Classifieds

CLASSIFIEDS

Notices

TO SUBSCRIBE TO THE FRANKLIN TIMES, Call (919)496-6503 or go online, www.thefranklintimes.com At The Franklin Times, subscribing is as easy as 1-2-3! Mastercard and Visa accepted.

CLASSIFIED ADVERTISING DEADLINES: Monday, 12 noon for the THURSDAY edition.

> LEGAL ADVERTISING **DEADLINES:** Friday, 5pm for the THURSDAY edition.

Miscellaneous

WE DESIGN AND PRINT **BUSINESS CARDS!** AFFORDABLE, HIGH QUALITY AND FAST! CALL 919-496-6503

Employment

EXECUTIVE DIRECTOR -TRIANGLE NORTH

HEALTHCARE FOUNDATION Based in Henderson, NC. Full-time, salaried position (\$100K-\$120K) leading a regional health-focused grantmaking foundation. Responsible for operations. strategic leadership, financial oversight, grant management, and community engagement. Requires 10+ years' experience in healthcare or nonprofit leadership and a bachelor's degree (master's preferred). Apply by August 12. Email resume and cover letter to: admin@allthegoodconsulting.com.

Repair

ADVANCED APPLIANCE & AIR REPAIR LLC

Trusted Residential Heating and Cooling Replacement Specialists Serving Franklin County Since 2002 Call for Free Estimate 919-607-6468

Lawn Care

JC LAWN CARE FREE Estimates!

Mowing - Brush Clearing Edging - Shrub Trimming/Clearing Lawn Mulch General Handyman Call Juan (919) 853-5290

Tree Service

QUALITY PLUS TREE SERVICE Removal, topping, stump removal, lot clearing. Call for details Over 40 years experience. Bonded and insured. (919)496-6217 Senior citizens discount

Manufactured/Modular **Homes for Rent**

3BR, 2BA, 1700SF SINGLEWIDE, HEAT & AC, LICKSKILLET RD, WARRENTON. Quiet living, no pets, application required. 919-427-8892

Roommate Wanted

ROOMMATE NEEDED.

Quiet home in Louisburg. \$250/deposit, \$500/month Includes rent lights cable garbage and water included, your own bedroom/bath. Shared kitchen and living room. References required (919) 270-8945

LEGALS

Legals

NOTICE OF SALE

Youngsville Storage, 150 Park Ave. Youngsville, NC 27596, has possessory lien on all of the goods stored in the prospective units below.

Kayla Marie Fletcher Abandoned Unit, Unit # 000007 Antonio J Crudup, Unit # 000037 Jason A Bourdeau, Unit # 000281 Theresa A Whitaker. Unit # 000311 Raenn L Dixon, Unit # PK0048

All these items of personal property are being sold pursuant to the assertion of the lien on August 7, 2025 at 9 a.m. in order to collect the amounts due from you. The public sale will take place at 150 Park Ave, Youngsville, NC 27596.

This is the 15th day of July, 2025.

Pub. Date: July 24, 2025

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Franklin County Board of Commissioners will hold a public hearing on Monday, August 4, at 6:00 P.M., 279 South Bickett Boulevard. Louisburg, North Carolina in the Training Room, Room 102. The purpose of the hearing is to consider the following:

25-REZ-01: William Lewis is requesting to rezone 3.25 -acres at 810 Clyde Pearce Road, Parcel ID 002101 in Dunn

Legals

Township from Residential-30 (R-30) to Neighborhood Business (NB)

Inquiries may be made to the Planning & Inspections Department, 127 South Bickett Boulevard, Louisburg, NC (919)496-

> David Bunn, Chairman of Commissioners

Pub. Dates: 7/24, 7/31, 2025

NOTICE OF SERVICE OF PROCESS BY **PUBLICATION**

STATE OF NORTH CAROLINA **COUNTY OF FRANKLIN**

> IN THE GENERAL **COURT OF JUSTICE** DISTRICT COURT JUVENILE DIVISION

FILE 25JA000013-340 IN THE MATTER OF T.M.F.

TO: Demetrice Evans, father of the juvenile T.M.F., born 12/15/2007 in Durham County, N.C., to Terrell Fleming, mother.

TAKE NOTICE that pleadings seeking relief against you have been filed in the above-entitled action. The nature of the relief being sought is as follows: The Franklin Co. Dept. of Social Services seeks to adjudicate the juvenile, T.F., as a neglected and dependent juvenile, and conduct an adjudication and dispositional hearing under N.C.G.S. Chapter 7B.

You are required to make a defense to This 17th day of July, 2025. such pleading no later than 40 days from the date of the first publication noted below, not including the first date. Upon your failure to do so, the party seeking relief against you will apply to the court for the relief sought, including placing the juvenile with someone other than a parent, ordering medical and psychiatric services, and possibly termination of your parental rights under 7B-1111.

You have the right to be represented by a lawyer at all stages of the proceedings. If you want a lawyer and cannot afford to hire one, the court will appoint a lawyer to represent you. You may hire a lawyer to represent you. You may hire a lawyer of your choice at any time, or you may waive the right to a lawver and represent yourself. Contact the Clerk of Court in Franklin County, N.C. if you want a court appointed lawyer.

This 17th day of July, 2025.

Holly W. Batten Attorney for Franklin Co. DSS P. O. Box 945 Oxford, NC 27565 (919) 528-1144

NORTH CAROLINA FRANKLIN COUNTY

> FILE NO.: 25SP000132-340 In the General Court of Justice Superior Court — Before the Clerk

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

STEVEN H. McFARLANE, ADMINIS-TRATOR OF THE ESTATE OF DOROTHY PERRY YAR-**BOROUGH**

PETITIONER

JACQUELINE PERRY-WALTON; ANY **UNNAMED HEIRS** OF DOROTHY PERRY YARBOROUGH,

RESPONDENTS

TO: ANY UNNAMED HEIRS OF DORO-THY PERRY YARBOROUGH

NOTICE: A Petition for Possession, Custody and Control of that certain property located at 122 Harris Street, Louisburg, NC 27549 has been filed against you and notice of service of process by publication began on July 24, 2025.

NATURE OF RELIEF: Petitioner has filed this Petition pursuant to NCGS §28A-15-1(c) and NCGS §28A-17-1 et seq. seeking to sell real property located in Franklin County, North Carolina in which you have an ownership interest.

You must respond to such Petition, if you so choose, not later than September 2, 2025. Should you not do so, Petitioner will apply to the Court for the relief sought in the Petition.

This the 10th day of July, 2025.

Steven H. McFarlane McFarlane Law Office, PA Attorney for Petitioner P.O. Box 127 Louisburg, NC 27549 (919) 496-1021

Pub. Dates: 7/24, 7/31, 8/7, 2025

NOTICE OF SERVICE OF PROCESS BY **PUBLICATION**

STATE OF NORTH CAROLINA **COUNTY OF FRANKLIN**

> IN THE GENERAL **COURT OF JUSTICE** DISTRICT COURT

Legals

JUVENILE DIVISION

FILE 25JA0000011-340 IN THE MATTER OF D.S.T.

TO: Any Unknown Father of the juvenile, D.S.T., born 04/28/2025 in Vance County, N.C., to Jennifer Boyd, mother.

Franklin County Board TAKE NOTICE that pleadings seeking relief against you have been filed in the above-entitled action. The nature of the relief being sought is as follows: The Franklin Co. Dept. of Social Services seeks to adjudicate the juvenile, D.S.T., as a neglected and dependent juvenile, and conduct an adjudication and dispositional hearing under N.C.G.S. Chapter 7B.

> You are required to make a defense to such pleading no later than 40 days from the date of the first publication noted below, not including the first date. Upon your failure to do so, the party seeking relief against you will apply to the court for the relief sought, including placing the iuveniles with someone other than a parent, ordering medical and psychiatric services, and possibly termination of your parental rights under 7B-1111.

> You have the right to be represented by a lawyer at all stages of the proceedings If you want a lawyer and cannot afford to hire one, the court will appoint a lawyer to represent you. You may hire a lawyer to represent you. You may hire a lawyer of your choice at any time, or you may waive the right to a lawyer and represent yourself. Contact the Clerk of Court in Franklin County, NC if you want a court appointed lawyer.

Holly W. Batten Attorney for Franklin Co. DSS P. O. Box 945 Oxford, NC 27565 (919) 528-1144

Pub. Dates: 7/17, 7/24, 7/31, 2025

The Town of Louisburg is seeking RFPs from qualified contractors to provide mowing & ground maintenance services for its three cemetery's.

For more information please visit the Town's website at www.townoflouisburg. org and select Bids & Proposals located under the heading Government.

Or contact Lee Brown, Public Service Director at 919-496-3406.

Pub dates: 6/26, 7/3, 7/10, 7/17, 7/24,

NOTICE OF SERVICE OF PROCESS BY **PUBLICATION**

STATE OF NORTH CAROLINA COUNTY OF FRANKLIN

> IN THE GENERAL **COURT OF JUSTICE** DISTRICT COURT JUVENILE DIVISION

FILE 25JA000009-340 IN THE MATTER OF T.J.M., Jr.

TO: Any Unknown Father of the juvenile T.J.M., Jr., born 04/11/2025 in Wake County, N.C., to Kamariya Monae White,

TAKE NOTICE that pleadings seeking relief against you have been filed in the above-entitled action. The nature of the relief being sought is as follows: The Franklin Co. Dept. of Social Services seeks to adjudicate the juvenile TJM Jr., as a neglected and dependent juvenile, and conduct an adjudication and dispositional hearing under N.C.G.S. Chapter 7B.

You are required to make a defense to such pleading no later than 40 days from the date of the first publication noted below, not including the first date. Upon your failure to do so, the party seeking relief against you will apply to the court for the relief sought, including placing the juveniles with someone other than a parent, ordering medical and psychiatric services, and possibly termination of your parental rights under 7B-1111.

You have the right to be represented by a lawyer at all stages of the proceedings. If you want a lawyer and cannot afford to hire one, the court will appoint a lawyer to represent you. You may hire a lawyer to represent you. You may hire a lawyer of your choice at any time, or you may waive the right to a lawyer and represent yourself. Contact the Clerk of Court in Franklin County, NC if you want a court appointed lawyer.

This 17th day of July, 2025.

Holly W. Batten Attorney for Franklin Co. DSS P. O. Box 945 Oxford, NC 27565 (919) 528-1144

Pub. Dates: 7/17, 7/24, 7/31, 2025

PUBLIC HEARING NOTICE YOUNGSVILLE BOARD OF COMMISSIONERS

DEVELOPMENT AGREEMENT: The Youngsville Board of Commissioners will hold a public hearing at 7 pm on Thursday, August 14, 2025, at Youngsville Town Hall, 134 US 1-A South. The Board of Commissioners will receive public comments on a Development Agreement to fund and construct a new

Legals

intersection associated with the Rolling Meadows Neighborhood in alignment with Town Plans. For more information. contact the Youngsville Planning Department at (919) 925-3395.

Pub. Dates: 7/24, 7/31, 2025

STATE OF NORTH CAROLINA COUNTY OF FRANKI IN

FILE NO: 25CV000480-340 IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION

MARIA GARRIDO TURCIO

ALBERTO UGALDE LARA Defendant

BY PUBLICATION

NOTICE OF SERVICE OF PROCESS

TO: ALBERTO UGALDE LARA TAKE NOTICE that a pleading seeking relief against you has been filed in the

above entitled action. The nature of the

relief being sought is as follows: Absolute

You are required to make defense to such pleading not later than September 2, 2025, said date being 40 days from the first publication of this notice, and upon your failure to do so, the party seeking service against you will apply to the

This the 24th day of July, 2025.

Court for the relief sought.

T. ALLEN GARDNER, JR ATTORNEY FOR THE PLAINTIFF 201 COURT STREET LOUISBURG, NC 27549 (919) 496-6562

Publish: 07/24/25; 07/31/25; 08/07/25

Foreclosures

25SP000050-340 NOTICE OF SUBSTI-TUTE TRUSTEE'S FORECLOSURE SALE OF REAL PROPERTY UNDER AND BY VIRTUE of the power and authority contained in that certain Deed of Trust executed and delivered by MWB Companies LLC dated August 2, 2022 and recorded on August 3, 2022, in Book 2310 at Page 313, in the Office of the Register of Deeds of Franklin County. North Carolina: and because of default in the payment of the indebtedness secured thereby and, pursuant to demand of the holder of the Note secured by said Deed of Trust, the undersigned Goddard & Peterson, PLLC (Substitute Trustee) will offer for sale at the courthouse door in the City of Louisburg, Franklin County, North Carolina, or the customary location designated for foreclosure sales on August 4, 2025 at 11:00 AM and will sell to the highest bidder for cash the following real estate situated in the County of Franklin, North Carolina and being more particularly described in the above referenced Deed of Trust, together with all improvements located thereon: Address of Property: 409 Rogers Road, Zebulon, NC 27597 Tax Parcel ID: 023662 Present Record Owner: MWB Companies LLC and Antonio Booker Trustee may,

Foreclosures

in the Trustee's sole discretion, delay

the sale for up to one hour as provided

in N.C.G.S. §45-21.23. Said property is sold subject to applicable Federal and State laws. A deposit of five percent (5%) of the amount of the bid 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. The real property described above is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special assessments and any liens or encumbrances that would not be extinguished by non-judicial foreclosure. Neither the Substitute Trustee nor the holder of the Note secured by the Deed of Trust being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Substitute 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 expressly are disclaimed The sale will be held open for ten (10) days for upset bids as required by law. Should the property be purchased by a third party, that party must pay the excise tax, and any Land Transfer Tax as required by N.C.G.S. §7A-308(a)(1). Third party, must pay the full bid amount, less any deposit that has been paid to the Substitute Trustee, immediately upon demand after the conclusion of the final upset bid period. Failure of the bidder to comply with the bid shall result in the resale of the property, with the defaulting bidder remaining liable upon their bid under the provisions of N.C.G.S. §45-21-30. If the Trustee or Substitute 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 title include, but are not limited to, the filing of a bankruptcy petition prior to the sale and reinstatement of the loan without knowledge of the Substitute Trustee(s). If the validity of the sale is challenged by any party, the Substitute Trustee(s), in its/ their sole discretion, if it/they believe(s) the challenge to have merit, may declare the sale to be void and return the deposit. The purchaser will have no further remedy. Additional Notice where the Real Property is Residential with less than 15 Rental Units: 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 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 ten (10) days, but no more than ninety (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 No-

Foreclosures

prorated to the effective date of such termination. This is a communication from a debt collector. The purpose of this Communication is to collect a debt and any information obtained will be used for that purpose, except as stated below in the instance of bankruptcy protection. If you are under the protection of the bankruptcy court or have been discharged as a result of a bankruptcy proceeding, this notice is given to you pursuant to statutory requirement and for informational purposes and is not intended as an attempt to collect a debt or as an act to collect, assess, or recover all or any portion of the debt from you personally. FN# 3069.02424 60398

> AMENDED NOTICE OF FORECLOSURE SALE 25SP000075-340

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Kent Cooper (PRESENT RE-CORD OWNER(S): Kent Cooper) to The Caudle Law Firm, P.A., Trustee(s), dated November 15, 2021, and recorded in Book No. 2279, at Page 2049 in Franklin 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 Franklin 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 Louisburg, Franklin County, North Carolina, or the customary location designated for foreclosure sales, at 12:00 PM on August 1, 2025 and will sell to the highest bidder for cash the following real estate situated in Youngsville in the County of Franklin, North Carolina, and being more particularly described as

BEING all of Lot 17. Hidden Lake Subdivision, Phase IA, as shown on the recorded plat title "Subdivision Plat for Hidden Lake Phase IA," prepared by ESP Associates, PA and recorded in Book 2007, Pages 29-31, and rerecorded in Book of Maps 2012, Page 148, Franklin County Register of Deeds. Together with improvements located thereon; said property being located at 350 Hidden Lake Drive, Youngsville, North Carolina.

Parcel ID: 039643 Known as 350 Hidden Lake Drive,

Youngsville, NC 27596

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/

Louisburg Wastewater Treatment Plant

tice of Termination. Upon termination of

a rental agreement, the tenant is liable

for rent due under the rental agreement

Performance Annual Report

July 1, 2024 – June 30, 2025

I. General Information Facility Name: Louisburg Wastewater Treatment Plant

Responsible Entity: Town of Louisburg Person in Charge/Contact: Brett Gilliam, Plant Superintendent 919-496-2677

Applicable Permits: NPDES Permit No. NC0020231 (Wastewater Discharge)

General Permit No. NC G110000 (Stormwater Discharge) Non-Discharge Permit No. WQ0005981 (Biosolids Land Application)

Treatment Process Description

The Louisburg WWTP is an extended aeration system with a permitted treatment capacity of 1.370,000 gallons per day. It consists of influent screening and grit/grease removal, an anaerobic mixing zone, two oxidation ditches, two secondary clarifiers, three tertiary filters, ultraviolet disinfection, cascade aeration

and two aerobic digesters.

II. Performance The Louisburg WWTP facility was compliant throughout the entire twelve month period with no violations. The facility operated well within design efficiency with some mechanical breakdowns,

but all malfunctions were corrected as needed. The table below shows plant performance in relationship with NPDES permit limits.

Louisburg Wastewater Treatment Plant Effluent (Discharge Water) Analysis

Parameter Winter NPDES Limits NPDES Limits Actual Values Actual Values Average Average рН 6.0 to 9.0 s.u. 6.21-7.02 s.u. 6.0 to 9.0 s.u. 6.21-7.62 s.u. CBOD₅ 20° C 8.0 mg/L 2.37 mg/l 16.0 mg/L 2.16 mg/l Ammonia 3.0 mg/L 0.21 mg/l 6.0 mg/L 0.45 mg/l Nitrogen 30 mg/L 5.93 mg/l Total 30 mg/L 8.70 mg/l Suspended Residue Fecal Coliform 200/100 ml 11.41/100 ml 200/100 ml 8.32/100 ml Dissolved 5.0 mg/L 7.69 mg/l 5.0 mg/L 8.65 mg/l Oxygen minimum minimum Flow 1.37 MGD 0.6223 MGD 1.37 MGD 0.5405 MGD

III. Notification

This report will be published in The Franklin Times newspaper.

IV. Certification

I certify under penalty of law that this report is complete and accurate to the best of my knowledge. I further certify that this report has been made available to the users or customers of the named system and that those users have been notified of its availability.

Brett Gilliam WWTP Superintendent Town of Louisburg

Date: 7/18/2025

Classifieds

Foreclosures

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, 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: 25492 - 128150

Pub. Dates: July 17, July 24, 2025

NORTH CAROLINA FRANKLIN COUNTY

> Special Proceedings No. 25 SP 3 Substitute Trustee: Philip A. Glass

NOTICE OF FORECLOSURE SALE

Date of Sale: August 6, 2025 Time of Sale: 10:00 a.m. Place of Sale: Franklin County Courthouse

Description of Property:

Being all of Lot 33, 0.71 acres, Greenbriar Subdivision, as shown on a map which is recorded in Book of Maps 2002 Pages 96 A & B, Franklin County Registry.

Subject to easements, restrictions and rights of way of record, and utility lines and rights of way in existence over, under or upon the above-described property.

PIN: 1892-97-8918 Property Address: 280 Rough Lane, Louisburg, NC 27549

Record Owners: Reginald L. Wilson Address of Property: 280 Rough Lane Louisburg, NC 27549

Book: 2109 Page: 119 Dated: August 9, 2017 Grantors: Reginald L. Wilson, unmarried Original Beneficiary: State Employees' Credit Union

CONDITIONS OF SALE:

This sale is made subject to all unpaid taxes and superior liens or encumbrances of record and assessments, if any, against the said property, and any recorded leases. This sale is also subject to any applicable county land transfer tax, and the successful third party bidder shall be required to make payment for any such county land transfer tax.

The property to be offered pursuant to this Notice of Sale is being offered for

Foreclosures

sale "AS IS. WHERE IS." THERE ARE NO REPRESENTATIONS OR WAR-RANTIES relating to the title or to 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.

A cash deposit of 5% of the purchase price will be required at the time of the sale. Remote bidding will not be accepted pursuant to North Carolina General Statutes Section 45-21.25 (a). Credit bids on behalf of the Noteholder will be accepted. Any successful bidder shall be required to tender the full balance of the purchase price so bid in cash or certified check at the time the Substitute Trustee tenders to him a deed for the property or attempts to tender such deed, and should said successful bidder fail to pay the full balance purchase price so bid at that time, he shall remain liable on his bid as provided for in North Carolina General Statutes Section 45-21.30 (d) and (e). This sale will be held open ten (10) days for upset bids as required

Residential real 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 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 at least 10 days, but not 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. 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.

Dated: 5/29/25

Philip A. Glass, Substitute Trustee Nodell, Glass & Haskell, L.L.P.

Pub. Dates: July 24 & July 31, 2025

NOTICE OF FORECLOSURE SALE 25SP000017-340

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Greg Tincher (Deceased) and Lisa Tincher (Deceased) (PRESENT RECORD OWNER(S): Lisa Tincher and Greg lincher) to Becker Law Offices Trustee(s), dated August 24, 2007, and recorded in Book No. 1639, at Page 934 in Franklin County Registry, North Carolina. The Deed of Trust was modified by the following: A Loan Modification recorded on June 29, 2017, in Book No. 2102, at Page 548, 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 Franklin 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 Louisburg, Franklin County, North Carolina, or the customary location designated for foreclosure sales. at 12:00 PM on August 1, 2025 and will sell to the highest bidder for cash the following real estate situated in Louisburg in the County of Franklin, North Carolina, and being more particularly described as

BEING all of Lot 4, containing 1.53 acres, as shown on plat recorded in Plat Book 2000, Page 89, Franklin County Registry. Together with improvements located thereon; said property being located at 371 Old Halifax Road aka 10 Rocky Ridge Lane aka 20 Rocky Ridge Lane, Louisburg, 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,

Foreclosures

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

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 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: 23532 - 116685

Pub. Dates: 7/17, 7/24, 2025

Estate Notices

NOTICE TO CREDITORS **ESTATE OF Dietrich Earle Wood** FILE NO. 2025E000331-340

All persons, firms and corporations having claims against Dietrich Earle Wood, deceased, of Franklin County, N.C., are notified to exhibit the same to the undersigned on or before Oct. 13 2025 or this notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 24th day of July, 2025.

Patricia Campola, Executor C/O Monroe, Wallace, Morden & Sherrill, P.A. 3225 Blue Ridge Road, Suite 117 Raleigh, NC 27612

The Franklin Times Pub. Dates: July 24, 31, August 7, 14,2025

NOTICE TO CREDITORS ESTATE OF NATHANIEL JAMES STEWART FILE NO. 25E000229-340

All persons, firms and corporations having claims against Nathaniel James Stewart, deceased, of Franklin County, N.C., are notified to exhibit the same to the undersigned on or before October 10, 2025 or this notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 10th day of July, 2025.

Rene Diane Stewart Administrator for the Estate of Nathaniel James Stewart 104 Trails End Lane Franklinton, NC 27525

Pub dates: July 10, 17, 24 and July 31,

ADMINISTRATOR'S NOTICE File No. 25E000311-340

Having qualified as Administrator of the estate of Louis Henry Roundtree, deceased, late of Franklin 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 24th day of October, 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 24th day

> Louis Daniel Reginald Roundtree Administrator 203 Cottrell Dr.

Estate Notices

Louisburg, NC 27549

Pub. dates: 7/24, 7/31, 8/7, 8/14, 2025

NOTICE

All persons, firms or corporations having claims against Kelvin Stacey Rogers, deceased, of Franklin County, North Carolina, file 25E000317-340, are notified to exhibit the same to the undersigned on or before October 11, 2025, or this Notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 10th day of July, 2025.

Stanley V. Rogers, Administrator c/o John K. Cook, Attorney The Law Offices of John K. Cook, P.A. Post Office Box 226 Wake Forest, NC 27588 (919) 556-4899

The Franklin Times Pub. Dates: 7/10, 7/17, 7/24, 7/31, 2025

ADMINISTRATOR'S NOTICE File No. 25E000329-340

Having qualified as Administrator of the estate of Edward Charles Simonian, deceased, late of Franklin 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 3rd day of October, 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 3rd day of July 2025.

> Lana Paone Administrator 7 Grace Path Acton. MA 01720

Pub. dates: 7/3, 7/10, 7/17, 7/24 2025

CO-EXECUTOR'S NOTICE File No. 25E000326-340

Having qualified as Co-Executors of the estate of William J. Melina, deceased, late of Franklin 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 3rd day of October, 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 3rd day of July 2025.

> Lauren Hinnant Co-Executor 473 River Run Rd. Selma, NC 27576

Casey Allysa Melina Co-Executor 50 Pilot Ridge Rd Zebulon, NC 27597

Pub. dates: 7/3, 7/10, 7/17, 7/24, 2025

CREDITOR'S NOTICE

Having qualified as the Executor of the Estate of Mary Jane Lengle, deceased, late of Franklin County, North Carolina, this is to notify all persons having claims against the estate of said deceased to exhibit them to the under-signed Executor, in care of Brian T. Lawler, Attorney with The Forest Law Group, 2 Town Sq. Blvd., Suite 200, Asheville, NC 28803, on or before the 13th day of October 2025, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

> Christopher Lengle, Executor Estate of Mary Jane Lengle

Publish: Thursday, July 24, 2025 Thursday, July 31, 2025 Thursday, August 7, 2025 Thursday, August 14, 2025

> **EXECUTOR'S NOTICE** File No. 25E000339-340

Having qualified as Executor of the es-

Estate Notices

tate of Joan Eileen Romano, deceased, late of Franklin 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 10th day of October, 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 10th day of July 2025.

> Rachel Anne Romano Executor 10735 Pendragon Place Raleigh, NC 27614

Pub. dates: 7/10, 7/17, 7/24, 7/31, 2025

ADMINISTRATOR'S NOTICE File No. 25E000345-340

Having qualified as Administrator of the estate of Alphadean Blue Tharrington, deceased, late of Franklin 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 24th day of October, 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 24th day of July 2025.

> George Allen Blue Administrator 30 Cabin Creek Dr. Franklinton, NC 27525

Pub. dates: 7/24, 7/31, 8/7, 8/14, 2025

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Larry Gay Perry, deceased, late of Franklin County, North Carolina, the undersigned Administrator does hereby notify all persons, firms and corporations having claims against the Estate of said decedent to present such claims to Wayne Braxton Perry at 1301 Spruce Drive, Zebulon, NC 27597 on or before the 20th day of October, 2025, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to the said Estate will please make immediate payment to the Estate.

This, the 17th day of July, 2025.

Wayne Braxton Perry 1301 Spruce Drive Zebulon, NC 27597

C. Terrell Thomas, Jr. Kirk, Kirk, Howell, Cutler & Thomas Post Office Box 729 Wendell, NC 27591 Attorney for the Estate (919) 365-6000

Dates of Publication: July 17, 2025, July 24, 2025, July 31, 2025, August 7, 2025

EXECUTOR'S NOTICE File No. 25F000206-340

Having qualified as Executor of the estate of Diana Reed Cook, deceased, late of Franklin 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 3rd day of October, 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 3rd day of July 2025.

> Dina Sue Griffith Executor 700 Bristol Blue Street Apex, NC 27502

Pub. dates: 7/3, 7/10, 7/17, 7/24, 2025

NOTICE TO CREDITORS File No. 24E001280-340

Having qualified as Executor of the estate of David Robson Britt, deceased, late of Franklin 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 17th day of October 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate pay-

Estate Notices

ment. This the 17th day of July, 2025.

Steven H. McFarlane Public Administrator PO Box 127 Louisburg, NC 27549

Pub. dates: 7/17, 7/24, 7/31, 8/7, 2025

NOTICE TO CREDITORS Vance County File No. 25E000252-900

Having qualified as Executor of the estate of Lecter Leonard Lester, deceased, late of Vance 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 17th day of October 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 17th day of July, 2025.

> Robert Eugene Lester Administrator 5 Stewart Road Henderson, NC 27537

Pub. dates: 7/17, 7/24, 7/31, 8/7, 2025

CLASSIFIED ADVERTISING DEADLINES: Monday, 12 noon for the THURSDAY edition.

LEGAL ADVERTISING DEADLINES: Friday, 5pm for the THURSDAY edition

EXECUTOR'S NOTICE File No. 25E000163-340

Having qualified as Executor of the estate of James William Collins, deceased. late of Franklin 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 17th day of October 2025, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment. This the 17th day of July, 2025.

> Jessica Collins Barham Executor 107 Jolly St Louisburg, NC 27549

Pub. dates: 7/17, 7/24, 7/31, 8/7, 2025

NOTICE

All persons, firms or corporations having claims against James Charles Wilson. deceased, of Franklin County, North Carolina, are notified to exhibit the same to the undersigned on or before October 24, 2025, or this Notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 24th day of July, 2025.

Cynthia Pigott, Executor c/o R. Keith Shackleford Warren, Shackleford & Thomas P.L.L.C. 343 S. White Street Post Office Box 1187 Wake Forest, NC 27588-1187 (919) 556-3134

Pub. dates: 7/24, 7/31, 8/7, 8/14, 2025

NOTICE TO CREDITORS

ALL PERSONS, firms, and corporations having claims against Roberta A. Jones, deceased, of Franklin County, N.C., Estate File No. 25E000235-340, are notified to exhibit the same to the undersigned on or before October 30, 2025, or this notice will be pleaded in bar of recovery. Debtors of the Decedent are asked to make immediate payment.

This the 24th day of July, 2025.

Stacey Boone, Administrator c/o David N. Hilton, Esq. Hilton Silvers & McClanahan, PLLC 7320 Six Forks Road, Suite 100 Raleigh, North Carolina 27615

Pub. dates: 7/24, 7/31, 8/7, 8/14, 2025

