

LEGAL NOTICE

LEGAL NOTICE SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, by Deed of Trust dated September 16, 2011, and recorded in the Register's Office for Yancey County at Burnsville, North Carolina, in Book 655, Page 603, Document No. 2011-02045, Roxanna L. Austin and husband Lon Austin, conveyed to Robert A. Phillips, Trustee, the hereinafter described real estate to secure the payment of a note in the original principal amount of \$87,500.00; and

WHEREAS, the undersigned was appointed and substituted as Substitute Trustee under this deed of trust by an Appointment of Substitute Trustee dated March 27, 2017, and recorded in the Register's Office for Yancey County at Burnsville, North Carolina in Book 761, Page 689; and

WHEREAS, default has been made in the payment of said indebtedness and other provisions of the Deed of Trust have been violated, and Eastman Credit Union, the holder of said indebtedness has declared the entire amount due and payable as provided in said Deed of Trust, and the Substitute Trustee has been directed to foreclose the Deed of Trust in accordance with the terms thereof; and

WHEREAS, the public is hereby notified that the undersigned Substitute Trustee will sell the hereinafter described real estate at public auction, to the highest and best bidder, for cash in hand, at the courthouse door of the county courthouse, at 10:00 a.m. on August 3, 2017.

LOCATED IN Prices Creek Township OF YANCEY COUNTY, NORTH CAROLINA TO WIT:

BEGINNING ON AN IRON PIPE DESIGNATED AS "CONTROL CORNER", SAID BEGINNING POINT BEING LOCATED S 15 43 18 E 251.11 FEET FROM THE EASTERN CORNER OF THE ONE-STORY FRAME HOUSE LOCATED ON THE LAND DESCRIBED HEREIN, AND RUNNING THENCE FROM SAID BEGINNING POINT WITH THE BENJAMIN F. BALL LINE S 33 43 25 W 353.00 FEET TO AN IRON PIN SET IN A EXISTING GRAVEL ROAD; THENCE WITH THE CENTERLINE OF SAID ROAD N 83 17 29 W 23.35 FEET, N 87 10 33 W 17.51 FEET TO A POINT, CORNER OF BALL AND REX MILLER; THENCE CONTINUING WITH THE CENTERLINE OF THE ROAD AND THE MILLER LINE N 87 10 50 W 36.26 FEET, N 77 59 25 W 35.46 FEET, N 73 22 39 W 80.93 FEET, N 80 22 06 W 54.59 FEET, N 82 40 14 W 47.76 FEET, N 74 56 44 W 42.51 FEET TO AN EXISTING NAIL IN THE CENTERLINE OF BANKS CREEK ROAD (NCSR 1117); THENCE WITH THE CENTERLINE LINE OF SAID PUBLIC ROAD, N 09 55 38 E 107.12 FEET, N 00 57 40 E 46.20 FEET, N 26 11 27 E 42.96 FEET TO A POINT AT THE INTERSECTION OF BANKS CREEK ROAD AND PHIPPS CREEK ROAD; THENCE WITH THE CENTERLINE OF PHIPPS CREEK ROAD N 46 43 33 E 47.67 FEET, N 49 17 26 E 230.16 FEET, N 45 45 11 E 45.72 FEET, N 41 20 26 E 40.20 FEET, N 37 58 47 E 51.67 FEET, N 41 34 07 E 49.35 FEET, N 45 17 37 E 18.13 FEET, N 45 17 37 E 30.77 FEET, N 49 43 56 E 45.69 FEET, N 54 48 01 E 36.42 FEET, N 59 58 35 E 40.29 FEET, N 68 35 11 E 42.74 FEET, N 73 48 05 E 38.83 FEET, N 79 44 40 E 46.60 FEET, N 81 39 58 E 155.42 FEET TO A POINT IN THE CENTERLINE OF PHIPPS CREEK ROAD; THENCE LEAVING SAID ROAD AND RUNNING WITH THE ADAM ADAMS' LINE S 19 33 46 E 20.49 FEET TO A SET IRON PIPE, S 19 33 46 E 387.98 FEET TO A SET IRON PIPE, CORNER OF ADAMS, DARRELL YOUNG, WESLEY ROBINSON, AND BALL; THENCE WITH THE BALL LINE S 83 37 08 W 247.81 FEET TO A 12-INCH RED OAK, S 77 51 48 W 148.65 FEET TO THE POINT OF BEGINNING, CONTAINING 7.623 ACRES AND BEING

DESIGNATED AS LOT 1 ON A SURVEY BY JAMES R. HUGHES, REGISTERED LAND SURVEYOR L-3515, DATED 26 AUGUST 1999 WITH A JOB FILE NUMBER OF 990532-C072.

RESERVING AND EXCEPTING UNTO THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, IS A PERPETUAL AND NON-EXCLUSIVE EASEMENT AND RIGHT TO TAKE WATER FROM THE SPRING LOCATED WEST OF THE FRAME HOUSE LOCATED HEREON AND TO TRANSPORT SAID WATER THEREFROM VIA UNDERGROUND PIPELINES TO THE ADJOINING LOT 2 CONTAINING 1.542 ACRES AND THE ADJOINING LOT 3 CONTAINING 6.422 ACRES AS SHOWN ON THE ABOVE-REFERENCED SURVEY, TOGETHER WITH RIGHTS OF INGRESS, EGRESS, AND REGRESS FOR THE PURPOSES OF REPAIRING, MAINTAINING, AND CONSTRUCTING A WATER SYSTEM FOR THE USE OF SAID SPRING. THE WATER RIGHTS RESERVED AND EXCEPTED HEREIN TO EXIST FOR SO LONG AS A PERSON WHO IS OF DIRECT LINEAGE OF JOHN ROBERT AND JUNE ANGLIN OWNS EACH OF LOT 2 AND 3, REFERENCED HEREIN ABOVE.

EXCEPTING FROM THIS CONVEYANCE IS THE RIGHT TO LOCATE UTILITY LINES ACROSS THE ABOVE-DESCRIBED PROPERTY LEADING TO THE ADJOINING LOT 6, CONTAINING 5.864 ACRES, AS SHOWN ON THE ABOVE-REFERENCED SURVEY.

The sale will be made without covenant or warranty regarding title, possession, or encumbrances, in bar of all rights and equity of redemption waived in the Deed of Trust, and subject to all unpaid real estate taxes, special assessments and all other rights or exemptions of the grantors in said Deed of Trust. The property is not being sold subject to or together with any subordinate rights or interests.

A cash deposit of five percent (5%) of the purchase price is due at the sale with the remaining balance due within thirty (30) days of the sale.

An order for possession of the property may be issued pursuant to N.C. Gen. Stat. Ann. § 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 this Notice of Sale, provided that the Mortgagor has not cured the default at the time the tenant provides the notice of termination. The notice shall also state that upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

This 14th day of July, 2017.

Mark S. Hanor, Substitute Trustee

Interested parties: N/A
Published July 19, 26, 2017

MY Meds Medication Ministry

MY Meds Medication and Health Ministry is a local non-profit organization that provides help to Mitchell and Yancey County residents who have no prescription health plan and often have to decide between buying food and buying medicine.

No one should have to make that choice.

If you need help paying for needed prescription medications call MY Meds office at 766-6337.

PUBLIC NOTICE NOTICE OF PUBLIC HEARING RELATIVE TO APPLICATION BY THE TOWN OF BURNSVILLE FOR FUNDING UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

Notice is hereby given that the Town of Burnsville will conduct a public hearing on August 8, 2017 at 6:00 PM, or as soon thereafter as the agenda will allow, at the Burnsville Town Center relative to the intention of the Town to apply for FY 2017 CDBG funding under Title I of the Housing and Community Development Act.

The Town of Burnsville intends to submit an application for a grant of approximately \$1,100,000 in CDBG Infrastructure funds to replace approximately 6,000 linear feet of 4" and 6" sewer line with new 8" sewer line, 30 manholes, 60 service taps, and 1,000 feet of new 4" service line. The project area is located along sections of Indian Trail and Meadow Road.

The following is a tentative list of proposed activities and an estimated budget. The final application will be reviewed at the public hearing.

Infrastructure Improvements and Grant Administration Estimated Budget \$1,100,000

The proposed project will provide benefits to residents of Indian Trail, Meadow Road, Celso Street, Galley Street, and portions of Woodlawn Ave., Boone Street and Boone Ridge Drive, at least 51% of whom are low and moderate income individuals based on surveys performed by High Country Council of Governments and the Town of Burnsville. No individuals will be displaced nor will any require temporary relocation assistance as a result of the proposed project (this phrase may or may not be true for your particular project).

Citizens will be given the opportunity to provide oral and written comment on the Town's past and proposed use of CDBG funds at the public hearing. All interested citizens are encouraged to attend.

If additional information is needed, please contact the Town of Burnsville at (828) 682-2420. Formal written complaints or comments concerning the application process that are submitted to the Town prior to or following the public hearing will be responded to within ten working days by July 25, 2017. A copy of the completed project application will be available for public review after September 29, 2017, at the Burnsville Town Hall

Persons with disabilities or who otherwise need assistance should contact Ronnie Tipton at (828) 682-2420 or rtipton@townofburnsville.org or Relay North Carolina #711 by August 5, 2017. Accommodations will be made for all who request assistance with participating in the public hearing.

This information is available in Spanish or any other language upon request. Please contact Ronnie Tipton at (828) 682-2420, or at the Burnsville Town Hall for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Ronnie Tipton al (828)682-2420 o en Burnsville Town Hall, de alojamiento para esta solicitud.
Published July 19, 2017

Volunteers needed

Meals on Wheels needs volunteers to deliver meals weekdays from 10:30 to noon. Call the Senior Center at 682-6011.

Tops Club meets

Tops Club, Taking off pounds sensibly meets every Tuesday at the United Community Bank's community room. Doors open at 5 pm and the meeting starts at 5:30.

Call 828-675-9300 for more information

LEGAL NOTICE IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION ADMINISTRATOR/ EXECUTOR NOTICE

Having qualified as Co-Administrators of the Estate of Johnnie Floyd Honeycutt of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 19th day of October 2017 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment. This the 19th day of July 2017. Warren Roger Honeycutt 5260 Tilford Road Richmond, VA 23225 Helen Duvall 1012 DeJarnette Street Elizabethton, TN 37643 Published July 19, 26, August 2, 9, 2017

LEGAL NOTICE IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION ADMINISTRATOR/ EXECUTOR NOTICE

Having qualified as Administrator of the Estate of Rufus Pate of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 12th day of October 2017 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment. This the 12th day of July 2017. Arnold Paul Pate PO Box 1241 Burnsville, NC 28714 Published July 12, 19, 26, August 2, 2017

LEGAL NOTICE THE GREAT STATE OF NORTH CAROLINA IN THE COUNTY OF YANCEY IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION, BEFORE THE CLERK 17 E 120

In the Matter of the Estate of J. B. WILSON, Deceased NOTICE TO CREDITORS

HAVING QUALIFIED as Executrix of the Estate of J. B. Wilson, deceased, of Yancey County, North Carolina, this is to notify all persons, firms, and corporations having claims against the estate of said decedent to present them to the undersigned on or before 10 October 2017, or this notice will be pled in bar of their recovery. All persons indebted to the said estate please make immediate payment.

This the 12th day of July 2017.

Lavonia Buchanan 549 Smith Johnson Road Green Mtn., N.C. 28740 Published July 12, 19, 26, August 2, 2017

LEGAL NOTICE IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION ADMINISTRATOR/ EXECUTOR NOTICE

Having qualified as Executrix of the Estate of Margaret Sue Sullivan of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 5th day of October 2017 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment. This the 19th day of June 2017. Nancy S. Burgin, Executrix Care of Staunton Norris Resident Process Agent PO Box 548 Burnsville, NC 28714 Published June 28, July 5, 12, 19, 2017

You Decide Has economy taken a U-Turn?

By Mike Walden
When driving, U-turns can be tricky. The driver often has to turn against oncoming traffic, and, if the turn is at a light, the driver hopes the turn can be made before the light changes to red. Even if the turn is successful, the driver must quickly accelerate to merge into traffic. Many times illegal U-turns are made, which is dangerous because oncoming traffic doesn't necessarily expect the turn to be attempted.

So with U-turns being complicated and sometimes treacherous, they don't have a good reputation. In fact, the term "U-turn" generally has a negative connotation regardless of the application. So when some say North Carolina's economy has taken a U-turn they don't mean it as a compliment.

The argument that North Carolina's economy has made a U-turn is based on analyzing a concept called per capita income. Per capita income is simply calculated as total income in the state divided by total population. A complementary measure is per worker earnings, measured by taking total earnings from working in the state and dividing by the number of workers.

For most of the 20th century, North Carolina's per capita income rose faster than per capita income in the nation. In 1930, North Carolina's per capita income was only 46 percent as high as national per capita. However, in 1960 North Carolina's per capita income had risen to 72 percent of the national per capita income, in 1970 the rate was 81 percent and in the late 1990's the rate had jumped to 93 percent.

These improvements in North Carolina's relative per capita income reflected long term economic changes in the state in first moving from a relatively low-skilled agrarian economy, to a skilled manufacturing economy and then to an economy with a mix of skilled manufacturing and high skilled professional jobs.

But in the 21st century the state's per capita income relative to national per capita income has slid, dropping to 85 percent in 2016. A similar trend has occurred for North

LEGAL NOTICE IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION ADMINISTRATOR/ EXECUTOR NOTICE

Having qualified as Administrator of the Estate of Kathryn Elaine Cavicchi of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 28th day of September 2017 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment. This the 28th day of June 2017. Mario Anthony Cavicchi III 6336 Double Island Road Green Mountain, NC 28740 Published June 28, July 5, 12, 19, 2017

LEGAL NOTICE IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION ADMINISTRATOR/ EXECUTOR NOTICE

Having qualified as Administrator of the Estate of Alan Glen Bagwell of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 19th day of October 2017 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment. This the 19th day of July 2017. Christen Snyder Bagwell 81 CRC Road Burnsville, NC 28714 Daniel M. Hockaday Attorney Published July 19, 26, August 2, 9, 2017

Carolina's per worker earnings relative to national per worker earnings.

What's behind this change – or U-turn as many call it? The answer comes down to the job market. In recent decades the distribution of jobs in the country has been undergoing a "hollowing-out." This means jobs have been increasing the fastest at both the top end and low end of the salary scale, and jobs have been increasing the slowest in the middle of the salary scale.

For example, since 2001 the number of high-paying jobs (defined as those in management, professional, financial and information sectors) increased 7.5 percent, the number of low-paying jobs (those in leisure and hospitality, retail trade, clerical services and other services) increased 12.5 percent, but the number of middle-paying jobs (in manufacturing, construction, education and health care, wholesale trade and transportation) increased only 6 percent.

But in North Carolina the "hollowing-out" has been more dramatic. Because North Carolina has been a fast-growing state, the number of high-paying jobs increased much faster since 2001 (25 percent) than in the nation. But low-paying jobs rose even more – growing by 29 percent – and middle-paying jobs actually declined by 5 percent.

Stated another way, for every 1 percent in total job growth since 2001, the nation added 1 high-paying job and North Carolina added 2.4. However, the nation also added 0.8 middle-paying jobs while North Carolina lost 0.5 middle-paying jobs and the nation added 1.6 low-paying jobs compared to North Carolina adding 2.8 low-paying jobs.

These differences between the country and North Carolina in the distribution of job growth have been enough to generate the U-turn in the state's relative per capita income.

Interestingly, I found the hollowing-out of the labor market also occurred in many North Carolina regions, including the large metros of Charlotte and the Triangle.

Even though these two fast-growing regions of the state have experienced large increases in high-paying jobs (of near 40 percent) during the 21st century, they have seen even larger increases in low-paying jobs and comparatively modest gains in middle-paying jobs.

I also found several regions in North Carolina – mainly small-town and rural but also including some parts of the Triad – where job gains since 2001 have only been in low-paying occupations.

If it's any consolation, the hollowing-out of the job market is also occurring worldwide – even China has been losing manufacturing jobs to automation.

So will the U-turn and the hollowing-out of the labor market in North Carolina continue? Although there has been a slight rebound in manufacturing jobs since the end of the Great Recession, most futurists think automation is the wave of the future in factories. Some even see automated production coming to the construction sector and technology replacing people in providing health care and educational services.

There are clearly enormous economic and social implications from losing the middle rungs of the job market ladder. The questions are – how do we prevent it, or if we can't – how do we cope with it? Are there any answers? You decide because North Carolina may be facing them sooner than most other states!

Walden is a William Neal Reynolds Distinguished Professor and Extension economist in the Department of Agricultural and Resource Economics at North Carolina State University. He teaches and writes on personal finance, economic outlook and public policy.

Times Journal Deadline

Noon on Friday for Wednesday's publication, located at 22 North Main Street. Phone 828-682-2120.