

Kernersville News Legal Notices

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Tuesday News, January 8, 2019

LEGALS

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Jimmie Caroline Smith McGee, also known as Caroline S. McGee and Caroline Smith McGee, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before March 27, 2019, or this notice will be pleaded in bar of their recovery.

All parties indebted to said estate will please make immediate payment to the undersigned.

This the 25th day of December, 2018.

David Kenneth Brown, Jr.
414 Sedge Garden Road
Kernersville, NC 27284

December 25, 2018, January 1, 8, 15, 2019

To Whom It May Concern:

The Beeson Crossroads Volunteer Fire and Rescue, Inc. Department will hold their Annual Corporation meeting at 7:30pm on Tuesday, January 15, 2019 at their department located at 1105 Old Salem Rd., Kernersville, NC 27284. All persons owning property within the Beeson Crossroads Fire Tax district may attend.

Beeson Crossroads Fire and Rescue, Inc.
Board of Directors

January 1,3,5,8,10,12,15, 2018

Notice to Creditors

Having qualified as Executor of the Estate of Courtney R. Slawter aka Courtney Roane Slawter aka Courtney Slawter, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at the office of their attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103-1958, on or before the 8th day of April, 2019, 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 undersigned.

This 8th day of January, 2019.

B. Sutton Slawter, Executor
Estate of Courtney R. Slawter
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

January 8, 15, 22, 29, 2019

THIRD NOTICE OF FORECLOSURE SALE FORSYTH COUNTY 18 SP 968

Under and by virtue of the power of sale contained in that certain deed of trust executed by MATTHEW RAY BOWMAN dated December 15, 2011 to FRANCES JONES, Trustee for BRANCH BANKING AND TRUST COMPANY, recorded in Book 3034, Page 3950, FORSYTH County Registry; default having been made in payment of the indebtedness thereby secured; and the necessary findings to permit foreclosure having been made by the Clerk of Superior Court of FORSYTH County, North Carolina; the undersigned Substitute Trustee will offer for sale at public auction to the highest bidder for cash, the property conveyed in said deed of trust, the same lying and being in the County of FORSYTH and State of North Carolina, and more particularly described as follows:

Being a tract or parcel of real property lying in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lot 10A (Part of Building 10) as shown on the "As Build Survey for Hyde Place Townhomes" for Buildings 1-10 (as previously recorded in Plat Book 50 at Pages 126 and 127) as shown in Plat Book 51, at Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions recorded in Book 2735 at Page 1111 as amended in Book 2764 at Page 3049 and Book 2858 at Page 2115, in the Office of the Register of Deeds of Forsyth County, North Carolina, and any amendments or additions thereto, and Grantee, by acceptance of this deed, acknowledges Grantee's understanding that the above described property is conveyed subject to the Declaration of Covenants, Conditions and Restrictions referred to above, and is conveyed subject to the Rights to the Common Areas as set forth therein.

PROPERTY ADDRESS/LOCATION: 49 Hyde Place Circle Winston Salem NC 27103

DATE OF SALE: January 16, 2019

TIME OF SALE: 10:30 A.M.

LOCATION OF SALE: FORSYTH County Courthouse

RECORD OWNER(S): Matthew Ray Bowman

TERMS OF THE SALE:

(1) This sale will be made subject to: (a) all prior liens, encumbrances, easements, right-of-ways, restrictive covenants or other restrictions of record affecting the property; (b) property taxes and assessments for the year in which the sale occurs, as well as any prior years; (c) federal tax liens with respect to which proper notice was not given to the Internal Revenue Service; and (d) federal tax liens to which proper notice was given to the Internal Revenue Service and to which the right of redemption applies.

(2) The property is being sold "as is". Neither the beneficiary of the deed of trust, nor the undersigned Substitute Trustee, makes any warranties or representations concerning the property, including but not limited to, the physical or environmental condition of the property. Further, the undersigned Substitute Trustee makes no title warranties with respect to the title to the property.

(3) The highest bidder will be responsible for the payment of revenue stamps payable to the Register of Deeds and any final court and/or auditing fees payable to the Clerk of Superior Court which are assessed on the high bid resulting from this foreclosure sale.

(4) At the time of the sale, the highest bidder will be required to make a cash deposit of five percent (5%) of the bid, or \$750.00, whichever is greater, with the remaining balance of the bid amount to be paid on the day following the expiration of the applicable ten (10) day upset bid period.

(5) Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may after receiving this 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 no more than 90 days, after the sale date contained in this Notice of Foreclosure 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.

(6) An order for possession of the property being sold 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.

(7) If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to return of

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the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Substitute Trustee.

This the 19th day of December, 2018.

SMITH DEBNAM NARRON DRAKE
SAINTSING & MYERS, L.L.P.
Cara B. Williams, Attorney for
Jeff D. Rogers, Substitute Trustee
P. O. Box 26268
Raleigh, NC 27611-6268
(919) 250-2000
Fax: (919)250-2211

***This communication is from a debt collector. The purpose of this communication is to collect a debt.

January 8, 15, 2019

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Donald W. Ilko, (also known as Donald Wilson Ilko; Don Ilko) late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of said deceased to present them to the undersigned at the office of his attorney set forth below, on or before April 9, 2019, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 4th day of January, 2019.

Karel Louise Chandler
Executor for the Estate of
Donald W. Ilko

David W. Bailey, Jr., Attorney
Bailey & Thomas, PA
3069 Tremwest Dr., Suite 100
PO Box 52
Winston-Salem, NC 27102
Phone: (336) 725-8366
Fax: (336) 725-9206

January 8, 15, 22, 29, 2019

Notice to Creditors

Having qualified as Administrator of the Estate of Nancy Ellen Hope aka Nancy E. Hope, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at the office of their attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103-1958, on or before the 8th day of April, 2019 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 undersigned.

This 8th day of January, 2019.

Bruce M. Hope, Administrator
Estate of Nancy Ellen Hope
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

January 8, 15, 22, 29, 2019

Notice to Creditors

Having qualified as Executor of the Estate of Courtney R. Slawter aka Courtney Roane Slawter aka Courtney Slawter, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at the office of their attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103-1958, on or before the 8th day of April, 2019, 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 undersigned.

This 8th day of January, 2019.

B. Sutton Slawter, Executor
Estate of Courtney R. Slawter
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

January 8, 15, 22, 29, 2019

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Notice of Public Hearing

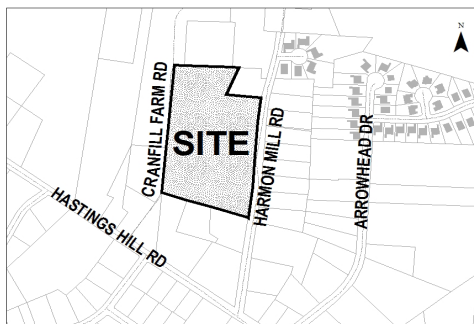
The Kernersville Board of Aldermen will hold a Public Hearing on Tuesday, January 15, 2019 at 7:00 PM in the Kernersville Municipal Chambers to hear the following:

PUBLIC HEARING

Curtis Swisher, Agent for the Town of Kernersville, for a UDO Text Amendment amending Chapter A - Article II, Definitions of the *Unified Development Ordinance* (UDO). Amendment is to revise the UDO definition for "Elderly Housing". **Zoning Docket KT-237**

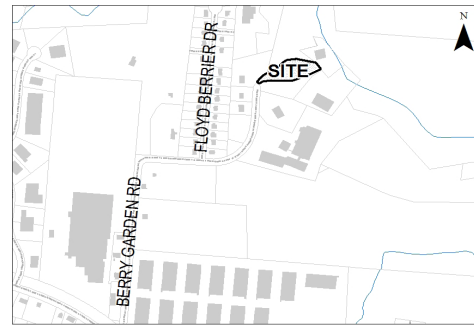
REZONING

Andrew Dreyfuss, Agent for Others for property located at **150 Harmon Mill Road**, being all of PIN(s) **6875-09-0907** containing **11.29+/- acres**. Petitioner requests a **Single-Phase** rezoning from **FC RS-9** (Forsyth County - Residential, Single Family) to **KV RS9-S PRD** (Kernersville - Residential, Single Family / Planned Residential Development). Requested Use(s): *Single Family, PRD*. **Zoning Docket K-764**



REZONING

David LeFever, Agent for Owner, for property located at **319 Berry Garden Road**, being all of PIN(s) **6896-04-0323** containing **1.29+/- acres**. Petitioner requests a **General Use** rezoning from **RS20 & GI** to **GB** (General Business). **Zoning Docket K-765**



[The Town of Kernersville holds public meetings in accessible rooms. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting should contact the Town Clerk at 336-992-0404 (voice) or 336-993-0192 (TDD) at least 48 hours prior to the date of the meeting].

Keith Hooker,
Town Clerk

1-1-19 and 1-8-19