### Kernersville News, Thursday, February 28, 2013

## Call 993-2161 to place an ad

## Online: http://www.KernersvilleNews.com

### **LEGALS**

#### . . . . NOTICE TO CREDITORS

NORTH CAROLINA FORSYTH COUNTY

The undersigned, having heretofore qualified as Executor of the Estate of Thelma Elizabeth Hammons, also known as Thelma Jarvis Hammons and Thelma J. Hammons, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 9th day of May, 2013 or this notice will be pleaded in bar of

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

This 7th day of February, 2013.

3525 New Delhi Drive

February 7, 14, 21, 28, 2013

NOTICE TO CREDITORS

NORTH CAROLINA

The undersigned, having heretofore qualified as Executor of the Estate of Betty E. Pelfrey, also known as Betty Emerson Pelfrey, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 9th day of May, 2013 or this notice will be pleaded in

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

This 7th day of February, 2013.

Cherry P. Carter 6472 Lamshire Road

February 7, 14, 21, 28, 2013

STATE OF NORTH CAROLINA

COUNTY OF RICHMOND IN THE GENERAL COURT OF JUSTICE

13CVD131 Susan Eastman Johnsor Plaintiff

VS

John Chadrick Johnson Defendant

#### NOTICE OF SERVICE OF PROCESS BY PUBLICATION

Take notice that a pleading seeking relief against you of the relief being sought is as follows: and Permanent legal and physical custody of minor children, John Chadrick Johnson, Jr., and Victoria Loren Johnson

You are required to make defense to such pleading no later than the 26th day of March, 2013, which is 40 days from the first publication of this notice. Upon your failure to file a pleading by the above date, the party seeking service against you will apply to the court for relief sought.

> Susan Eastman Johnson 378 Airport Road Rockingham, NC 28379

February 14, 21, 28, 2013

STATE OF NORTH CAROLINA

FORSYTH COLINTY In the District Court

Tanyard Villas Homeowner's Association, Plaintiff.

Calvin Richard Tucker, Jr.,

To: Calvin Richard Tucker, Jr

## NOTICE OF SERVICE OF PROCESS

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: to recover unpaid homeowner's association assessments together with interest and attorney's fees.

You are required to make defense to such pleading not later than March 27, 2013 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 February, 2013

Jerry R. Everhardt, Attorney for Plaintiff Post Office Box 4065 Greensboro, N.C. 27404

February 14, 21, 28, 2013

## Notice to Creditors

Having qualified as Executor of the Estate of Joseph Odell Fulp (aka Joseph O. Fulp), late of Forsyth County, North Carolina, the undersigned does hereby notify al persons, firms and corporations having claims against the estate of said decedent to exhibit them to my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 14th day of May, 2013, or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to the said estate will please make immediate payment to the undersigned

This the 14th day of February, 2013

Daniel W. Fulp, Executo Estate of Joseph Odell Fulp c/o Craige Brawley Liipfert & Walker LLP 110 Oakwood Drive, Suite 300 Winston-Salem, NC 27103

Craige Brawley Liipfert & Walker, LLP

February 14, 21, 28 and March 7, 2013

## **CREDITOR NOTICE**

The undersigned, having qualified as Executor of the Estate of Charlotte W. Troxell (AKA Charlotte Wilson Troxell), deceased, late of Forsyth County, North Carolina, this is to notify all persons, firms and corporations having claims against said Estate to present them to the undersigned on or before the 14th day of May,

## **LEGALS**

2013, or this Notice will be pleaded in bar of recovery All persons, firms and corporations indebted to this Estate will please make payment immediately to the undersigned at the below-designated address.

This the 14th day of February, 2013

Kyle Evan Troxell Executor of the Estate of Charlotte W. Troxell 1001 West Fourth Street Winston-Salem, NC 27101

Marcus I Moxley Esquire EDWARDS CRAVER VEACH PLLC 1001 West Fourth Street nston-Salem, North Carolina 27101 Telephone No. (336) 607-7384

February 14, 21, 28; March 7, 2013

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY **10 sp 1675** 

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY KEVIN M. SYPHRETT DATED NOVEMBER 13, 2002 AND RECORDED IN BOOK 2296 AT PAGE 4141-4159 IN THE FORSYTH COUNTY PUBLIC

#### 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 cou county at 12:00PM on March 8, 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described

Being known and designated as Lot 36 of Meredith Phase 1 as shown on a Map and Plat of same which is recorded in Plat Book 44, Pages 52 and 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: 441 Meredith Way, Winston-Salem, NC 27107

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

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey-ance "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, em ployees, 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 nv and all responsibilities or lia 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

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.

be frozen pending the outcome of any re-sale.

The date of this Notice is February 4, 2013.

Grady I. Ingle or Elizabeth B. Ells Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107

10-005715

February 21, 28, 2013

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION 11sp503

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY ZEB WILLIAM PAYNE AND MARILYN H. PAYNE DATED SEPTEMBER 15, 2006 AND RECORDED IN BOOK 2696 AT PAGE 2225 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH

## 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 county at 12:00PM on March 7, 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described

Beginning at an iron stake, said iron stake being the southwest intersection of Waughtown-Clemmons Road and Aureole Street, and running thence along the western right of way line of Waughtown-Clemmons Road South 49 degrees 23' West 92.95 feet to an irons take; thence North 87 degrees 00' West 259.0 feet to an iron stake in the eastern right of way line of Long Street: thence along the eastern right of way line of Long Street North 07 degrees 0' East 75.40 feet to an iron stake, said iron stake being the southeast intersection of Long Street and Aureole Street; thence along the southern right of way line of Aureole Street; thence along the southern right of way line of Aureole Street South 78 degrees 00' East 322.60 feet to the point and place of beginning, same being a portion of an unnumbered lot set out upon the Map of Property belonging to the Estate of Dr. Francis Duffy and Meyer Hahn recorded in Plat Book 1, Page 50 (4) in the Office of the Register of Deeds of Forsyth County, North Carolina. Together with all right, title and interest of above named Grantors in the public street adjoining the western boundary of above described lot, which street formerly known as Long Street now has been closed according to the best information and belief

### **LEGALS**

#### And Being more commonly known as: 1017 East ville Rd, Winston Salem, NC 27107

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Zeb William Pavne and Marilyn H. Pavne

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey-ance "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, em ployees, agents or authorized representative of either Trustee or the holder of the note make any represen tation 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 wil result in a Declaration of Default and any deposit will

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

be frozen pending the outcome of any re-sale

The date of this Notice is February 4, 2013.

The Ford Firm, LLC Substitute Trustee David R. Ford, Member-Manager P.O. Box 701 Clayton, NC 27528 (919) 550-2100

11-013317

February 21, 28, 2013

### NOTICE OF FORECLOSURE SALE NORTH CAROLINA, FORSYTH COUNTY 11 SP 1374

Under and by virtue of a Power of Sale contained in ain Deed of Trust executed by Garry A. Haulsey to CTC Real Estate Services, Trustee(s), dated March 18, 2003, and recorded in Book 2334, Page 2580, Forsyth County Registry, North Carolina.

Default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and the holder of the note evidencing said indebtedness having directed that the Deed Trust be foreclosed, the undersigned Substitute Trustees will offer for sale at the Courthouse Door in Forsyth County, North Carolina, at 12:00PM on March 06, 2013, and will sell to the highest bidder for cash the following described property, to wit:

Beginning at an iron pin located in the western right of-way of Durant Drive, the southeast corner of Tax Lot 45, owned or formerly owned by Bill Hooker; thence along the western right-of-way of Durant Drive S 03 deg 07 min. 29 sec. W 99.71 feet to an iron pin, the northeast corner of Tax Lot 47; thence leaving the right-of-way line of Durant Drive, along the north line of Tax Lot 47 N 86 deg. 05 min. (previously errone ously referred to as 05 sec.) 30 sec. West 263.69 feet to an iron pin, the northwest corner of Tax Lot 47; thence N O4 deg. 34 min. 11 sec. E 99.71 feet to an iron pin, the southwest corner of Tax Lot 45 thence, along the south line of Tax Lot 45 South 86 deg. 05 min. 28 sec. East 261.17 feet to an iron pin the point and place of Beginning, containing 0.601 acres, more or less, in accordance with a survey prepared for Garry Hausley, prepared by Jeffrey K Brinkley & Assoc., dated 7/5/02, designated Job No. B2256.

Also known as Tax Block 2237, Lot 46, Forsyth County, North Carolina

Said property is commonly known as 2952 Durant Drive, Winston Salem, NC 27107. Third party purchasers must pay the excise tax, pursuant to N.C.G.S. 105-228.30, in the amount of One Dollar (\$1.00) per each Five Hundred Dollars (\$500.00) or fractional part thereof, and the Clerk of Courts fee, pursuant to N.C.G.S. 7A-308, in the amount of Forty-five Cents (45) per each One Hundred Dollars (\$100.00) or fractional part thereof or Five Hundred Dollars (\$500.00), whichever is greater. A deposit of five percent (5%) of the bid, or Seven Hundred Fifty Dol lars (\$750.00), whichever is greater, will be required at the time of the sale and must be tendered in the form of certified funds. Following the expiration of the

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, environ mental, 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, special assessments, land transfer taxes, if any, and encumbrances of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Any and All Heirs and/or Devisees of Gary A. Haulsey, Deceased.

statutory upset bid period, all the remaining amounts

will be immediately due and owing.

PLEASE TAKE NOTICE: 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 par ties 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, that tenant is liable for rent due under the rental agreement prorated to the effective date

Nationwide Trustee Services, Inc. Substitute Trustee 1587 Northeast Expressway Atlanta, GA 30329 (770) 234-9181 File No.: 432.J1101418NC /LMS

February 21, 28, 2013

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP498

TRUST EXECUTED BY JOE S. MARTIN AND BARBARA C. MARTIN DATED FEBRUARY 9, 2007 AND RECORDED IN BOOK 2730 AT PAGE 792 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

IN THE MATTER OF THE FORECLOSURE OF A DEED OF

## NOTICE OF SALE

Under and by virtue of the power and authority

## LEGALS

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 March 8, 2013** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described

Being known and designated as Lots Nos. 75, 76 and 77, Block C of BURKE PARK, First Release, said map being recorded in Plat Book 12, Page 20 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: 3240 Arlington Dr, Winston Salem, NC 27103

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

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey ance "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 represen tation 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 r result in a Declaration of Default and any deposit wil be frozen pending the outcome of any re-sale

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 date of this Notice is February 7, 2013.

Grady I. Ingle or Elizabeth B. Ells Substitute Trustee 10130 Perimeter Parkway, Suite 400 (704) 333-8107

### http://shapiroattorneys.com/nc/ 12-025047

rv 21, 28, 2013

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP1056

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY BOBBIE B. BROWN AND LEIGH C. BROWN DATED FEBRUARY 7, 2006 AND RECORDED IN BOOK 2638 AT PAGE 406 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 March 7, 2013 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:

BEGINNING at an iron stake in the north line of Cascade Avenue, said iron stake being 535 feet West of the northwest corner of said avenue and Park Boulevard; running thence with the north line of the avenue South 63 deg 30' West 60 feet to an iron stake; thence North 6 deg 35' West 150 feet to an iron stake in the south line of an alley: thence with the south line of the alley North 03 deg 30' East 60 fee to an iron stake; thence South 6 deg 35' East 100 feet to the BEGINNING.

BEING 45 feet off of the west part of Lot No. 22 and 15 feet off of the east part of Lot No. 23, in Block 16, as shown on the map of Winston-Salem Land and Investment Co. property as recorded in Plat Book 4 Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina; and being the state property as that described in Deed Book 671 Page 401, same office as stated above.

#### And Being more commonly known as: 645 Cascade Ave. Winston Salem. NC 27127

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Leigh C. Brown and Robert Brown.

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey ance "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, em ployees, 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 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 oe 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

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 n 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 date of this Notice is February 14, 2013.

### **LEGALS**

Grady I. Ingle or Elizabeth B. Ells Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107

http://shapiroattornevs.com/nc/

#### 11-021345

February 21, 28, 2013

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP1745

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY MARCUS GADSON AND TRIXIE GADSON DATED JUNE 25, 2003 AND RECORDED IN BOOK 2370 AT PAGE 4171 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 March 7. 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County North Carolina, and being more particularly describ as follows:

Being known and designated as Lot Number 15, as shown on the Plat of Corbin Place, as recorded in Plat Book 39, Page 37, in the Office of the Register of Deeds of Forsyth COunty, North Carolina to which reference is hereby made for a more particular description. Together with improvements located thereon; said property being located at 525 Corbin Street, Winston-Salem, North Carolina

#### And Being more commonly known as: 525 Corbin St, ston Salem, NC 27107

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

Gadson and Trixie Gadson

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey-ance "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, em ployees, agents or authorized representative of either Trustee or the holder of the note make any represen tation 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), which 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. all remaining amounts are IMMEDIATELY DUE AND OWING. Failure to remit funds in a timely manner wil result in a Declaration of Default and any deposit will

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

be frozen pending the outcome of any re-sale.

the effective date of the termination. The date of this Notice is February 14, 2013.

Grady I. Ingle or Elizabeth B. Ells Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107

http://shapiroattornevs.com/nc/ 12-032116

February 21, 28, 2013

## 12 SP 2220

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 Sidra C. Freeman to Angela Greenberg, Trustee(s), which was dated October 16, 2007 and recorded on October 17, 2007 in Book RE 2789 at Page 3703, 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 March 5, 2013 at 10:00AM, and will sell to the highest bidde for cash the following described property situated in Forsyth County, North Carolina, to wit:

BEING KNOWN AND DESIGNATED as Lot No. 5 as shown on the plat of PLEASANT PARK, as recorded in Plat Book 16 at Page 79, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular

Save and except any releases, deeds of release or NORTH CAROLINA, FORSYTH COUNTY

Said property is commonly known as 1800 Pleasant Street, Winston Salem, NC 27107.

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, environ mental, 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 under the current owner(s) of the property is/are Legacy

### **LEGALS**

Investments, LLC.

date of the termination.

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

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.: 11-17733-FC01

February 21, 28, 2013

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP2256

### TRUST EXECUTED BY NORMA TRIVETTE DATED MARCH 30, 2009 AND RECORDED IN BOOK 2883 AT PAGE 1056 IN THE FORSYTH COUNTY PUBLIC REGISTRY. NOTICE OF SALE

IN THE MATTER OF THE FORECLOSURE OF A DEED OF

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. 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 March 7, 2013** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described

Being known and designated as Lot #4, Property of Town & Country Builders of Mount Airy, Inc. (River Ridge Road) as recorded in Plat Book 29, Page 101 Forsyth County Registry.

Subject to restrictive covenants as recorded in Deed Book 1450 Page 1145 Forsyth County Registry.

And Being more commonly known as: 2679 River Ridge Rd, Pfafftown, NC 27040

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

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 represen tation 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 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.

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 February 14, 2013.

> Grady I. Ingle or Elizabeth B. Ells Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107

http://shapiroattorneys.com/nc/

12-034748

February 21, 28, 2013

## 12 SP 2262

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by KRISTIN A VADEN to W.R. STARKEY, JR, Trustee(s), which was dated January 31, 2008 and recorded on January 31, 2008 in Book RE2809 at Page 3807, 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 March 5, 2013 at 10:00AM, and will sell to the highest bidder for cash the following described property situated in

because of default in the payment of the secured

NOTICE OF FORECLOSURE SALE

BEING ALL OF LOT 94, SECTION 2, PINEBROOK VALLEY SUBDIVISION, RECORDED IN PLAT BOOK 26, PAGE 31, FORSYTH COUNTY REGISTRY.

### LEGALS

Save and except any releases, deeds of release or

Said property is commonly known as 1200 Rolling wood Circle West, 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 nurchase 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 convey ance "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 Kristin A. Vaden

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.: 11-17293-FC01

February 21, 28, 2013

### 12 SP 2277

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 Patrick W. Irby and Patricia M. Irby to Gary L Lackey, Trustee(s), which was dated October 24, 2002 and recorded on October 31, 2002 in Book 2293 at Page 1289, 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 **March 5, 2013 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 10 of Deer Path, Section One, a map and plat of which is recorded in Plat Book 32, Page 149 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular

Save and except any releases, deeds of release or

Said property is commonly known as 9336 Deer Path Lane, 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 nurchase 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 Patrick W. Irby and wife, Patricia M. Irby.

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 Truste 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.: 12-06298-FC01

February 21, 28, 2013

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

12SP2321

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JENNIFER L. BODINE DATED JANUARY 17, 2006 AND RECORDED IN BOOK RE2637 AT PAGE 335 IN THE FORSYTH COUNTY PUBLIC REG-ISTRY, 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

### LEGALS

county at 12:00PM on March 7, 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described

All that certain piece, parcel or lot of land, together with improvements thereon, situated, lying and being in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

Being all of Lot No. 32, the Crosswinds, Phase One, Section 11", as shown on a recorded plat prepared Otis A. Jones Surveying Co., Inc., dated January 14.1985, and recorded in Plat Book 29, page 199, 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.

Together with membership in the Crosswinds Association and all rights, obligations and easements ap-purtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions ssued by The Fortis Corporation and recorded in Book 1375, page 1417, in the Office of the Register of Deeds of Forsyth County, North Carolina, and incorporated nerein by reference.

Subject to easements, restrictions and rights of way

This is the same property conveyed to Jennifer L. Bodine, single by deed of Teresa Hewitt Dees (formerly Teresa Hewitt Shoffner) and husband, Michael B. Dees, dated January 30, 1997 and recorded January 31, 1997 in the Office of the Register of Deeds for Forsyth County in Book 1933, Page 2541.

#### And Being more commonly known as: 2704 Windy Xing, Winston Salem, NC 27127

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

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 wil result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale.

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 February 14, 2013.

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

## 12-032435

February 21, 28, 2013

.... IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP2421

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY KAREN R. WRIGHT DATED JUNE 14, 2007 AND RECORDED IN BOOK 2761 AT PAGE 2144 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 March 7, 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described

Tract #1: Being all of that Condominium Unit No. 416 as referred to in that instrument entitled "Declaration of Condominium" (hereinafter called "Declaration") recorded in Book 1135 at Page 212 on September 27, 1974, and as more particularly described in the plans of Century Park Condominium Buildings recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Condominium Book 1, Pages 1-6, inclusive.

Tract #2: An undivided 3.51% interest as tenant in common in and to the "Common Areas and Facilities" as referred to in Paragraph F of said declaration to hich reference is made for a more particular description of said "Common Areas and Facilities"

#### And Being more commonly known as: 416 Century Ct. Kernersville, NC 27284 The record owner(s) of the property, as reflected on

the records of the Register of Deeds, is/are Karen 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, em ployees, 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. 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

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 February 14, 2013

Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107

Grady I. Ingle or Elizabeth B. Ells

## 10-008358

February 21, 28, 2013

12 SP 2532

#### LEGALS

NOTICE OF FORECLOSURE SALE

Under and by virtue of the authority contained in a cer tain deed of trust dated December 4, 2006, securing a note and indebtedness of \$98,109.00, which was executed by Sean B. Gallagher and Heather Ratledge Gallagher (the current owner of the property described therein is Sean B. Gallagher and Heather Ratledge Gallagher), and which is recorded in Book 2714 at Page 21. Forsyth County Registry, the undersigned having been appointed Substitute Trustee by instru ment recorded in Book 3095 at Page 1483 of said Registry, default having occurred in the payment of the note secured by said deed of trust, and at the request of the holder of said note and pursuant to Order of Foreclosure dated the 12th day of February, 2013, the undersigned Substitute Trustee, in accordance with the provisions of said deed of trust, will offer for sale at public auction to the highest bidder for cash at **10:00** a.m. on Tuesday, March 5, 2013, at the Courthouse door (in the second level lobby of the Hall of Justice, Forsyth County Hall of Justice, Winston-Salem, Forsyth County, North Carolina), the lot and fixtures located at 1476 Vestal Road, Rural Hall, NC 27045, which is

Being Known and Designated as Lot 35, as shown on the Plat of Creekview, Section 2, as recorded in Plat Book 24, Page 190, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

more particularly described as follows:

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

Any successful bidder shall be required to tender the full balance of the purchase price so bid, in cash or certified check, at the time the Substitute Trustee tenders to him a deed for the property or attempts to tender such deed, and should said successful bidde fail to pay the full balance of the purchase price so hid at that time he shall remain liable on his hid as ovided for in N.C.G.S. §45-21.30 (d) and (e).

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

An order for possession of the property may be issued pursuant to NCGS  $\S45-21.29$  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 perty is sold.

Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007 may, after receiving the Notice of Sale, terminate the rental agreement upon 10 days' written notice to the landlord. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

This the 12th day of February, 2013.

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

February 21, 28, 2013

## 12 SP 2533

NOTICE OF FORECLOSURE SALE Under and by virtue of the authority contained in a certain deed of trust dated February 7, 2002, securing a note and indebtedness of \$92,150.00, which was executed by Antoinette L. Leak (the current owner of the property described therein is Antoinette L. Leak) and which is recorded in Book 2231 at Page 3160, Forsyth County Registry, the undersigned having been appointed Substitute Trustee by instrument recorded in Book 3095 at Page 1484 of said Registry, default having occurred in the payment of the note secured by said deed of trust, and at the request of the holder of said note and pursuant to Order of Foreclosure dated

the 12th day of February, 2013, the undersigned Substitute Trustee, in accordance with the provisions of said deed of trust, will offer for sale at public auction to the highest bidder for cash at 10:00 a.m. on Tuesday, March 5, 2013, at the Courthouse door (in the second level lobby of the Hall of Justice, Forsyth County Hall of Justice, Winston-Salem, Forsyth County North Carolina), the lot and fixtures located at 31 Strickland Avenue, Winston-Salem, NC 27127, which is more particularly described as follows: BEING KNOWN AND DESIGNATED as Lots 58, 59, 60

and 61 as shown on the Map of Dr. E.F. STRICKLAND DEVELOPMENT, which is recorded in Plat Book 9 at Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby mad for a more particular Said property will be sold subject to taxes, assess

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

Any successful bidder shall be required to tender the full balance of the purchase price so bid, in cash or certified check, at the time the Substitute Trustee tenders to him a deed for the property or attempts to tender such deed, and should said successful bidder fail to pay the full balance of the purchase price so bid, at that time he shall remain liable on his bid, as provided for in N.C.G.S. §45-21.30 (d) and (e).

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

An order for possession of the property may be issued pursuant to NCGS §45-21.29 in favor of the purchaser and against the party or parties in possession by the Clerk of Superior Court of the county in which the property is sold.

Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007 may, after receiving the Notice of Sale, terminate the rental agreement upon 10 days written notice to the landlord. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective

This the 12th day of February, 2013.

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

February 21, 28, 2012

#### 12 SP 2534 NOTICE OF FORECLOSURE SALE

Under and by virtue of the authority contained in a certain deed of trust dated October 16, 1998, secur ing a note and indebtedness of \$56,288.00, which was executed by Robin H. Rice (the current owner of the property described therein is Robin H. Rice) and which is recorded in Book 2030 at Page 1098, Forsyth County Registry, the undersigned having been appointed Substitute Trustee by instrument recorded in Book 3095 at Page 1485 of said Registry, default having occurred in the payment of the note secured by said deed of trust, and at the request of the holder of said note and pursuant to Order of Foreclosure dated the 12th day of February, 2013, the undersigned Substitute Trustee, in accordance with the provisions of said deed of trust, will offer for sale at public auc-

### **LEGALS**

tion to the highest bidder for cash at 10:00 a.m. on Tuesday, March 5, 2013, at the Courthouse door (in the second level lobby of the Hall of Justice. Forsyth County Hall of Justice, Winston-Salem, Forsyth Cou North Carolina), the lot and fixtures located at 4115 Reich Street, Winston-Salem, NC 27105, which is more particularly described as follows:

BEING KNOWN and designated as Lots 17 and 18, "Daltonia, No. 2", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County North Carolina, in Plat Book 9, Page 161 (2), reference to which is herby made for a more particular

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

Any successful bidder shall be required to tender the full balance of the purchase price so bid, in cash or certified check, at the time the Substitute Trustee tenders to him a deed for the property or attempts to tender such deed, and should said successful bidder fail to pay the full balance of the purchase price so bid, at that time he shall remain liable on his bid, as provided for in N.C.G.S. §45-21.30 (d) and (e).

In the event the Substitute Trustee allows the suc-

cessful bidder to delay payment of the purchase price,

said bidder shall be required to pay interest on the

bid amount at the rate specified by the Note which secures the deed of trust, from the date the upset period ended until such time the bidder tenders the 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

Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007 may, after receiving the Notice of Sale, terminate the rental agreement upon 10 days written notice to the landlord. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

This the 12th day of February, 2013.

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

February 21, 28, 2013

property is sold.

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 13SP49

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY MARCELLUS PENN DATED MAY 10, 2001 AND RECORDED IN BOOK 2175 AT PAGE 624 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 March 7, 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County North Carolina, and being more particularly described

BEING known and designated as Lot Number 144 as shown on the Map of Northwood Estates, Section 5-A, as recorded in Plat Book 23, Page 72, in the Office of the Register of Deeds of Forsyth County, North Caro

#### And Being more commonly known as: 3843 Barkwood Ct, Winston Salem, NC 27105

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Marcel-

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey-ance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust, being oreclosed, nor the officers, directors, attorneys, em ployees, 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 n, 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 many result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale.

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 February 14, 2013.

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

## 12-035655

February 21, 28, 2013

## NOTICE TO CREDITORS

Being the Executor of the Estate of Mary R. Griffin late of Winston-Salem, Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms or corporations having claims against said the estate of said decedent to present them to the undersigned at 430 West Mountain Street, Kernersville, NC on or pefore the 17th day of June, 2013, or this notice will be pleaded in bar of their recovery. All persons, firms or corporations indebted to said estate will please make immediate payment to the undersigned.

This the 12th day of February, 2013. A.L. Collins, as Executor of the Estate of

Mary R. Griffin The Law Office of A. L. Collins, PLLC

430 West Mountain Street Kernersville, NC 27284 Telephone: (336) 996-7921 Facsimilie: (336) 996-6589

February 21, 28, March 7, 14, 2013

### Notice to Creditors Having qualified as Executor of the Estate of W. L.

Swain, Jr., a/k/a William Luther Swain, Jr.; William L. Swain, Jr., late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to my attorney at 110 Oak wood Drive, Suite 300, Winston-Salem, North Carolina

### LEGALS

27103-1958, on or before the 21st day of May, 2013. or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 21st day of February, 2013.

William Stewart Swain and Thomas Allen Swain, Co-Executors Estate of W. L. Swain, Jr.

Craige Brawley Liipfert & Walker, LLP

February 21, 28, March 7, 14, 2013

NOTICE TO CREDITORS NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having heretofore, qualified as Executor of the Estate of Athanasios Leloudis, also known as Tommy H. Leloudis, Athanasios H. Leloudis, Tommy Leloudis, and Tommy Haralambos Leloudis late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present them to the attorney for the undersigned at 109 East Mountain Street, Suite D, Kernersville, NC 27284 on

or before the 28th day of May, 2013, 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 the 21st day of February, 2013

> Sia Leloudis, Executor 4071 Craver Land Road Clemmons, NC 27012

John G. Wolfe, III JOHN G. WOLFE, III & ASSOCIATES, PLLC 101 South Main Street Kernersville, NC 27284

February 21, 28, March 7, 14, 2013

STATE OF NORTH CAROLINA FORSYTH COUNTY

(336) 996-3231

IN THE DISTRICT COURT 12CVD7710 JUSTA MIRTHA LAMPE,

Plaintiff DIETER LAMPE,

## NOTICE OF SERVICE OF PROCESS

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: Divorce.

You are required to make a defense to such a pleading no later than April 2, 2013, which is 40 days after date of first publication of this notice, and upon your failure to do so the party seeking relief against you will apply to the court for the relief sought

This the 21st day of February, 2013. Edward Allen Shifflette, III Attorney for Plaintiff

1416 W. First St. Winston-Salem, NC 27101 February 21, 28, March 7, 2013

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

12SP346 IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JOSEPH SCOTT MARSHALL AND LORI MARSHALL DATED APRIL 23, 2010 AND RECORDED IN BOOK 2943 AT PAGE 3309-3326 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH

# 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 he 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 1:00PM on March 11, 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described

Being known and designated as Lot 18 of Taylor Estates, a map and plat of which is recorded in Plat Book 23 at Page 26 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular

#### And Being more commonly known as: 2786 Edwin Dr, Kernersville, NC 27284

The record owner(s) of the property, as reflected or e records of the Register of Deeds, is/are Joseph Scott Marshall and Lori Marshall.

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey ance "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, em ployees, agents or authorized representative of either Trustee or the holder of the note make any represent tation 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 pe aining 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

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

be frozen pending the outcome of any re-sale.

The date of this Notice is January 23, 2013.

Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107 http://shapiroattorneys.com/nc/

Grady I. Ingle or Elizabeth B. Ells

## 11-022724

February 28, March 7, 2013

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

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY ROBERT W. WANNEMACHER AND CAROLYN M. WANNEMACHER DATED MAY 23, 2005 AND RECORDED IN BOOK 2574 AT PAGE 76 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH

## 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 **10:00AM on March 15, 2013** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly

LEGALS

BEING KNOWN AND DESIGNATED as Lot 42 in Pfafftown Village, Section I, Phase 2, as recorded in Plat Book 40, page 126, Forsyth County Registry, reference being there to for a more particular description.

SUBJECT TO all easements of record and restrictive covenants recorded in Book 1996, page 3268, Forsyth County Registry, which are incorporated herein by

# reference as if set out verbatim herein.

Pfaff Dr, Pfafftown, NC 27040

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

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 expressly are disclaimed. This sale is made subject or seven hundred fifty dollars (\$750,00), whichever is of certified funds at the time of the sale. This sale will

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an

The date of this Notice is January 17, 2013.

Grady I. Ingle or Elizabeth B. Ells Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY THEODORE ROOSEVELT MCCOL-LUM, JR. AND MYRA MCCOLLUM DATED NOVEMBER 22, 2005 AND RECORDED IN BOOK 2621 AT PAGE 2052 IN THE FORSYTH COUNTY PUBLIC REGISTRY,

NOTICE OF SALE Under and by virtue of the power and authority contained in the above-referenced deed of trust and ecause 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 March 14, 2013 the following described real estate and any other improve-

described as follows: BEING KNOWN AND DESIGNATED AS LOT NO.6 IN BLOCK D. ON THE 2ND REVISED MAP OF CASTLE HEIGHTS, SECTION NO.1, RECORDED IN PLAT BOOK 19, AT PAGE 41, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE

And Being more commonly known as: 2600 Rose-

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Theodore Roosevelt McCollum, Jr. and Myra McCollum.

sale is being offered for sale, transfer and convey ance "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, em ployees, agents or authorized representative of either Trustee or the holder of the note make any represen tation 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. ining amounts are IMMEDIATELY DUE AND OWING. Failure to remit funds in a timely manner wil result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale.

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

The date of this Notice is February 21, 2013.

Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 (704) 333-8107 http://shapiroattorneys.com/nc/

## 12-029981

OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP2332 IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY RALPH E. DEAN AND SHARON

### H. DEAN DATED MARCH 9, 1999 AND RECORDED IN BOOK 2056 AT PAGE 2537 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA NOTICE OF SALE

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

described as follows:

And Being more commonly known as: 4550 Peter

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 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 greater, is required and must be tendered in the form 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

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

http://shapiroattorneys.com/nc/

12-034437 Februray 28, March 7, 2013

> SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP2323

NORTH CAROLINA

ments which may be situated thereon, in Forsyth County, North Carolina, and being more particularly

PARTICULAR DESCRIPTION.

mary Dr, Winston Salem, NC 27105

The property to be offered pursuant to this notice of Following the expiration of the statutory upset per

liable for rent due under the agreement prorated to the effective date of the termination

Grady I. Ingle or Elizabeth B. Ells

February 28, March 7, 2013 IN THE GENERAL COURT OF JUSTICE

Under and by virtue of the power and authority

and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt,

### LEGALS

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 March 14, 2013 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 48, as shown on the Map of Coxwood, Section 2, as recorded in Plat Book 16, Page 206, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular

And Being more commonly known as: 1307 Ada Avenue, Winston Salem, NC 27105

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Ralph E. Dean and Sharon H. Dean.

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey-ance "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, naining 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.

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 February 21, 2013.

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

#### 02-35244

February 28, March 7, 2013

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP2390

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JORGE P. BAUTISTA AND ANGELINA G. MIGUEL DATED JULY 3, 2008 AND RECORDED IN BOOK 2842 AT PAGE 4429 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 March 14, 2013 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:

All that certain parcel of land situated in the City of Winston-Salem, Township of Winston, County of Forsyth, State of North Carolina, being known and designated as Lot No. 20 as shown on the Map of Woodside, recorded in Plat Book 26 at Page 129 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Map Reference is hereby made for a more particular description.

## And Being more commonly known as: 2507 Wood Valley Rd, Winston Salem, NC 27106

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Jorge P. Bautista and Angelina G. Miguel.

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 pe 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

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 February 21, 2013

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

## 12-035423

February 28, March 7, 2013

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

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY EDITH F. MCCOY DATED JANUARY 22, 2008 AND RECORDED IN BOOK 2808 AT PAGE 1854 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 March 14, 2013 the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly

BEING KNOWN AND DESIGNATED as UNIT NO. 2904,

described as follows:

### LEGALS

PHASE ONE as shown on a Plat or Plats entitled BURKE MILL PLACE TWO as recorded in Condominiun and Unit Ownership File Book 2 at Page (s) 155 through 157 in the Office ofthe 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 DECLA-RATION OF CONDOMINIUM issued by the Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 1474 at page 1858, et seq. on the 18th day of February, 1985 (THE DECLARATION) and pursuant thereto membership in BURKE MILL PLACE TWO HOMEOWNERS ASSOCIATION, INC., A North Carolina Non-profit Corporation.

TOGETHER with all rights of seller in and to the limited common areas and facilities appurtenant to said unit; and

SUBJECT to the said Declaration and the By-Laws nnexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety and by way of illustration and not by way of limitation, provide for: (1) 24.52107% as the percentage of undivided fee simple interest appertaining to the above unit in the Common Areas and Facilities; (2) Use and restriction of use of unit for residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and to guests or invitees of Purchaser, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws annexed thereto: (5) Limitations upon use of the Common Areas and Facilities; (6) Obligations of the Purchaser and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property collveyed hereby.

BEING THE SAME AND IDENTICAL PROPERTY as described in Deed Book 1639, Page 1118, Forsyth County Registry.

And Being more commonly known as: 2904 Burke Place Ct, Winston Salem, NC 27103

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are The Estate of Edith F. McCoy.

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and convey ance "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, naining amounts are **IMMEDIATELY DUE AND** OWING. Failure to remit funds in a timely manner result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale

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 February 21, 2013.

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

## 12-03544

**12-035446** February 28, March 7, 2013

• • •