the bid plus all the costs of any resale. Any deposit or compliance bond made by the defaulting bidder shall secure payment of the amount, if any, for which the defaulting bidder remains liable under N.C. Gen. Stat. § 45-21.30. **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. This sale is made subject to any and all superior liens, including taxes and special assessments. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are the heirs of Dorothy M. Dixon.

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