

Kernersville News

Legal Notices

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Kernersville News, Saturday-Sunday, November 17 & 18, 2018

LEGALS

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of James A. Eddinger, Sr., 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 January 28, 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 27th day of October 2018.

William Keith Eddinger, Executor
1875 Chapelwood Road
Denton, NC 27239

Law Office of Jeffrey J. Berg
401 West Center Street
Lexington, NC 27292

October 27, November 3, 10, 17, 2018

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

The undersigned, having heretofore qualified as Co-Administrators, CTA of the Estate of Mary Carol Sapp, also known as Carol Sapp, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 29th day of January, 2019 or this notice will be pleaded in bar of their recovery.

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

This 27th day of October, 2018.

Elaine M. Caudle and R. Kenneth Babb
Co-Administrators, CTA

c/o R. Kenneth Babb, Attorney
315 N. Spruce Street, Suite 250
Winston-Salem, NC 27101

October 27, November 3, 10, 17, 2018

NOTICE TO CREDITORS

Having qualified as Executor for the Estate of James R. Jarrell, (also known as James Jarrell, James Ray Jarrell) 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 February 11, 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 9th day of November, 2018.

Wesley Bailey
Executor for the Estate of
James R. Jarrell

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

November 10, 17, 24, December 1, 2018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by Harrietta D. Lentz, dated the 24th day of May, 2002, and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 2255 at Page 860 and because of default in the payment of the indebtedness thereby secured and failure to carry out and perform the stipulations and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale in the County Courthouse of Forsyth County, in the city of Winston-Salem, North Carolina, at **11:00 AM on the 29th day of November, 2018**, all that certain parcel of land, more particularly described as follows: IMPROVEMENTS: House and lot/Condominium/ or Lot LEGAL DESCRIPTION: BEING KNOWN AND DESIGNATED as Lot No. 48, Block E, as shown on the map subdivision of Cloister Homes, Section 7, recorded in Plat Book 18, Page 194 of the Office of the Register of Deeds of Forsyth County, North Carolina. ADDITIONAL POSSIBLE STREET ADDRESS FOR REFERENCE PURPOSES ONLY: 2708 Clement Street, Winston-Salem, NC 27127

Notice & Disclaimer: The listed street address may be incorrect and is stated hereby for informational and reference purposes only. The Substitute Trustee makes no certifications or warranties that said street address is accurate or correct. It is each potential bidder's duty to determine with his/her own title examination that said street address is correct and matches the above legal description. The above legal description describes the property being sold and shall be controlling.

PRESENT RECORD OWNERS as reflected on the records of the Register of Deeds not more than 10 days prior to posting the notice are Harrietta D. Lentz a/k/a Harrietta D. Lentz and Spouse, if any. Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in NCGS §45-21.23. **In the event that this sale is one of residential real property with less than 15 rental units, 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, but no 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.

Should the property be purchased by a third party, that person must pay the tax of forty-five (45) cents per One Hundred Dollars (\$100.00) required by NCGS §7A-308 (a)(1). This 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 such tax. 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 Instrument, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either Trustee of 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. This sale is made subject to all prior liens, unpaid taxes, special assessments, land transfer taxes, if any, encumbrances of record, including prior Deeds of Trust.

The Substitute Trustee reserves the right to require a cash deposit or certified check made payable to the Substitute Trustee (no personal checks) for five percent (5%) of the purchase price or seven hundred fifty dollars (\$750.00), whichever is greater, at the time of the sale. The sale will be held open for ten

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(10) days for upset bids as by law required. Following the expiration of the statutory upset bid period, all remaining amounts are due immediately. 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 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 their sole discretion, if they believe the challenge to have merit, may declare the sale to be void and return the deposit. The purchaser will have no further remedy.

This the 8th day of November, 2018.
The Caudle Law Firm, P.A.,
Substitute Trustee
By: David R. Caudle
President & Attorney at Law
State Bar Number 6075
PO Box 620997
Charlotte, NC 28262
http://www.caudlelawfirm.com
18-SP-1309

November 17, 24, 2018

NOTICE OF TIME AND PLACE FOR PUBLIC HEARING ON ANNEXATION OF 2.032 ACRES CONTIGUOUS TO THE MUNICIPAL BOUNDARY OF THE TOWN OF KERNERSVILLE, GENERALLY KNOWN AS AN EXTENSION OF TRIAD BUSINESS PARK, LOCATED ADJOINING BUNKER HILL ROAD, UPON PETITION OF HPC-Seefried NC1, LLC

WHEREAS, the Board of Aldermen of the Town of Kernersville was petitioned on the 4th day of September, 2018, to consider the annexation of certain property consisting of approximately 2.032 acres, more or less, presently known as an extension of Triad Business Park, property owned by HPC-Seefried NC1, LLC, and located adjoining, and commonly known as, 320 and 322 South Bunker Hill Road, Kernersville, Guilford County, North Carolina, as more fully described on the attached Exhibits A and B, which Exhibits are incorporated herein as if fully set out within this NOTICE, and which property is contiguous to the present municipal boundary of the Town of Kernersville, and

WHEREAS, the Town Clerk has certified to the Board of Aldermen as to the sufficiency of said Petition; and

WHEREAS, the Board of Aldermen on the 13th day of November, 2018, Resolved to give Notice and set a time and place for Public Hearing of the matter;

NOW, THEREFORE, TAKE NOTICE:

That a Public Hearing on the question of Annexation of the herein set forth property by the Town of Kernersville is hereby set at 7:00 p.m. in the Kernersville Council Chambers/District Courtroom, Town Hall, Kernersville, Forsyth County, North Carolina, on the 4th day of December, 2018.

This the 13th day of November, 2018.

Keith Hooker, Town Clerk
November 17, 2018
EXHIBIT A

Description of Annexation

This Voluntary Contiguous Annexation being all of Guilford County Tax Parcels 6895-98-2836 and 6895-98-2720 in the Deep River Township, Guilford County, North Carolina.

Lying and being in the Deep River Township, Guilford County, North Carolina, and more particularly described as follows:

Beginning at a 1/2 Inch Iron Pipe Found at the intersection of the western right-of-way of line of Bunker Hill Road and the southern right-of-way of Old Greensboro Road having NC Grid NAD83 (2011) Coordinates of Northing: 858,957.63 feet, Easting 1,699,403.61 feet, also being a 1/2 Inch Iron Pipe Found at a northeastern corner of now or formerly HPC-Seefried NC 1, LLC as recorded in Deed Book 8059, Page 84 and Lot 9 of Plat Book 197, Page 81, said 1/2 Inch Iron Pipe Found being located South 17° 46' 46" East 3,098.70 feet (ground) 3,098.53 feet (grid) from NCGS Monument "Roy" having NC Grid NAD83(2011) coordinates of Northing: 861,908.17 feet, Easting: 1,698,457.47 feet; thence from said Point of Beginning along said western right-of-way line of Bunker Hill Road, the following two (2) courses:

- 1) along the arc of a curve to the right having a radius of 598.00 feet with a chord bearing and distance of South 08° 36' 22" West 166.41 feet to a #4 Rebar Found;
- 2) South 03° 43' 43" West 150.10 feet to a point; thence along the eastern most property lines of said HPC-Seefried NC 1, LLC the following four (4) courses:
 - 1) North 88° 33' 33" West 209.26 feet to a #4 Rebar Found;
 - 2) North 88° 25' 37" West 80.99 feet to a 3/4 Inch Iron Pipe Found;
 - 3) North 03° 40' 23" East 150.00 feet to a 3/4 Inch Iron Pipe Found;
 - 4) North 20° 36' 08" East 180.27 feet to a 1/2 Inch Iron Pipe Set;
 - 5) South 87° 21' 44" East 252.04 feet to the True Point of Beginning, containing 2.032 acres.

EXHIBIT B

