

Kernersville News

Legal Notices

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Tuesday News, December 4, 2018

LEGALS

***** Notice to Creditors

Having qualified as Executor of the Estate of Margaret Anne Flynn (aka Margaret A. Flynn; Margaret Flynn; Anne Margaret Flynn; Anne Flynn; Anne M. Flynn), 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 20th day of February, 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 20th day of November, 2018.

Karen Jean Apple, Executor
Estate of Margaret Anne Flynn
c/o Craige Jenkins Liipfert & Walker, LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103-1958

Craige Jenkins Liipfert & Walker, LLP

November 20, 27, December 4, 11, 2018

North Carolina
Forsyth County

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Neill Roderick McGeachy, Jr. aka Neill McGeachy; Neill McGeachy, Jr.; Neill R. McGeachy, Jr., deceased, this is to notify all persons having claims against said estate to file an itemized, verified statement thereof with the undersigned on or before the 20th day of February, 2019, or this notice will be pleaded in bar of any recovery thereon. All persons indebted to said estate are requested to make prompt settlement.

This the 20th day of November, 2018.

N. Roderick McGeachy, III
Executor
218 N. Shelmore Blvd.
Mt. Pleasant, SC 29464

Constantine H. Kutteh, II
Pope McMillan, P.A.
PO Drawer 1776 (28687)
113 North Center Street, Suite 200
Statesville, NC 28677
(704) 873-2131

November 20, 27, December 4, 11, 2018

***** CREDITOR'S NOTICE

Having qualified as Administrator of the Estate of Eldon Franklin Money, deceased, late of Forsyth County, North Carolina, this is to notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned on or before the 22nd day of February, 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 20th day of November, 2018.

Phillip Gray Money, Administrator
Estate of Eldon Franklin Money
R. Alexander Rutledge, Attorney at Law
P. O. Box 617
Walnut Cove, NC 27052

November 20, 27, December 4, 11, 2018

***** NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Willie Mason Whiteheart, also known as Willie Whiteheart, Willie M. Whiteheart and Willie Luvine Whiteheart, 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 109 East Mountain Street, Suite D, Kernersville, N.C., 27284, on or before the 20th day of February, 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 16th day of November 2018.

Linda Mason, Executor
Estate of Willie Mason Whiteheart

Jason T. Grubbs
Attorney at Law
Coltrane Grubbs Orenstein, PLLC
109 East Mountain Street
Suite D
P.O. Box 1062
Kernersville, NC 27285-1062

November 20, 27, December 4, 11, 2018

***** NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by Rhea E. Whitherspoon, unmarried and Leonardo D. Horn, unmarried dated 08/13/2007, and recorded 08/15/2007, in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book RE 2776 at Page 2492, securing a Loan Agreement in the original principal amount of \$268,736.73, and because of default in the payment of the indebtedness thereby secured and failure to carry out and perform the stipulations and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale in the County Courthouse of Forsyth County, in the City of Winston-Salem, North Carolina, on December 12th, 2018 at 11:00 a.m. O'clock, all that certain parcel of land secured by the above-described Deed of Trust recorded in Book RE 2776 at Page 2492, situated in Forsyth County, North Carolina, as more particularly described therein, which legal description is made a part hereof and incorporated herein by reference as if fully set forth herein and briefly described in Deed Volume 2770, Page 3452, Land Deed Volume 2629, Page 700, Tax Map or Parcel ID No.: 3252C138.

ADDRESS SHOWN AS SECURITY ON THE NOTE AND DEED OF TRUST: 4840 Diane Court, Walkertown, NC 27051.

PRESENT RECORD OWNERS as reflected on the records of the Register of Deeds not more than 10 days prior to posting the notice is/are: Rhea E. Whitherspoon a ½ undivided interest and Leonard D. Horn a ½ undivided interest.

In the event the property which is the subject of this Notice of Sale is residential real property with less than fifteen (15) rental units, an order for possession of the property may be issued pursuant to N.C.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

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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. The notice shall also state upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Should the property be purchased by a third party, that person must pay the tax of forty-five cents per One Hundred Dollars (\$100.00) required by NCGS 7A-308 (a)(1), up to a maximum of Five Hundred Dollars (\$500.00). The property is being sold "as is and where is" with no representations or warranties of any type or kind being given or to be construed as being given or made; and, no title certification of any type or kind is being made or is to be construed as being made. The terms of the sale are that the real property hereinabove described will be sold for cash to the highest bidder and that the undersigned will require the successful bidder at the sale to immediately deposit cash or certified check in the amount of the greater of five percent (5%) of the amount of the bid or seven hundred and fifty dollars (\$750.00), whichever is greater. The real property hereinabove described will be sold subject to any unpaid taxes, prior encumbrances, if any, and special assessments.

The sale will be held open for ten (10) days for upset bids as by law required and will also be subject to a ten (10) day right of redemption or to the filing of a bankruptcy petition. In the event of an upset bid, redemption or the filing of a bankruptcy petition, or any other reason that the Substitute Trustee deems necessary to redo the sale, the bid deposit will be returned and no other remedies will be assertable.

18-SP-1347
This 14th day of November, 2018.

/s/ Rick D. Lail
Frances S. White or Rick D. Lail, either of whom may act, Substitute Trustee
P.O. Box 30081
Charlotte, N.C. 28230-0081
(704) 347-0306

November 27, December 4, 2018

***** NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of **Ralph E. Vestal, Jr.**, deceased, of Forsyth County, North Carolina, does hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before February 27, 2019, 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 27th day of November, 2018.

Catherine V. Coe
Executor of the Estate of Ralph E. Vestal, Jr.
4631 Abbotts Creek Church Road
Kernersville, NC 27285

Margaret Robison Kantlehner
Johnson, Pedrick & McDonald, PLLC
440 West Market Street, Suite 300
Greensboro, North Carolina 27401
Telephone: (336) 574-9720

November 27, December 4, 11, 18, 2018

***** 18 SP 1241

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 Esmeralda Rivera Morales and Bernardino Perez Leon to Andrew Valentine, Trustee(s), which was dated January 9, 2006 and recorded on January 12, 2006 in Book 2631 at Page 2209, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **December 11, 2018 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 NUMBER 21 AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF BLOCK A, SOUTH PARK TERRACE" AS SHOWN ON PLAT BOOK 16, PAGE 3 (2) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 2742 Edwards Street, Winston Salem, NC 27127.

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. THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX AND THE RECORDING COSTS FOR THEIR DEED.

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 or warranties 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 Bernardino Perez Leon and Esmeralda Rivera Morales.

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 [NCGS § 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 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

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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.: 18-09969-FC01

November 27, December 4, 2018

***** NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by Antonio Holland aka Antonio D. Holland and Pam Holland, husband and wife dated May 10, 2004, and recorded May 12, 2004, in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book 2470 at Page 1527, securing a Loan Repayment and Security Agreement in the original principal amount of \$133,332.73, and because of default in the payment of the indebtedness thereby secured and failure to carry out and perform the stipulations and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale in the County Courthouse of Forsyth County, in the City of Winston-Salem, North Carolina, on **December 12, 2018 at 11:00 a.m. O'clock**, all that certain parcel of land secured by the above-described Deed of Trust recorded in Book 2470 at Page 1527, situated in Forsyth County, North Carolina, as more particularly described therein, which legal description is made a part hereof and incorporated herein by reference as if fully set forth herein and briefly described in Deed Volume 2015, Page 698, Tax Map or Parcel ID No.: Block 2594, Lots 01A and 01B.

ADDRESS SHOWN AS SECURITY ON THE NOTE AND DEED OF TRUST: 1205 Salem Lake Rd, Winston Salem, NC 27107.

PRESENT RECORD OWNERS as reflected on the records of the Register of Deeds not more than 10 days prior to posting the notice is/are: Antonio Holland and wife, Pam Holland.

In the event the property which is the subject of this Notice of Sale is residential real property with less than fifteen (15) rental units, an order for possession of the property may be issued pursuant to N.C.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. The notice shall also state upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Should the property be purchased by a third party, that person must pay the tax of forty-five cents per One Hundred Dollars (\$100.00) required by NCGS 7A-308 (a)(1), up to a maximum of Five Hundred Dollars (\$500.00). The property is being sold "as is and where is" with no representations or warranties of any type or kind being given or to be construed as being given or made; and, no title certification of any type or kind is being made or is to be construed as being made. The terms of the sale are that the real property hereinabove described will be sold for cash to the highest bidder and that the undersigned will require the successful bidder at the sale to immediately deposit cash or certified check in the amount of the greater of five percent (5%) of the amount of the bid or seven hundred and fifty dollars (\$750.00), whichever is greater. The real property hereinabove described will be sold subject to any unpaid taxes, prior encumbrances, if any, and special assessments.

The sale will be held open for ten (10) days for upset bids as by law required and will also be subject to a ten (10) day right of redemption or to the filing of a bankruptcy petition. In the event of an upset bid, redemption or the filing of a bankruptcy petition, or any other reason that the Substitute Trustee deems necessary to redo the sale, the bid deposit will be returned and no other remedies will be assertable.

18-SP-1341
This 14th day of November, 2018.

/s/ Rick D. Lail
Frances S. White or Rick D. Lail, either one of whom may act, Substitute Trustee
P.O. Box 30081
Charlotte, N.C. 28230-0081
(704) 817-8134

November 27, December 4, 2018

***** Notice to Creditors

Having qualified as Executor of the Estate of Betty Sue Sink aka Betty S. Sink, 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 27th day of February, 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 27th day of November, 2018.

Sally Sink, Executor
Estate of Betty Sue Sink
c/o Craige Jenkins Liipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Liipfert & Walker, LLP

November 27, December 4, 11, 18, 2018

***** NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having heretofore qualified as Executor of the Estate of Mary Anne Tilley, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 28th day of February, 2019 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment to the undersigned.

This 27th day of November, 2018.

Violet Cressell Hege
Executor

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

November 27, December 4, 11, 18, 2018

***** NOTICE TO CREDITORS AND DEBTORS OF

PEGGY G. BENNETT

All persons, firms and corporations having claims against Peggy G. Bennett, also known as Peggy Goins Bennett, deceased, are notified to exhibit them on or before March 6, 2019, to Linda G. Hill, 869 East King Street, King, NC 27021 or be barred from their recovery.

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ery. Debtors of the decedent are asked to make immediate payment to the above named Administrator.

This the 4th day of December, 2018.

Linda G. Hill
869 East King Street
King, NC 27021
Administrator for the Estate of
Peggy G. Bennett

Browder, Overby, Hall and Michaud, PA
Attorneys at Law
PO Box 550
King, NC 27021

December 4, 11, 18, 25, 2018

***** NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Lucia J. Smithdeal, (also known as Lucia Smithdeal, Lucia Johnson Smithdeal, Lucia Sloan Johnson Smithdeal, Lucia Sloan Smithdeal, Lucia S. Smithdeal, Mrs. Foss T. Smithdeal, Mrs. Foss Trya Smithdeal, Mrs. Foss Smithdeal) 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 March 5, 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 4th day of December, 2018.

Wesley Bailey
Executor for the Estate of
Lucia J. Smithdeal

Wesley Bailey, Attorney
Bailey & Thomas, PA
3069 Trenwest Dr., Suite 100
PO Box 62
Winston-Salem, NC 27102
Phone: (336) 725-8366
Fax: (336) 725-9206

December 4, 11, 18, 2018
