

Kernersville News

Legal Notices

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Kernersville News, Thursday, April 11, 2019

LEGALS

**NORTH CAROLINA
FORSYTH COUNTY**

ADMINISTRATOR'S NOTICE

Having qualified as Administrator of the Estate of Arthur Lee Ford, AKA Arthur Lee Ford, Sr., AKA Arthur L. Ford, Deceased, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before June 28, 2019, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 21st day of March, 2019.

Arthur Lee Ford, Jr.
Administrator of the
Estate of Arthur Lee Ford, AKA
Arthur Lee Ford, Sr., AKA
Arthur L. Ford, deceased
c/o Bryan C. Thompson, Esq.
SURREATT THOMPSON&CEBERIO, PLLC
Attorney for Administrator
210 South Cherry Street
Winston-Salem, NC 27101
(336) 725-8323

March 21, 28, April 4, 11, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Russell Gray Fulp, also known as Russell G. Fulp and Russell Fulp, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before June 30, 2019, or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.

This the 28th day of March, 2019.

Ruth Casper Fulp
3835 Pine Hall Rd
Walkertown, NC 27051

March 28, April 4, 11, 18, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Mitchell C. Holleman, also known as Mitchell Clarence Holleman, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before July 6, 2019, or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.

This the 4th day of April, 2019.

Mary McAllister Andrews
3025 Hickory Tree Road
Winston-Salem, NC 27127

April 4, 11, 18, 25, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of Ira L. Boose, AKA Ira Lee Boose, AKA Ira Boose, Deceased, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before July 5, 2019, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 28th day of March, 2019.

Terry Boose
Executor, of the Estate of
Ira L. Boose, AKA Ira Lee Boose, AKA
Ira Boose
C/O SURREATT, THOMPSON & CEBERIO, PLLC
210 South Cherry Street
Winston-Salem, NC 27101
(336) 725-8323

March 28, April 4, 11, 18, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of James A. Eddinger, Sr., also known as James Arthur Eddinger, Sr. and James Arthur Eddinger, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of said deceased to present them to the undersigned at the office of his attorney set forth below, on or before July 6, 2019, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment to the undersigned.

This the 28th day of March, 2019.

William Keith Eddinger, Executor
Law Office of Jeffrey J. Berg
401 West Center Street
Lexington, NC 27292

March 28, April 4, 11, 18, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Norman Adams, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before June 30, 2019, or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.

This the 28th day of March, 2019.

Brian Terrell Adams
1341 Hollythorne Dr.
Rock Hill, SC 29732

March 28, April 4, 11, 18, 2019

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
18CVD4742

NOTICE OF SERVICE OF PROCESS BY PUBLICATION
MARIE UPCHURCH BREWINGTON
Plaintiff

VS.

LEGALS

JOHN TIMOTHY RAYNOR,
Defendant

To: JOHN TIMOTHY RAYNOR, Defendant

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: Plaintiff is seeking custody of the minor children. You are required to make defense to such pleading no later than the 14th day of MAY, 2019, which is 40 days from the first publication of this notice. Upon your failure to file a pleading by the above date, party-seeking service against you will apply to the Court for the relief sought.

This the 4th day of April, 2019.

Marie Upchurch Brewington
1336 Ryegate Drive
Pleasant Garden, NC 27313

April 4, 11, 18, 2019

NOTICE TO CREDITORS

Having qualified as Ancillary Administrator of the Estate of Robert Plemmons (aka Robert Craig Plemmons, Robert C. Plemmons), late of Volusia County, Florida, owning an interest in property in Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at the office of their attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103-1958, on or before the 4th day of July, 2019 or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 4th day of April 2019.

Linda Collins, Ancillary Administrator
Estate of Robert Plemmons
c/o Craig Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craig Jenkins Lipfert & Walker, LLP

April 4, 11, 18, 25, 2019

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Marietta P. Record, also known as Marietta Phillips Record and Marietta Record, 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 5th day of July, 2018 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 at the above address.

This the 4th day of April, 2019.

Anita R. Baughman, Executor
Of the Estate of Marietta P. Record

THOMAS & BENNETT
Raymond D. Thomas
116 South Cherry Street, Suite C
Kernersville, N.C. 27284

April 4, 11, 18 and 25, 2019

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Dorothy Anne Thomas, a/k/a Dottie Thomas, 1622 Vogler Street, Winston-Salem, NC 27127. This is to notify all persons, firms and corporations having claims against the said decedent to exhibit them to the undersigned on or before June 6, 2019. This notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate are notified to make immediate payment.

This the 4th day of April, 2019.

Dorothy Anne Thomas, Deceased, Forsyth County File #2017E2024; Michelle Vincler, Resident Process Agent for Executor Matthew Adam Moore; Attorney: Michelle Vincler, 145 Salem Creek Road, Suite B, Winston-Salem, NC 27013.

April 4, 11, 18, 25, 2019

NOTICE TO CREDITORS

Having qualified as Executor for the Estate of Kenneth Jessie Stanley, (also known as Kenneth J. Stanley) late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of said deceased to present them to the undersigned at the office of his attorney set forth below, on or before July 6, 2019, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 2nd day of April, 2019

Linda Stanley Boles
Executor for the Estate of
Kenneth Jessie Stanley

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

April 4, 11, 18, 25, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Lynn Ashley Schneider, also known as Lynn A. Schneider, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before July 6, 2019, or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.

This the 4th day of April, 2019.

April Schneider
100 Motingser Street
High Point, NC 27260

April 4, 11, 18, 25, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Lee Von Johnson, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before July 13, 2019, or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make

immediate payment to the undersigned.

This the 11th day of April, 2019.

Jeffrey Lee Johnson
549 Georgetown Dr., NW
Concord, NC 28027

April 11, 18, 25, May 2, 2019

**NOTICE OF FORECLOSURE SALE
NORTH CAROLINA, FORSYTH COUNTY 19 SP 184**

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Mary W. Fulton and Thomas Fulton in the original amount of \$82,665.76, payable to CitiFinancial Services, Inc., dated June 29, 2004 and recorded on July 1, 2004 in Book RE 2485, Page 288, Forsyth County Registry,

Default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, Anchor Trustee Services, LLC 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 of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in Forsyth County, North Carolina, at **2:00PM on April 18, 2019**, and will sell to the highest bidder for cash the following described property, to wit:

All that certain parcel of land in the Township of Winston, Forsyth County, State of North Carolina, as more fully described in Book 1034, Page 886, ID# 2938-384, being known and designated as Lot 384, Section 10, Map of Northwood Estates, filed in Plat Book 24, Page 169.

By fee simple deed from the Ervin Company, a corporation of Delaware as set forth in Book 1034, Page 886 dated 06/19/1972 and recorded 06/21/1972, Forsyth County records, State of North Carolina.

Together with improvements located hereon; said property being located at 3850 Draper Street, Winston Salem, NC 27105. Tax ID: 6847-12-0150.00 Third party purchasers must pay the excise tax, pursuant North Carolina General Statutes §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 North Carolina General Statutes §7A-308, in the amount of Forty-five Cents (0.45) 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 Dollars (\$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 statutory upset bid period, all the remaining amounts will be 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, special assessments, land transfer taxes, if any, and encumbrances of record. **To the best of the knowledge and belief of the undersigned, the current owners of the property are The Estate of Mary W. Fulton.**

PLEASE TAKE NOTICE: An order for possession of the property may be issued pursuant to North Carolina General Statutes §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 by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagee has not cured the default at the time the tenant provides the notice of termination (North Carolina General Statutes §45-21.16A(b)(2)). Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of 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 Substitute 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.

Anchor Trustee Services, LLC
Substitute Trustee
January N. Taylor, Bar #33512
McMichael Taylor Gray, LLC
Attorney for Anchor Trustee Services, LLC
3550 Engineering Drive, Suite 260
Peachtree Corner, GA 30092
404-774-7149 (phone)
404-745-8121 (fax)
jtaylor@mtglaw.com

April 4, 11, 2019

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of William H. Kirk, Jr., also known as William Haley Kirk, Jr., William Kirk, Jr., William Kirk and Bill Kirk, 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 11th day of July, 2019 or this notice will be pleaded in bar of their recovery.

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

This the 11th day of April, 2019.

Haley Kirk, Executor
Of the Estate of William H. Kirk, Jr.

THOMAS & BENNETT
Raymond D. Thomas
116 South Cherry Street, Suite C
Kernersville, N.C. 27284

April 11, 18, 25 and May 2, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

PUBLIC ADMINISTRATOR CTA'S, NOTICE

Having qualified as Public Administrator, CTA of the Estate of Roscoe E. Sides, AKA Roscoe Elwood Sides, AKA Roscoe Sides, Deceased, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before July 18, 2019, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 11th day of April, 2019.

Bryan C. Thompson
Public Administrator, CTA of the Estate of
Roscoe E. Sides, AKA Roscoe Elwood Sides,
AKA Roscoe Sides
SURREATT THOMPSON & CEBERIO, PLLC

NOTICE TO CREDITORS

The undersigned, having qualified as Administrator of the Estate of Arnold Addair Bochert, also known as Arnold A. Bochert, Arnold Bochert, Butch Bochert, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present

LEGALS

210 South Cherry Street
Winston-Salem, NC 27101
(336) 725-8323

April 11, 18, 25, May 2, 2019

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Vivian Carlson (a/k/a Vivian Anderson Carlson) deceased, late of Forsyth County, North Carolina, this is to notify all persons, firms and corporations having claims against the estate of said deceased to exhibit them to the undersigned at 102 South Cherry Street, Winston-Salem, NC 27101, on or before July 15, 2019 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 9th day of April, 2019.

Nancy Marie Carlson, Co-Executor of
The Estate of Vivian Carlson

Carol Sharon Carlson, Co-Executor of
The Estate of Vivian Carlson

Stafford R. Peebles, Jr., PC
102 South Cherry Street
Winston-Salem, NC 27101
(336) 723-7363

April 11, 18, 25, May 2, 2019

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 19SP31

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY ANGEL BRANCH HERNDON A/K/A ANGEL B. HERNDON, MICHAEL LEE BRANCH, SR. A/K/A MICHAEL L. BRANCH AND SUSAN REDMON BRANCH A/K/A SUSAN R. BRANCH DATED DECEMBER 31, 2003 AND RECORDED IN BOOK 2435 AT PAGE 2094 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 **11:30AM on April 25, 2019** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

BEING ALL OF LOT 15 as shown on the plat of WILLA PLACE SUBDIVISION as recorded in Plat Book 43, Page 105, Forsyth County Register of Deeds Office.

And Being more commonly known as: **1707 Willa Place Dr, Kernersville, NC 27284**

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

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either Trustee or the holder of the note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon written notice to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagee has not cured the default at the time notice of termination is provided. You may be liable for rent due under the agreement prorated to the effective date of the termination.

For additional information, please see Auction.com.

The date of this Notice is April 4, 2019.

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

18-102582

April 11, 18, 2019

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Bobby J. Burton (aka Bobby Burton; Bobby Joe Burton), late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 11th day of July, 2019, or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 11th day of April, 2019.

Brent W. Stephens, Executor
Estate of Bobby J. Burton
c/o Craig Jenkins Lipfert & Walker, LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103-1958

Craig Jenkins Lipfert & Walker, LLP

April 11, 18, 25, May 2, 2019

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Administrator of the Estate of Arnold Addair Bochert, also known as Arnold A. Bochert, Arnold Bochert, Butch Bochert, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present

LEGALS

them to the attorney for the undersigned at 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 11th day of July, 2019 or this notice will be pleaded in bar of their recovery.

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

This the 11th day of April, 2019.

Dwane Powell Bochert, Administrator
Of the Estate of Arnold Addair Bochert

THOMAS & BENNETT
Raymond D. Thomas
116 South Cherry Street, Suite C
Kernersville, N.C. 27284

April 11, 18, 25, May 2, 2019

CREDITOR NOTICE

The undersigned, having qualified as Co-Executors of the Estate SARA BEVERLY LACY (AKA Sara B. Lacy; Sara Elizabeth Beverly Lacy), 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 11th day of July, 2019 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 11th day of April, 2019.

David Beverly Lacy, Co-Executor of the
Estate of Sara Beverly Lacy
Joan Lacy Preyer, Co-Executor of the
Estate of Sara Beverly Lacy
1001 West Fourth Street
Winston-Salem, North Carolina 27101

Robert L. Edwards, Esquire
EDWARDS CRAVER VEACH PLLC
1001 West Fourth Street
Winston-Salem, North Carolina 27101
Telephone No. (336) 607-7314

April 11, 18, 25, May 2, 2019

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Grady A. Smith, also known as Grady Amos Smith, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before July 13, 201

LEGALS

not cured the default at the time the tenant provides the notice of termination. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination. Albertelli Law Partners North Carolina, P.A., Substitute Trustee By: David Neill Albertelli Law Partners North Carolina, P.A. David W. Neill, Esq. NC State Bar No. 23396 205 Regency Executive Park Drive Suite 100 Charlotte, NC 28217 T: 704-970-0391 A-4689331 04/11/2019, 04/18/2019

♦ ♦ ♦ ♦

SUBSTITUTE TRUSTEE'S AMENDED NOTICE OF SALE OF REAL PROPERTY THIS ACTION BROUGHT PURSUANT TO THE POWER AND AUTHORITY contained within that certain Deed of Trust executed and delivered by Scott Thomason and Stephanie Thomason dated November 7, 2007 and recorded on December 4, 2007 in Book 2799 at Page 1939 in the Office of Register of Deeds of Forsyth County, North Carolina. As a result of a default in the obligations contained within the Promissory Note and Deed of Trust and the failure to carry out and perform the stipulation and agreements contained therein, the holder of the indebtedness secured by said Deed of Trust made demand to have the default cured, which was not met. Therefore, the undersigned Substitute Trustee will place for sale that parcel of land, including improvements thereon, situated, lying and being in the City of Rural Hall, County of Forsyth, State of North Carolina, and being more particularly described in the heretofore referenced Deed of trust. Said sale will be a public auction to the highest bidder for cash, at the usual place of sale at the Forsyth County Courthouse, Winston-Salem, North Carolina, on April 23, 2019 at 11:00 AM Address of Property: 2340 Mooreland Rd, Rural Hall, NC 27045 Tax Parcel ID: 6900-58-5827 Present Record Owners: Scott F. Thomason The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. A deposit of five percent (5%) of the amount of the bid or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale. The successful bidder will be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax, and costs for recording the Trustee's Deed. The real property hereinabove described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, special assessments, and other encumbrances. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids, as by law required. The sale will not confirm until there have been ten (10) consecutive days with no upset bids having been filed. If for any reason the Trustee is unable to convey title to this property, or if the sale is set aside, the sole remedy of the purchaser is the return of the bid deposit. Furthermore, if the validity of the sale is challenged by any party, the Trustee, in its sole discretion, if it believes the challenge to have merit, may declare the sale to be void and return the bid deposit. In either event, the purchaser will have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Trustee. Additional Notice Required for Residential Real Property with Less Than Fifteen (15) Rental Units: An order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination. Albertelli Law Partners North Carolina, P.A., Substitute Trustee By: David Neill Albertelli Law Partners North Carolina, P.A. David W. Neill, Esq. NC State Bar No. 23396 205 Regency Executive Park Drive Suite 100 Charlotte, NC 28217 T: 704-970-0391 A-4689339 04/11/2019, 04/18/2019

♦ ♦ ♦ ♦

AMENDED NOTICE OF FORECLOSURE SALE NORTH CAROLINA, FORSYTH COUNTY 18 SP 840

Under and by virtue of the Power of Sale contained in that certain Deed of Trust executed by John Wiley and Deborah C. Wiley to Greg Jordan, Trustee, for the benefit of CITIFINANCIAL SERVICES INC, dated August 4, 2005, recorded on August 5, 2005, in Deed Book 2589, Page 1962, Forsyth County Registry, North Carolina, conveying the after-described property to secure a Note in the original principal amount of \$79,013.53 with interest thereon as set forth therein, as last transferred to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A by assignment recorded in Deed Book 1955, Page 2249, 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 Deed of Forsyth County, North Carolina, and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the Courthouse Door in Forsyth County, North Carolina, on **April 25, 2019**, at 1:00 p.m., and will sell to the highest bidder for cash the following described property, to wit:

All that certain parcel of land in Winston Township, City of Winston-Salem, Forsyth County, State of NC, as more fully described in Book 2030, Page 562 ID #1509-009, Being known and designated as Lot 9 Subdivision of Lot A of Montview, filed in Plat Book 10 at page 170.

Being the same property conveyed by fee simple deed from Derry T. Johnson, single to John Wiley and Deborah C. Wiley, Dated 10/12/1998 recorded on 10/16/1998 in Book 2030, Page 562 in Forsyth County records, State of NC.

Said property is commonly known as 507 Peden Street, Winston Salem, NC 27105.

Third party purchasers must pay the excise tax, pursuant to N.C.G.S. Section 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. Section 7A-308, in the amount of Forty-Five Cents (\$0.45) per each One Hundred Dollars (\$100.00) or fractional part thereof up to a maximum amount of Five Hundred Dollars (\$500.00). A deposit of five percent (5%) of the bid, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale and must be in the form of certified funds. Following the expiration of the statutory upset bid period, all the remaining amounts will be 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 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, 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 John Wiley and Deborah C. Wiley.

PLEASE TAKE NOTICE: An order for possession of the property may be issued pursuant to N.C.G.S. Section 45-21.29 in favor of the purchaser and against the party or parties in possession by the Clerk if the 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 or after October 7, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Goddard & Peterson, PLLC
3803 B Computer Drive
Suite 103
Raleigh, NC 27609
Telephone: 919-755-3400
Fax Number: 866-879-4905

1133-1781B - Wiley

April 11, 18, 2019

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LEGALS

NORTH CAROLINA

FORSYTH COUNTY

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK FORSYTH COOK
19 SP 131

In the matter of the foreclosure of a Deed of Trust executed by Michael Wells and Elin Eysenbach in the original amount of \$28,000.00 dated December 20, 2012 recorded in Book 3097, Page 3018-3020, Forsyth County Registry

NOTICE OF FORECLOSURE SALE

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Michael Wells and wife, Elin Eysenbach to Clint Calaway, Trustee(s), dated December 20, 2012, and recorded in Book 3097, Page 3018-3020, in 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, Sarah L. Keiser 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 of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in the City of Winston-Salem, Forsyth County, North Carolina, or the customary location designated for foreclosure sales at **11:00AM on Thursday April 25, 2019** and will sell to the highest bidder for cash the following real estate situated in the County of Forsyth, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 5, as shown on the Plat of the JOHN WEISNER PROPERTY, as recorded in Plat Book 2, Page 29A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 814, Page 127, Forsyth County Registry.

BEING INFORMALLY KNOWN as Tax Lot 5, Block 2267, Winston Township, Forsyth County Tax Records.

The land referred to is situated in the State of NC, County of Forsyth, City of Winston-Salem and commonly referred to as follows: 1617 Old Salisbury Rd. Winston-Salem, NC 27127, and as Tax PIN: 6824-50-4276.000

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in NCGS 45-21.23.

Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$.45) per One Hundred Dollars (\$100.00) required by NCGS §7A-308(a)(1).

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust/security agreement, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either the 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, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens or encumbrances of record and any recorded releases. Said property is being sold subject to applicable Federal and State laws.

A cash deposit or cashier's check (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.

AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

This the 26 day of March, 2019.

Sarah L. Keiser, Substitute Trustee
Surratt, Thompsn & Ceberio, PLLC
210 South Cherry Street
Winston-Salem, NC 27101

April 11, 18, 2019

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NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Alison K. Rohl Roemer (also known as Alison Kay Rohl Roemer and Alison Kay Rohl-Roemer), deceased, 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 PO Box 904, Kernersville, N.C., 27285, on or before the 11th day of July, 2019, or this Notice will be pleaded in bar of their recovery.

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

This the 10th day of April, 2019.

Janice Roemer-Burthch, Executor
Estate of Alison K. Rohl Roemer

Julie R. Whatley
Attorney at Law
Whatley Law, PLLC
900 Old Winston Road, Suite 102
P.O. Box 904
Kernersville, NC 27285-0904

April 11, 18, 25, and May 2, 2019

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