

Kernersville News Legal Notices

Kernersville News, Saturday-Sunday, November 15 & 16, 2014

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LEGALS

Notice to Creditors

Having qualified as Executor of the Estate of Clarence Leon Cook (aka Clarence L. Cook, Clarence Cook), 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 25th day of January, 2015 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 25th day of October, 2014.

Michael T. Cook, Executor
Estate of Clarence Leon Cook
c/o Craige Brawley Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Brawley Lipfert & Walker, LLP

October 25, November 1, 8, 15, 2014

DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for Town of Kernersville, Forsyth County, NC, and Case No. 14-04-6374P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at www.fema.gov/plan/prevent/thm/bfe, or call the FEMA Map Information eXchange toll free at 1-877-FEMA MAP (1-877-336-2627).

November 8, 15, 2014

NORTH CAROLINA FORSYTH COUNTY

**Special Proceedings No. 14 SP 1254
Substitute Trustee: Philip A. Glass**

NOTICE OF FORECLOSURE SALE

Date of Sale: November 18, 2014
Time of Sale: 2:30 PM
Place of Sale: Forsyth County Courthouse
Description of Property: See Attached Description
Record Owners: Antony Lynn Cochran
Address of Property: 1056 South Hawthorne Rd
Winston Salem, NC 27103

Deed of Trust:
Book : 2768 Page: 2035
Dated: July 9, 2007
Grantors: Anthony Lynn Cochran A/K/A Antony Lynn Cochran and Bonnie Miller Cochran
Original Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Wilmington Finance Inc.

CONDITIONS OF SALE: Should the property be purchased by a third party, that person must pay the tax of Forty-five Cents (45¢) per One Hundred Dollars (\$100.00) required by N.C.G.S. §7A-308(a)1).

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.

A cash deposit of 5% of the purchase price will be required at the time of the sale. 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 by law.

Residential real property with less than 15 rental units: 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 upon 10 days' written notice to the landlord. 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: October 21, 2014

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

Posted on October 21, 2014

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lots 25 and 26, Block "E" as shown on the Map of Westover Park, Section No. Two, said map being recorded in Plat Book 4 at Page 21, in the Office of the Register of Deeds of Forsyth County, North Carolina.

BEING INFORMALLY KNOWN as Tax Lots 025 and 025, Block 1104, Forsyth County Tax Records.

November 9, 16, 2014

14 SP 1317

NOTICE OF FORECLOSURE SALE

Under and by virtue of the authority contained in a certain deed of trust dated October 15, 2004, securing a note and indebtedness of \$126,824.00, which was executed by Michael R. Hendrix (the current owner of the property described therein is Michael R. Hendrix), and which is recorded in Book 2513 at Page 2929, Forsyth County Registry, the undersigned having been appointed Substitute Trustee by instrument recorded in Book 3133 at Page 3824 of said Registry, default having occurred in the payment of the note secured by said deed of trust, and at the request of the holder of said note and pursuant to Order of Foreclosure dated the 21st day of October, 2014, the undersigned Substitute Trustee, in accordance with the provisions of said deed of trust, will offer for sale at public auction to the highest bidder for cash at **10:00 a.m. on Tuesday, November 18, 2014**, at the Courthouse door (in the second level lobby of the Hall of Justice, Forsyth County Hall of Justice, Winston-Salem, Forsyth County, North Carolina), the lot and fixtures located at 1812 Larkhill Ct., Kernersville, NC 27284, which is more particularly described as follows:

LEGALS

Lying and being situated in Forsyth County, North Carolina, and being more particularly described as follows: Being all of Lot 68, Abington Subdivision, Section 8A, according to the plat thereof, recorded in Plat Book 34, Page 154, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Said property will be sold subject to taxes, assessments, and any superior easements, rights of way, restrictions of record, prior liens, or other prior encumbrances, said sale to remain open for increased bids for ten days after report thereof to the Clerk of Superior Court. The Substitute Trustee may require the high bidder to deposit cash at the sale in an amount equal to five percent of the amount bid as a good faith deposit. The sale is also subject to any applicable county and/or state land transfer and/or revenue tax, and the successful third-party bidder shall be required to make payment for any such tax.

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 of the purchase price so bid, at that time he shall remain liable on his bid, as provided for in N.C.G.S. §45-21.30 (d) and (e).

In the event the Substitute Trustee allows the successful bidder to delay payment of the purchase price, said bidder shall be required to pay interest on the bid amount at the rate specified by the Note which secures the deed of trust, from the date the upset period ended until such time the bidder tenders the full balance.

An order for possession of the property may be issued pursuant to NCGS §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 upon 10 days' written notice to the landlord. 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 the 21st day of October, 2014.

Philip E. Searcy, Substitute Trustee
JENKINS LAW GROUP PLLC
Attorneys and Counselors at Law
155 Sunnynoll Court, Suite 200
Winston-Salem, NC 27106
Telephone: (336) 725-2900

November 8, 15, 2014

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Jean Hutcherson Ebert, Jean H. Ebert, Jean Ebert, Nancy Jean Hutcherson Ebert, 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 my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 8th day of February, 2015, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 8th day of November, 2014.

Richard G. Ebert, Executor
Estate of Jean Hutcherson Ebert

Craige Brawley Lipfert & Walker, LLP

November 8, 15, 22, 29, 2014

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Alice M. Wald, Alice Wald, Alice Myers Wald, 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 my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 8th day of February, 2015, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 8th day of November, 2014.

Stephen Wald, Executor
Estate of Alice M. Wald

Craige Brawley Lipfert & Walker, LLP

November 8, 15, 22, 29, 2014