

Kernersville News

Legal Notices

Tuesday News, November 25, 2014

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LEGALS

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

Having qualified as Executor of the Estate of Marthola G. Payne, also known as Marthola Grier Payne, late of Forsyth County, North Carolina, the undersigned does hereby notify all parties having claims against said estate to exhibit them to the undersigned on or before February 13, 2015 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 11th day of November, 2014

Shirley Carter
5680 Bethania Road
Pffawtown, NC 27040-9597

November 11, 18, 25, December 2, 2014

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
13 CVD 7054

VISTA COURT ASSOCIATION, INC.,
Plaintiff,

vs.

DUAN D. BOYD,
Defendant.

NOTICE OF SALE OF REAL ESTATE

By authority contained in the Judgment entered on the 12th day of August, 2014, in the above-captioned civil action, Blanco Tackabery & Matamoros, P.A., Commissioner, will offer for sale to the highest bidder at public auction in the area designated for public sales at the Forsyth County Hall of Justice in Winston-Salem, North Carolina, on **Tuesday, December 2, 2014, at 2:00 p.m.**, the real estate located in the County of Forsyth, being more particularly described as follows:

First: Building No. 200, Unit No. 200-D, of Vista Court Condominium, Section (or Phase) Three, as shown on the Plans of Vista Court Condominium, Section (or Phase) Three, recorded in Condominium Book 1, Pages 156-159 inclusive in the Forsyth County North Carolina Registry.

Second: An undivided 4.167 percentage interest in and to the "Common Areas and Facilities" as referred to in said Declaration of Condominium appurtenant to the aforesaid unit, said "Common Areas and Facilities" being more particularly described in the Declaration of Condominium and in the Plans Vista Court Condominium Section (or Phase) Three, recorded in Condominium Book 1, Pages 156-159 inclusive, Forsyth County, North Carolina Registry.

Together with all rights and easements appurtenant to said unit as specifically enumerated in said Declaration of Condominium, the Articles of Incorporation and Bylaws of Vista Court Section (or Phase) Three, recorded simultaneously with said Declaration of Condominium and subject to regular and special assessments, limitations and restrictions contained in said Declaration of Condominiums and said Articles of Incorporation and respective Bylaws, included in said restrictions is a prohibition of use of the unit for non-residential purpose.

The sale shall be made subject to any and all taxes, including taxes which are a lien against the property though not yet due or payable, and any special assessments, easements, rights of way, restrictions of record, and prior deeds of trust. The sale shall be made without warranty of any kind, including any warranty as to the physical or environmental condition of the real estate sold.

The highest bidder at the sale may be required to make deposit by cash or check of up to five (5%) percent of the bid, or \$750.00, whichever is greater, at the time the bid is accepted, and the remaining balance upon confirmation of the sale.

The sale will be reported to the Court and will remain open for advance or upset bids for a period of ten (10) days. If no advance bids are filed with the Clerk of Court, the sale will be confirmed.

This the 12th day of November, 2014.

Blanco Tackabery & Matamoros, P.A., Commissioner
M. Rachael Dimont, Esq.

OF COUNSEL:
BLANCO TACKABERY & MATAMOROS, P.A.
POST OFFICE DRAWER 25008
WINSTON-SALEM, NC 27114-5008
TELEPHONE: 336-293-9000
FACSIMILE: 336-293-9030

November 18, 25, 2014

570_016374
14-Sp-699

AMENDED NOTICE OF SUBSTITUTE 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 Elizabeth Ramirez-Valladolid, a married person and her non-borrowing spouse Eduardo Carranza, dated 08/20/2007 and recorded on 08/20/2007, in Book RE 2777 at Page 2303, in the Office of the Register of Deeds of Forsyth County, North Carolina; and because of default in the payment of the indebtedness secured thereby and failure to carry out and perform the stipulations and agreements contained therein and, pursuant to demand of the holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will place for sale, at public auction, to the highest bidder for cash at the usual place of sale at Forsyth County Courthouse, in Kernersville, North Carolina, on Wednesday, **November 26, 2014 at 10:00 AM**, that parcel of land, including improvements thereon, situated, lying and being in the City of Kernersville, County of Forsyth, State of North Carolina, and being more particular described as follows:

BEING ALL OF LOT NO. 473, AS SHOWN ON A RECORDED PLAT ENTITLED CENTERBURY, SECTION 8-A, AS DEVELOPED BY FORTIS ENTERPRISES, INC. SAID PLAT BEING RECORDED IN PLAT BOOK 23, PAGE 9 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Address of Property: 2161 Roughmont Lane, Kernersville, NC 27284

Present Record Owner: **Elizabeth Ramirez-Valladolid and Eduardo Carranza.**

The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. The Substitute Trustee reserves the right to require a cash deposit or a certified check not to exceed the greater of five percent (5%) of the amount of the bid or seven hundred fifty Dollars (\$750.00). In the event that the holder is exempt from paying the same, the successful bidder may also be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax, and the tax required by N.C.G.S. §7A-308 (a) (1).

The real property hereinabove described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special

LEGALS

assessments. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids as by law required.

If the Substitute Trustee is unable to convey title to the purchaser 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 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 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 termination.

The Hunoval Law Firm, PLLC, Attorney for
Poore Substitute Trustee, LTD as
Substitute Trustee
By: Cameron D. Scott
501 Minuet Lane, Suite 104-A
Charlotte, NC 28217
570.016374/VALLADOLID/CARRANZA FEI #
1082.00521

November 18, 25, 2014

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
14 CVD 1241

VISTA COURT ASSOCIATION, INC.,
Plaintiff,

vs.

TRACY L. WOLFE a/k/a
TRACY WOLFE STRICKLAND,
Defendant.

NOTICE OF SALE OF REAL ESTATE

By authority contained in the Judgment entered on the 12th day of August, 2014, in the above-captioned civil action, Blanco Tackabery & Matamoros, P.A., Commissioner, will offer for sale to the highest bidder at public auction in the area designated for public sales at the Forsyth County Hall of Justice in Winston-Salem, North Carolina, on **Tuesday, December 2, 2014, at 2:00 p.m.**, the real estate located in the County of Forsyth, being more particularly described as follows:

First: Building No. 430, Unit No. 430-D, of Vista Court Condominium, Section (or Phase) Seven, as shown on the Plans of Vista Court Condominium, Section (or Phase) Seven, recorded in Condominium Book 3, Pages 135 through 137 inclusive, in the Forsyth County, North Carolina Registry.

Second: An undivided 12.50 percentage interest in and to the "Common Areas and Facilities" as referred to in said Declaration of Condominium appurtenant to the aforesaid Unit, said "Common Areas and Facilities" being more particularly described in the Declaration of Condominium and in the Plans of Vista Court Condominium Section (or Phase) Seven, recorded in Condominium Book 3, Pages 135 through 137 inclusive, Forsyth County, North Carolina Registry.

Together with all rights and easements appurtenant to said unit as specifically enumerated in said Declaration of Condominium, the Articles of Incorporation and Bylaws of Vista Court Association, Inc., and the Bylaws of Vista Court, Section (or Phase) Seven Association, recorded simultaneously with said Declaration of Condominium and said Articles of Incorporation and respective Bylaws, included in said restrictions is a prohibition of use of the unit for non-residential purpose.

The sale shall be made subject to any and all taxes, including taxes which are a lien against the property though not yet due or payable, and any special assessments, easements, rights of way, restrictions of record, and prior deeds of trust. The sale shall be made without warranty of any kind, including any warranty as to the physical or environmental condition of the real estate sold.

The highest bidder at the sale may be required to make deposit by cash or check of up to five (5%) percent of the bid, or \$750.00, whichever is greater, at the time the bid is accepted, and the remaining balance upon confirmation of the sale.

The sale will be reported to the Court and will remain open for advance or upset bids for a period of ten (10) days. If no advance bids are filed with the Clerk of Court, the sale will be confirmed.

This the 12th day of November, 2014.

Blanco Tackabery & Matamoros, P.A., Commissioner
M. Rachael Dimont, Esq.

OF COUNSEL:
BLANCO TACKABERY & MATAMOROS, P.A.
POST OFFICE DRAWER 25008
WINSTON-SALEM, NC 27114-5008
TELEPHONE: 336-293-9000
FACSIMILE: 336-293-9030

November 18, 25, 2014

570_016374
14-Sp-699

AMENDED NOTICE OF SUBSTITUTE 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 Elizabeth Ramirez-Valladolid, a married person and her non-borrowing spouse Eduardo Carranza, dated 08/20/2007 and recorded on 08/20/2007, in Book RE 2777 at Page 2303, in the Office of the Register of Deeds of Forsyth County, North Carolina; and because of default in the payment of the indebtedness secured thereby and failure to carry out and perform the stipulations and agreements contained therein and, pursuant to demand of the holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will place for sale, at public auction, to the highest bidder for cash at the usual place of sale at Forsyth County Courthouse, in Kernersville, North Carolina, on Wednesday, **November 26, 2014 at 10:00 AM**, that parcel of land, including improvements thereon, situated, lying and being in the City of Kernersville, County of Forsyth, State of North Carolina, and being more particular described as follows:

BEING ALL OF LOT NO. 473, AS SHOWN ON A RECORDED PLAT ENTITLED CENTERBURY, SECTION 8-A, AS DEVELOPED BY FORTIS ENTERPRISES, INC. SAID PLAT BEING RECORDED IN PLAT BOOK 23, PAGE 9 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Address of Property: 2161 Roughmont Lane, Kernersville, NC 27284

Present Record Owner: **Elizabeth Ramirez-Valladolid and Eduardo Carranza.**

The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. The Substitute Trustee reserves the right to require a cash deposit or a certified check not to exceed the greater of five percent (5%) of the amount of the bid or seven hundred fifty Dollars (\$750.00). In the event that the holder is exempt from paying the same, the successful bidder may also be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax, and the tax required by N.C.G.S. §7A-308 (a) (1).

The real property hereinabove described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special

LEGALS

Areas and Facilities" being more particularly described in the Declaration of Condominium and in the Plans of Vista Court Condominium, Section (or Phase) Seven, recorded in Condominium Book 3, Pages 167 through 169, Inclusive, Forsyth County, North Carolina Registry.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in said Declaration of Condominium, the Articles of Incorporation and Bylaws of Vista Court Association, Inc., and the Bylaws of Vista Court, Section (or Phase) Seven Association, recorded simultaneously with said Declaration of Condominium and subject to regular and special assessments, limitations and restrictions contained in said Declaration of Condominium and said Articles of Incorporation and respective Bylaws. Included in said restrictions is a prohibition of use of the Unit for non-residential purpose.

The sale shall be made subject to any and all taxes, including taxes which are a lien against the property though not yet due or payable, and any special assessments, easements, rights of way, restrictions of record, and prior deeds of trust. The sale shall be made without warranty of any kind, including any warranty as to the physical or environmental condition of the real estate sold.

The highest bidder at the sale may be required to make deposit by cash or check of up to five (5%) percent of the bid, or \$750.00, whichever is greater, at the time the bid is accepted, and the remaining balance upon confirmation of the sale.

The sale will be reported to the Court and will remain open for advance or upset bids for a period of ten (10) days. If no advance bids are filed with the Clerk of Court, the sale will be confirmed.

This the 12th day of November, 2014.

Blanco Tackabery & Matamoros, P.A., Commissioner
M. Rachael Dimont, Esq.

OF COUNSEL:
BLANCO TACKABERY & MATAMOROS, P.A.
POST OFFICE DRAWER 25008
WINSTON-SALEM, NC 27114-5008
TELEPHONE: 336-293-9000
FACSIMILE: 336-293-9030

November 18, 25, 2014

570_016374
14-SP-3036

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Slenia S. Alviar a/k/a Slenia A. Santos and Erasmo O. Alviar, Jr. to William R. Echols, Trustee(s), which was dated March 14, 2012 and recorded on March 28, 2012 in Book 3051 at Page 1486, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **December 2, 2014 at 10:00AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

Situated in the City of Kernersville Forsyth County North Carolina and more particularly described as follows:

Being known and designated as Lot 68 of North Lake Section 2 as shown on a map and plat of same which is recorded in Plat Book 41, Page 180 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 property is the same as that described in Deed Book 2202 Page 6193, Forsyth County Registry and is further known and designated as Tax Lot 68 in Block 5412U on the Forsyth County Tax Maps.

Save and except any releases, deeds of release or prior conveyances of record.
Said property is commonly known as 228 Day Break Drive, Kernersville, NC 27284.

THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, AND THE COURT COSTS OF FORTY-FIVE CENTS (45¢) PER ONE HUNDRED DOLLARS (\$100.00) PURSUANT TO NCGS 7A-308(a)(1). A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Slenia A. Santos and Erasmo O. Alviar, Jr.

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 the notice of sale, terminate the rental agreement upon 10 days' written notice to the landlord. 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.

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 their sole discretion, if they believe 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.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 14-12475-FC01

November 18, 25, 2014

570_016374
14-SP-1198

IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
14SP1198

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY HELEN JOANNE AMMEN DATED

LEGALS

FEBRUARY 24, 2006 AND RECORDED IN BOOK RE 2642 AT PAGE 4095 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 1, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

Being all of Lot 40 as shown on the map of Stonewood Phase II as recorded in Plat Book 28 at Page 144 in the Office of the Register of Deeds for Forsyth County, North Carolina

And Being more commonly known as: **1837 Stonewood Dr, Winston Salem, NC 27103**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Helen Joanne Ammen.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 7, 2014.

Grady I. Ingle or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
<http://shapiroattorneys.com/nc/>

14-063089

November 18, 25, 2014

IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
14SP1215

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY RAINBOW PROPERTIES DATED OCTOBER 31, 1984 AND RECORDED IN BOOK 1462 AT PAGE 1097 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 4, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Unit #22, Building #2 as shown on a plat or plats entitled "Georgetown Condominiums" as recorded in Unit Ownership File 1, at Pages 177-181 inclusive, and as recorded and corrected in Condominium and Unit Ownership File 1, at Page 182 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the "Declarations of Georgetown Condominiums" (which specifically includes a .74 percent undivided fee simple ownership interest in and to the Common Areas of Georgetown Condominiums) issued by Georgetown Partners, Forsyth County, North Carolina, in Book 1381 at Pages 1531 et seq on December 28, 1982 at 9:34 o'clock am, and pursuant thereto membership in the Georgetown Condominium Homeowners Association, Inc., a North Carolina Non-Profit Corporation.

And Being more commonly known as: **631 Gunston Ct Apt F, Winston Salem, NC 27106**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Georgetown Condominiums Homeowners' Association, Inc.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are

LEGALS

a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 14, 2014.

Grady I. Ingle or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
<http://shapiroattorneys.com/nc/>

14-059860

November 18, 25, 2014

IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
14SP1332

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY CATHERINE B. NEWSOME DATED APRIL 10, 2003 AND RECORDED IN BOOK 2342 AT PAGE 1117 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 1, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF FORSYTH AND THE STATE OF NORTH CAROLINA IN DEED BOOK 1772 AT PAGE 3501 AND DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON STAKE IN THE NORTHWEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 311, SAID STAKE BEING IN THE LINE OF W. H. SWAIN HEIRS, AND RUNS THENCE WITH THE LINES OF SAID SWAIN HEIRS THE TWO FOLLOWING COURSES AND DISTANCES: NORTH 68 DEGREES 30' WEST 350 FEET AND NORTH 2 DEGREES 15' EAST 97 FEET TO A LARGE WHITE OAK, A NEW CORNER WITH N. L. WHICKER; THENCE WITH THE LINES OF SAID WHICKER THE THREE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 35' EAST 173.4 FEET, NORTH 58 DEGREES 00' EAST 115 FEET, AND SOUTH 45 DEGREES 45' EAST 200 FEET TO AN IRON STAKE IN THE RIGHT OF WAY MARGIN OF U. S. HIGHWAY NO 311; THENCE WITH SAID RIGHT OF WAY SOUTH 45 DEGREES 10' WEST 100 FEET TO THE BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS.

And Being more commonly known as: **3790 New Walkertown Rd, Winston Salem, NC 27105**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS Series

LEGALS

SUANT TO NCGS 7A-308(a)(1). A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Gary A Johnson III.

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 the notice of sale, terminate the rental agreement upon 10 days' written notice to the landlord. 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.

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 their sole discretion, if they believe 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.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 13-26528-FC02

November 18, 25, 2014

IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
14SP1356

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JUAN F. ROCHA AND SONIA I. BENAVIDES DATED MAY 8, 2013 AND RECORDED IN BOOK RE 3121 AT PAGE 3623 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 4, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

Being all of Lot 14 of Glenstone, Phase 1, as shown on the plat recorded in Plat Book 54, Pages 94-95, in the Office of the Register of Deeds of Forsyth County, North Carolina.

And Being more commonly known as: **1118 Daylilly Ct, Kernersville, NC 27284**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Juan F. Rocha and Sonia I. Benavides.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 14, 2014.

Grady I. Ingle or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

14-063391

November 18, 25, 2014

14 SP 1362
NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Wilhemina D. Rogers to John L. Matthews or Timothy M. Bartosh, Trustee(s), which was dated May 19, 2005 and recorded on May 20, 2005 in Book RE 2566 at Page 2791, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **December 2, 2014 at 10:00AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

BEING known and designated as Lot 15 as shown on the Map of Canaan Place North, Phase 1, which is recorded in Plat Book 43 at Page 131 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which further reference is hereby made for a more particular description.

Save and except any releases, deeds of release or prior conveyances of record. Said property is commonly known as 4407 Canaan Place Drive, Winston Salem, NC 27105.

THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, AND THE COURT COSTS OF FORTY-FIVE CENTS (45¢) PER ONE HUNDRED DOLLARS (\$100.00) PURSUANT TO NCGS 7A-308(a)(1). A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

LEGALS

TAX, AND THE COURT COSTS OF FORTY-FIVE CENTS (45¢) PER ONE HUNDRED DOLLARS (\$100.00) PURSUANT TO NCGS 7A-308(a)(1). A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Wilhemina D Rogers.

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 the notice of sale, terminate the rental agreement upon 10 days' written notice to the landlord. 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.

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 their sole discretion, if they believe 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.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 10-39765-FC02

November 18, 25, 2014

14 SP 1363
NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Betty M. Schuyler and H. D. Schuyler to LandAmerica (One Stop), Trustee(s), which was dated September 22, 2006 and recorded on April 25, 2007 in Book RE 2747 at Page 2073, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **December 2, 2014 at 10:00AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

The following described real property situate in the Township of Winston, County of Forsyth, and State of North Carolina, to wit:

A tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

BEGINNING at an iron stake in the east line of Fleet Street, said stake being South 85 deg. 30 min. East 32 feet from an iron stake in the west line of said street, the said latter stake being 1120 feet northwardly from Mitchell Street; running thence along the east line of Fleet Street North 2 deg. 30 min. East 66 feet to a stake; thence South 85 deg. 30 min. East 151.6 feet to a stake; thence South 2 deg. 40 min. West 151.40 feet to the BEGINNING; being a part of the Chitty Land, sometimes designated as a portion of Block 3851, on the Southfork Township Tax Map. Being Lot No. 23 on unrecorded map of C. W. Myers Trading Post, Inc. part of Chitty Land, made by W. O. Doggett in September of 1960.

By Fee Simple Deed from J. F. Whitaker and his wife Margaret H. Whitaker as set forth in Deed Book 0979, Page 581 and recorded on 2/19/1969, Forsyth County Records.

Save and except any releases, deeds of release or prior conveyances of record. Said property is commonly known as 3025 Fleet Street, Winston Salem, NC 27127.

THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, AND THE COURT COSTS OF FORTY-FIVE CENTS (45¢) PER ONE HUNDRED DOLLARS (\$100.00) PURSUANT TO NCGS 7A-308(a)(1). A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 10, 2014.

Grady I. Ingle or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

11-022536

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 James R. Motsinger and Brenda L. Mtsinger, husband & wife, dated the 30th day of December, 1999, and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 2100 at Page 1075 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 9th day of December, 2014**, all that certain parcel of land, more particularly described as follows:

IMPROVEMENTS: House and lot/Condominium/or Lot LEGAL DESCRIPTION: BEGINNING at an iron stake in the northern right of way line of Hummingbird Drive, the southwest corner of Lot 32 of the hereinafter referred to map, which iron stake lies the following courses and distances from the southwestern corner of the property described in Deed Book 1033, Page 236, Forsyth County Registry, which reference point is a corner with Robbins and Jan. Q. Arant to wit: North 10° 20' East 347.12 feet; North 59° 6' East 785.23 feet; and running thence from said Beginning point with the eastern line of Lot 32, North 30° 54' West 201.00 feet to an iron stake in the line of Lot 33; thence with the line of Lot 33 and falling in the line

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 14-01502-FC02

November 18, 25, 2014

14 SP 1374
NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained

LEGALS

in that certain Deed of Trust executed by Margaret L. Styers to Randolph and Moir, Trustee(s), which was dated March 26, 2009 and recorded on April 7, 2009 in Book RE 2883 at Page 2010, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **December 2, 2014 at 10:00AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

Being known and designated as Lot No. 63, as shown on a certain plat entitled Hope Valley, Section 2, said plat being recorded in Plat Book 22, Page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Save and except any releases, deeds of release or prior conveyances of record. Said property is commonly known as 3011 Prytania Road, Winston Salem, NC 27106.

THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, AND THE COURT COSTS OF FORTY-FIVE CENTS (45¢) PER ONE HUNDRED DOLLARS (\$100.00) PURSUANT TO NCGS 7A-308(a)(1). A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are All Lawful Heirs of Margaret L. Styers.

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 the notice of sale, terminate the rental agreement upon 10 days' written notice to the landlord. 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.

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 their sole discretion, if they believe 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.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 14-09623-FC01

November 18, 25, 2014

14 SP 1388
NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Joseph Terry and Brooke Terry to Peter F. Makowiecki, Trustee(s), which was dated April 21, 2008 and recorded on April 25, 2008 in Book RE 2827 at Page 2935, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **December 2, 2014 at 10:00AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

BEING KNOWN AND DESIGNATED AS LOT 19 AS SHOWN ON THE MAP OF COVINGTON RIDGE SUBDIVISION, SECTION 2, RECORDED IN PLAT BOOK 36, PAGE 95, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Save and except any releases, deeds of release or prior conveyances of record. Said property is commonly known as 517 Covington Ridge Road, Winston Salem, NC 27107.

THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX, AND THE COURT COSTS OF FORTY-FIVE CENTS (45¢) PER ONE HUNDRED DOLLARS (\$100.00) PURSUANT TO NCGS 7A-308(a)(1). A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Joseph Terry and wife, Brooke Terry.

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 the notice of sale, terminate the rental agreement upon 10 days' written notice to the landlord. 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.

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 their sole discretion, if they believe 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.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 10-24794-FC02

LEGALS

November 18, 25, 2014

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

Having qualified as Executor of the Estate of Janie Lenora Parkins Stilling, also known as Janie Lenora Stilling, Janie L. Stilling, Jane P. Stilling, Jane Stilling, Jane Lenora Stilling, Jane Parkins Stilling and Janie P. Stilling, late of Forsyth County, North Carolina, the undersigned does hereby notify all parties having claims against said estate to exhibit them to the undersigned on or before February 20, 2015 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 18th day of November, 2014.

Nora Stilling Pauley
2101 Rougemount Lane
Kernersville, NC 27284

November 18, 25, December 2, 9, 2014

STATE OF NORTH CAROLINA
FORSYTH COUNTY

IN THE DISTRICT COURT
Forsyth County Civil Action No. 14CV06424

Franklin Delano Widener and Elizabeth Diane Widener, Plaintiffs
Vs. Kevin Allen White and Unknown Father

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

To: Unknown Father

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: Custody of a male juvenile, Hayden Dale White, born on January 2, 2007 in Surry County, North Carolina, to deceased biological mother, Shannon Renee Widener.

You are required to make defense to such pleading not later than January 5, 2015 and upon your failure to do so, the party seeking service against you will apply to the Court for the relief sought.

This the 14th day of November, 2014.

J. Clark Fischer
Attorney for Plaintiffs
407 Summit Street
Winston-Salem, NC 27101
Telephone: 336-724-3513

November 18, 25, December 2, 2014

IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
13SP1956

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JOHN M. BISHOP DATED MAY 13, 2004 AND RECORDED IN BOOK 2470 AT PAGE 2587 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 8, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lot 204 as shown on the plat of Central Terrace as recorded in Plat Book 8 at Page AA in the Office of the Register of Deeds of Forsyth County, North Carolina.

And Being more commonly known as: **2550 Stockton St, Winston Salem, NC 27127**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are John M. Bishop.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 10, 2014.

Grady I. Ingle or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

LEGALS

sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 21, 2014.

Grady I. Ingje or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

13-053240

November 25, December 2, 2014

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14-SP-614 NOTICE OF SUBSTITUTE 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 Blanche T. Wofford, dated June 23, 2009 and recorded on June 30, 2009 in Book No. RE 2899 at Page 2573 in the Office of the Register of Deeds of Forsyth County, North Carolina; and because of default in the payment of the indebtedness secured thereby and failure to carry out and perform the stipulations and agreements contained therein and, pursuant to demand of the holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will place for sale, at public auction, to the highest bidder for cash at the usual place of sale at Forsyth County Courthouse, Winston-Salem, North Carolina on December 4, 2014 at 1:00 PM that parcel of land, including improvements thereon, situated, lying and being in the City of Winston Salem, County of Forsyth, State of North Carolina, and being more particularly described in the above referenced Deed of Trust. Address of property: 2804 Raleigh Avenue, Winston Salem, NC 27105. Tax Parcel ID: 2687-005 Present Record Owners: The Estate of Blanche L. Wofford a/k/a Louise T. Wofford. The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. 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 successful bidder shall be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax and costs of recording the Trustee's Deed. The real property hereinbefore described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special assessments. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids as by law required. If for any reason the Trustee is unable to convey title to this property or the sale is set aside, the sole remedy of the purchaser is the return of the deposit. Furthermore, 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 declare the sale to be void and return the deposit. In either event the purchaser will have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney or the Trustee. 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 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 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. Any person who occupies the property pursuant to a bona fide lease or tenancy may have additional rights pursuant to Title VII of 5.896 - Protecting Tenants at Foreclosure Act which became effective on May 20, 2009. Rogers Townsend & Thomas, PC, Substitute Trustee (803)744-4444, 020267-00284 P1118981

November 25, December 2, 2014

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IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 14SP738

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY PATRICIA A. GARCIA DATED AUGUST 5, 1999 AND RECORDED IN BOOK 2082 AT PAGE 1435 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

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IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 14SP738

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY PATRICIA A. GARCIA DATED AUGUST 5, 1999 AND RECORDED IN BOOK 2082 AT PAGE 1435 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 8, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lot Number 9 as shown on the Map of the Property of J.J. Angelo as recorded in Plat Book 21, Page 53, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

And Being more commonly known as: **2729 Spotswood Dr, Winston Salem, NC 27107**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Patricia Garcia.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is October 7, 2014.

Grady I. Ingje or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

14-060437

November 25, December 2, 2014

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IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY

LEGALS

14sp777

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY RENEE GILL AND TERRAIN D. GILL DATED JANUARY 3, 2007 AND RECORDED IN BOOK 2721 AT PAGE 1957 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 11, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

Being all of Lot 140 as shown on the map of Carlton Bluff, as per plat thereof recorded in Plat Book 8, Page 89 (2), in the Office of the Register of Deeds for Forsyth County, North Carolina.

And Being more commonly known as: **2734 Ludwig St, Winston Salem, NC 27107**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Terrain D. Gill and Renee Gill.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 11, 2014.

Grady I. Ingje or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

14-059951

November 25, December 2, 2014

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IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 14sp834

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY FELICIA A. COVERT DATED SEPTEMBER 21, 2007 AND RECORDED IN BOOK 2784 AT PAGE 2994 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 11, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lot 7 of Trent Hill, a map and plat of which is recorded in Plat Book 51, Page 141, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

And Being more commonly known as: **4935 Trent Hill Dr, Winston Salem, NC 27105**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Felicia A. Covert.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 21, 2014.

Grady I. Ingje or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

14-060782

November 25, December 2, 2014

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Notice of Public Hearing

The Kernersville Planning Board will hold a Public Hearing on Monday, December 8, 2014 at 7:00 pm in the Kernersville Municipal Chambers to hear the following:

Mark Smith, Agent for Others for property located at 422 Mountain View Drive being all of PIN #(s) 6876-84-9470 containing 6.78 acres more or less. Petitioner requests to rezone from RM12-S (Residential Multifamily, maximum 12 units/acre - Special Use District) to RM18-S (Residential Multifamily, maximum 18 units/acre - Special Use District). Requested Use(s): Residential Building, Multifamily. Zoning

LEGALS

Docket K-724.A2

Jeff Hatling, Community Development Director, for consideration of an amendment to the Kernersville Development Plan to amend the Land Use Plan from "Median Density Residential" to "Mixed Use", for property along Trent Street with Pin numbers 6886-53-4466 and a portion of 6886-53-4412 a total of .26 acres more or less. Plan Docket KDP-43

Curtis L. Swisher Owner/Agent for Others for property located in the 200 Block of Trent Street, being all of PIN# 6886-53-4412 containing .22 acres more or less and all of PIN # 6886-53-4466 containing .13 acres more or less. Petitioner requests a Special Use District Rezoning - Two-Phase from GI (General Industrial) and RS-7 (Residential, Single Family) to GB-S (General Business - Special Use District). Requested Use(s): Multiple Uses Requested. Zoning Docket K-733

Jeff Speaks, Agent for Others for property located at 1488 NC Highway 66 South, being all of PIN # 6885-52-8908 and part of PIN # 6885-53-8272 containing a total of 1.51 acres more or less. Petitioner requests a Special Use District Rezoning from HB-S (Highway Business - Special Use) to HB-S (Highway Business - Special Use). Requested Use(s): Multiple Uses Requested. Zoning Docket K-547.A3

[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 992-0404 (voice) or 993-0192 (TDD) at least 48 hours prior to the date of the meeting].

Jeff Hatling, AICP
Community Development Director

November 25, 2014

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Notice of Public Hearings

The Kernersville Board of Aldermen will hold Public Hearings on Tuesday, December 2, 2014 at 7:00 pm in the Kernersville Municipal Chambers to hear the following:

Dino Hackett, Agent for Grays Land Apartments, LLC, for properties located at 780 Macy Grove Road, being all of PIN # 6895-44-4614 containing 19.03 acres more or less. Petitioner requests a Special Use Rezoning from RM12-S (Residential Multifamily, maximum 12 units/acre - Special Use District) to RM12-S (Residential Multifamily, maximum 12 units/acre - Special Use District) to allow for modifications to the building architecture. Requested Use(s): Multifamily Residential Zoning Docket K-726.A1

Lillian Levy, Agent for DTRT Colfax Pipe, LLC for properties located at 9609 West Market Street, being all of Guilford County PIN# 6896811024 containing a total of 41.028 acres more or less. Petitioner requests a General Use District Rezoning from Guilford County - Highway Industrial (HI) to Kernersville - General Industrial (GI). Zoning Docket K-732

Doug Stimmel, Agent for Others for multiple properties located at 716 South Main St., 715 South Cherry St., 803 South Cherry St., and additional properties bordering South Cherry Street, South Main Street, and Old Winston Road, being all of PIN#(s) (Greenfield Property) 6876-91-0614, 6876-81-7817, 6876-71-8866, 6876-81-7693 and part of 6876-82-5300; and (Slade Property) 6876-91-2626, and 6876-91-1666 containing a total of 34.68 acres more or less. Petitioner requests a Single & Two Phase Special Use District Rezoning from Single Family Residential and Highway Business (RS7, RS12, HB, and HB-S) to General Business-Special Use District (GB-S). Requested Use(s): Multiple Uses Requested Zoning Docket K-729 [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 992-0404 (voice) or 993-0192 (TDD) at least 48 hours prior to the date of the meeting].

Dale F. Martin, MMC, NCMC
Town Clerk

November 20, 25, 2014

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IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 14SP928

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JERRY A. ROBINSON DATED JUNE 18, 1998 AND RECORDED IN BOOK 2010 AT PAGE 761 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **12:00PM on December 4, 2014** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

BEING all of Lot 8, of Whitfield Acres, as same is shown on map thereof Recorded in Plat Book 10, Page 146, Forsyth County Registry.

And Being more commonly known as: **3333 Carver School Rd, Winston Salem, NC 27105**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Jerry A. Robinson.

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, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either 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. 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 and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. 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. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 5, 2014.

Grady I. Ingje or Elizabeth B. Ellis
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

99-17354

November 25, December 2, 2014

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Notice of Lien and Sale

Store-It Mini Units will sell at auction for unpaid rents and fees the personal property of the following individuals and units: #83 rented to Chica Travis, #87 rented to Patrick Knapp, and #114 rented to Patricia Walters Auction will take place on Saturday, December 13, 2014 at 10 a.m. at 514 North Main

LEGALS

Street, Kernersville.

November 25, 29, 2014

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LEGALS