

Kernersville News Legal Notices

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Kernersville News, Saturday-Sunday, August 24 & 25, 2019

LEGALS

NOTICE TO CREDITORS

Having qualified as Executor of the Estate James M. Bodenheimer, also known as James M. Bodenheimer, Jr.; James McChristian Bodenheimer, Jr.; James McChrist Bodenheimer, Jr.; James McChristine Bodenheimer, Jr.), 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 November 4, 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 31st day of July, 2019

Kay T. Bodenheimer
Executor for the Estate of
James M. Bodenheimer

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

August 3, 10, 17, 24, 2019

**** NORTH CAROLINA FORSYTH COUNTY NOTICE TO CREDITORS

Having qualified as the Executor of the Estate of **Ethel S. Nail**, (a/k/a Ethel Nail, Ethel Spainhour Nail, Ethel Winfield Spainhour Nail), 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 W. Eugene Nail, Co-Executor and Kenneth W. Nail, Co-Executor, c/o Wood & Rabil, LLP, 3600 Country Club Road, Suite 100, Winston-Salem, North Carolina, 27104, on or before the 5th day of November, 2019, or this notice will be pled in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the day of 3rd day of August, 2019.

W. Eugene Nail
Co-Executor of the Estate

Kenneth W. Nail
Co-Executor of the Estate

Submit payments or claims to:
William E. Rabil, Jr.
Attorney for the Estate
Wood & Rabil, L.L.P.
3600 Country Club Road,
Suite 100
Winston-Salem, NC 27104
(336) 722-5700

August 3, 10, 17, 24, 2019

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Elizabeth Anne Rice Ciccolella, also known as Elizabeth Ciccolella, 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 November 11, 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 10th day of August, 2019.

David Rice Ciccolella
PO Box 391
Pfafftown, NC 27040

August 10, 17, 24, 31, 2019

**** NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Hazel W. Young, also known as Hazel White Young and Hazel Young, 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 November 18, 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 17th day of August, 2019.

Susan R. Young
221 Redcoat Lane
King, NC 27021

August 17, 24, 31, September 7, 2019

**** NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

The undersigned, having heretofore, qualified as Executor of the Estate of Mitchell Steven Malone, 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 624, Kernersville, NC 27285 on or before the 18th day of November, 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 17th day of August, 2019.

Brent Dean Welch
Willis W. Apple, Attorney
Apple Payne Law
PO Box 624
Kernersville, NC 27285
(336) 283-6198

August 17, 24, 31, September 7, 2019

**** Notice to Creditors

Having qualified as Co-Executors of the Estate of Steve A. Monk (aka S.A. Monk, Steve Monk, Steve Abraham Monk), late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at the office of their attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103-1958, on or before the 25th day of November, 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 24th day of August, 2019.

Steven Colby Monk, Co-Executor
Yvetta Monk Thomas, Co-Executor
Estate of Steve A. Monk
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

August 24, 31, September 7, 14, 2019.

LEGALS

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 Matilda Radcliff dated September 24, 2018 and recorded on September 28, 2018 in Book RE 3427 at Page 451 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 September 5, 2019 at 11:00 AM Address of Property: 6446 Bentbrush Street, Rural Hall, NC 27045 Tax Parcel ID: 6819-29-9274 Present Record Owners: The Estate of Matilda Radcliff 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 ten (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. Assistant/Deputy Clerk of Superior Court Albertelli Law Partners North Carolina, P.A., Substitute Trustee By: David W. Neill Albertelli Law Partners North Carolina, P.A. David W. Neill NC State Bar No. 23396 205 Regency Executive Park Drive, Suite 100 Charlotte, NC 28217 Tel: 704-970-0391 A-4702002 08/24/2019, 08/31/2019

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 ten (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. Assistant/Deputy Clerk of Superior Court Albertelli Law Partners North Carolina, P.A., Substitute Trustee By: David W. Neill Albertelli Law Partners North Carolina, P.A. David W. Neill NC State Bar No. 23396 205 Regency Executive Park Drive, Suite 100 Charlotte, NC 28217 Tel: 704-970-0391 A-4702002 08/24/2019, 08/31/2019

**** NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Eleanor J. Cole, also known as Eleanor Josephine Cole, 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 November 25, 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 24th day of August, 2019.

Karen Ruth Hall
1819 Pope Lane
Kernersville, NC 27284

August 24, 31, September 7, 14, 2019

**** NOTICE OF PUBLIC HEARING BEFORE THE WALKERTOWN PLANNING BOARD ON ZONING RELATED MATTERS

Notice is hereby given in accordance with the requirement of applicable law that the Walkertown Planning Board will hold a public hearing in the Walkertown Public Library located at 2969 Main Street, at 3:00 P.M. on Tuesday September 3, 2019 to consider the following:

1. A rezoning amendment proposed by MW Holdings, LLC and Keystone Group, Inc. to rezone 57.14 acres located on the southeast side of Sullivantown Road, south of Wickenham Road from RS20 to RMB-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development); property is PIN 6868-25-2516, 6868-15-4576, and 6868-24-8534, (Zoning Docket WA-061). Information about this case may be found by visiting the Planning website www.cityofws.org/planning and clicking on the red Rezoning Notice icon and going to the August cycle or by calling Gary Roberts Jr. at (336) 747-7069

2. A rezoning amendment proposed by ACV Skyline RAD08 LLC to rezone 2.62 acres located on the northeast corner of Old Hollow Road and Main Street from LB-S (Food or Drug Store) to LB-S (Food or Drug Store; Retail Store; Offices; and Services A); property is PIN 6868-02-4485 (Zoning Docket WA-061). Information about this case may be found by visiting the Planning website www.cityofws.org/planning and clicking on the red Rezoning Notice icon and going to the August cycle or by calling Gary Roberts Jr. at (336) 747-7069

Rusty Sawyer
Town Clerk

August 24, 2019