

Kernersville News

Legal Notices

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Kernersville News, Thursday, December 6, 2018

LEGALS

***** CREDITOR NOTICE

The undersigned, having qualified as Executor of the Estate of Charles Daniel Edwards aka Charles D. Edwards, 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 15th day of February, 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 15th day of November, 2018.

Palmer Edwards, Executor of the Estate of Charles Daniel Edwards
1001 West Fourth Street
Winston-Salem, North Carolina 27101

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

November 15, 22, 29, December 6, 2018

***** CREDITOR NOTICE

The undersigned, having qualified as Executor of the Estate of Joseph W. Everhardt, aka Joseph William Everhardt, Joseph William Everhardt, Jr. and Joseph W. Everhardt, Jr., 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 15th day of February, 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 15th day of November, 2018.

Mary Jane E. Everhardt, Executor of the Estate of Joseph W. Everhardt
1001 West Fourth Street
Winston-Salem, North Carolina 27101

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

November 15, 22, 29, December 6, 2018

***** NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Mary M. Hiatt, also known as Mary Morris Hiatt and Mary Frances Morris Hiatt, 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 February 17, 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 15th day of November, 2018.

Lavena Jean Hiatt
1013 Watson Avenue
Winston-Salem, NC 27103

November 15, 22, 29, December 6, 2018

***** NOTICE TO CREDITORS

Having qualified as Executor of the Estate of RICHARD HENRY HYMAN, also known as Richard H. Hyman, 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: Lynne R. Holton, Public Administrator, Holton Law Firm, PLLC, 857 West Fifth Street, Winston-Salem, NC 27101, 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 this said estate will please make immediate payment.

This the 7th day of November, 2018.
Lynne R. Holton, Public Administrator for the Estate of Richard Henry Hyman, deceased.
Lynne R. Holton, Esq.
HOLTON LAW FIRM, PLLC
857 West Fifth Street
Winston-Salem,
North Carolina 27101
336-777-3480
336-722-3480 - fax

November 15, 22, 29 and December 6, 2018.

***** NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Jayvontaye Coderio Johnson, also known as Jayvontaye 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 February 17, 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 15th day of November, 2018.

Kelley Michelle Ham
922 Goldfloss St.
Winston-Salem, NC 27107

November 15, 22, 29, December 6, 2018

***** NORTH CAROLINA FORSYTH COUNTY

PUBLIC ADMINISTRATOR'S NOTICE

Having qualified as Public Administrator of the Estate of Orlando Navarro Jones, 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 February 22, 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 15th day of November, 2018.

Bryan C. Thompson, Esq.
Public Administrator, of the Estate of Orlando Navarro Jones
SURRETT THOMPSON & CEBERIO, PLLC
210 S. Cherry Street
Winston-Salem, NC 27101
(336) 725-8323

November 15, 22, 29, December 6, 2018

***** NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Vickie E. Jones (also known as Vickie Ed-

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wards Jones), 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, NC 27285, 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 to the undersigned at the above address.

This the 19th day of November, 2018.

James E. Jones, Executor
Estate of Vickie E. Jones

Julie R. Whately
Attorney at Law
Whately Law, PLLC
P.O. Box 904
Kernersville, NC 27285-0904

November 22, 29, December 6, 13, 2018

***** NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of William Richard Edmond, also known as William R. Edmond and William Richard Edmond, Sr., 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 March 1, 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 29th day of November, 2018.

Denise Boston Edmond
4649 Tobacco Street
Winston-Salem, NC 27106

November 29, December 6, 13, 20, 2018

***** NORTH CAROLINA

FORSYTH COUNTY

ADMINISTRATOR'S NOTICE

Having qualified as Administrator of the Estate of Helena Wilson Smith, 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 March 8, 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 29th day of November, 2018.

Bryan C. Thompson
Administrator of the Estate of Helena Wilson Smith, deceased
SURRETT THOMPSON & CEBERIO, PLLC
210 South Cherry Street
Winston-Salem, NC 27101
(336) 725-8323

November 29, December 6, 13, 20, 2018

***** NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Barbara B. Owens, also known as Barbara Jean Vanhoy, Barbara Owens, Barbara Vanhoy, Barbara J. Vanhoy, Barbara Blackburn, Barbara Jean Roberson, Barbara Roberson and Barbara Blackburn Roberson, 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 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 at the above address.

This the 27th day of November, 2018.

Donald E. Roberson, Executor
Estate of Barbra B. Owens

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

November 29, December 6, 13, 20, 2018

***** NOTICE OF PROCEEDING AND SERVICE OF PROCESS BY PUBLICATION STATE OF NORTH CAROLINA COUNTY OF FORSYTH IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION FILE NO. 18 SP 1473

Tammy Cheryl Hildebrand, Gerhard Abraham Hildebrand, Petitioners

For the Adoption of Willow McKenzie Hildebrand, D.O.B. December 17, 2012

To: Unknown Father of Adoptee, a minor female child born December 17, 2012 in Forsyth County, NC

TAKE NOTICE that a pleading seeking relief against you has been filed in the above-entitled special proceeding. The nature of the relief being sought is as follows: adoption of the above-referenced child born to Chelsea Jordan Hildebrand. The date of conception is approximately March 17, 2012. The father is Caucasian. The grandparents are seeking adoption as the mother passed away on October 9, 2015.

You are required to make defense to such pleading not later than January 9, 2019; upon your failure to do so, any parental rights you may have will be terminated upon the entry of the order of adoption.

This the 29th day of November, 2018.

Ronald D. Payne II, Esq.
Attorney for the Petitioner
Apple Payne Law
NC Bar No. 43126
336-283-6198 (office)
855-812-8332 (toll-free fax)
ronpayne@applepaynelaw.com

November 29, December 6, 13, 2018

***** 18 SP 1334

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 Andrew Pelletier to Old Republic National Title Insurance Company, Trustee(s), which was dated February 17, 2018 and recorded on February 23, 2018 in Book RE 3391 at Page 3385, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured

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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 14, 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:

LEGAL DESCRIPTION BEING ALL OF LOTS 300 AND 301 AS SHOWN ON THE PLAT ENTITLED SMITH FARM, PHASE 3B, RECORDED IN PLAT BOOK 51, PAGE 119, FORSYTH COUNTY, NORTH CAROLINA.

Also known as 567 Troy Landing, Winston-Salem, NC 27107

Parcel ID #'s 3865-20-6020 & 6864-29-5946

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

Said property is commonly known as 567 Troy Landing and 0.25-acre parcel adjacent to 567 Troy Landing, Winston Salem, NC 27107.

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 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 Andrew Pelletier.

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
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.: 18-18827-FC01

November 29, December 6, 2018

***** 18 SP 1349

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 Karen M. Hudson and Tirrell R. Hudson to John H. Komegaj, Trustee(s), which was dated July 19, 2002 and recorded on July 19, 2002 in Book 2266 at Page 3893, 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 14, 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 35 AS SHOWN ON THE MAP VIENNA WOODS, AS RECORDED IN PLAT BOOK 24 AT PAGE 170, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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

Said property is commonly known as 7571 Pine Trails Road, Pfafftown, NC 27040.

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 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 Tirrell Hudson and wife, Karen Hudson.

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

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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
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.: 18-18638-FC01

November 29, December 6, 2018

***** 18 SP 1351

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 Teah Chinn and Andre Chinn to William R. Echols, Trustee(s), which was dated January 9, 2012 and recorded on April 16, 2012 in Book 3054 at Page 2161 and rerecorded/modified/corrected on April 17, 2018 in Book 3399, Page 3379 and rerecorded/modified/corrected on June 7, 2018 in Book 3408, Page 3448, 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 14, 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:

SITUATED IN THE CITY OF KERNSVILLE, COUNTY OF FORSYTH, STATE OF NORTH CAROLINA:

BEING KNOWN AND DESIGNATED AS LOT 9, AS SHOWN ON THE PLAT OF WEATHERSTONE, PHASE I, SECTION 2, AS RECORDED IN PLAT BOOK 50 PAGES 112 AND 113, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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

Said property is commonly known as 4435 Parkcrest Circle, Kernersville, NC 27284.

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 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 Andre Chinn and wife, Teah Chinn.

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
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.: 18-04529-FC02

November 29, December 6, 2018

***** SECOND NOTICE OF FORECLOSURE SALE

FORSYTH COUNTY
18 SP 968

Under and by virtue of the power of sale contained in that certain deed of trust executed by MATTHEW RAY BOWMAN dated December 15, 2011 to FRANCES JONES, Trustee for BRANCH BANKING AND TRUST COMPANY, recorded in Book 3034, Page 3950, FORSYTH County Registry; default having been made in payment of the indebtedness thereby secured; and the necessary findings to permit foreclosure having been made by the Clerk of Superior Court of FORSYTH County, North Carolina; the undersigned Substitute Trustee will offer for sale at public auction to the highest bidder for cash, the property conveyed in said deed of trust, the same lying and being in the County of FORSYTH and State of North Carolina, and more particularly described as follows:

Being a tract or parcel of real property lying in Winston Township, Forsyth County, North Carolina, and being more particularly de-scribed as follows:

Being known and designated as Lot 10A (Part of Building 10) as shown on the "As Build Survey for Hyde Place Townhomes" for Buildings 1-10 (as previously recorded in Plat Book 50 at Pages 126 and 127) as

LEGALS

shown in Plat Book 51, at Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is made subject to Declaration of Covenants, Con-ditions and Restrictions recorded in Book 2735 at Page 1111 as amended in Book 2764 at Page 3049 and Book 2858 at Page 2115, in the Office of the Register of Deeds of Forsyth County, North Carolina, and any amendments or additions thereto, and Grantee, by acceptance of this deed, acknowledges Grantee's understanding that the above described property is conveyed subject to the Declaration of Covenants, Conditions and Restrictions referred to above, and is conveyed subject to the Rights to the Common Areas as set forth therein.

PROPERTY ADDRESS/LOCATION: 49 Hyde Place Circle Winston Salem NC 27103

DATE OF SALE: December 11, 2018

TIME OF SALE: 10:30 A.M.

LOCATION OF SALE: FORSYTH County Courthouse

RECORD OWNER(S): Matthew Ray Bowman

TERMS OF THE SALE:

(1) This sale will be made subject to: (a) all prior liens, encumbrances, easements, right-of-ways, restrictive covenants or other restrictions of record affecting the property; (b) property taxes and assessments for the year in which the sale occurs, as well as any prior years; (c) federal tax liens with respect to which proper notice was not given to the Internal Revenue Service; and (d) federal tax liens to which proper notice was given to the Internal Revenue Service and to which the right of redemption applies.

(2) The property is being sold "as is". Neither the beneficiary of the deed of trust, nor the undersigned Substitute Trustee, makes any warranties or representations concerning the property, including but not limited to, the physical or environmental condition of the property. Further, the undersigned Substitute Trustee makes no title warranties with respect to the title to the property.

(3) The highest bidder will be responsible for the payment of revenue stamps payable to the Register of Deeds and any final court and/or auditing fees payable to the Clerk of Superior Court which are assessed on the high bid resulting from this foreclosure sale.

(4) At the time of the sale, the highest bidder will be required to make a cash deposit of five percent (5%) of the bid, or \$750.00, whichever is greater, with the remaining balance of the bid amount to be paid on the day following the expiration of the applicable ten (10) day upset bid period.

(5) Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may after receiving this Notice of Foreclosure 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 this Notice of Foreclosure 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.

(6) An order for possession of the property being sold 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.

(7) If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Substitute

LEGALS

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 December 20, 2018** 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:

A TRACT OR PARCEL OF LAND IN THE COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA, IN BROADBAY TOWNSHIP, LYING AND BEING SOUTHEAST OF THE CITY OF WINSTON-SALEM IN BROADBAY TOWNSHIP, BEING KNOWN AND DESIGNATED AS LOT NO. 20 ON THE MAP OF DIZELAND, SAID MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 17, PAGE 170, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

IT IS UNDERSTOOD AND AGREED THAT THIS DEED IS SUBJECT TO THE FOLLOWING PROVISIONS AND RESTRICTIONS WHICH THE GRANTEEES TAKE SUBJECT TO: FOR RESIDENCES ONLY EXCEPT GARAGES AND OUTHOUSES FOR DOMESTIC PURPOSES, AND NO RESIDENCE SHALL HAVE LESS THAN 1000 SQUARE FEET OF FLOOR SPACE. THIS DOES NOT APPLY TO SCHOOLS AND CHURCHES.

SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD AND 1959 TAXES TO BE PRO RATED.

For information only: Property Address: 2906 ELEC-TRIC DRIVE, WINSTON SALEM, NC 27120

And Being more commonly known as: **2906 Electric Dr, Winston Salem, NC 27107**

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

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

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 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 mortgagor 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.

The date of this Notice is November 29, 2018.

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

18-100634

December 6, 13, 2018

• • • •
IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
18sp1376

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY BRENDA M. BOYCE DATED MARCH 17, 2017 AND RECORDED IN BOOK RE 3339 AT PAGE 3245 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 December 20, 2018** 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 AT LOT 45 AS SHOWN ON THE MAP OF BRADFORD PLACE RECORDED IN PLAT BOOK 35, PAGES 147 AND 148 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SITUATE IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA.

And Being more commonly known as: **180 Bradford Place Ln, Lewisville, NC 27023**

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

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

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 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 mortgagor has not cured the default at the time notice of termination is provided. You may be liable for rent due under the agreement

LEGALS

prorated to the effective date of the termination.

The date of this Notice is November 29, 2018.

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

18-102176

December 6, 13, 2018

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NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Francis E. Ballard (also known as Francis Eugene Ballard and Frank E. Ballard), 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 P.O. Box 904, Kernersville, NC 27285-0904, on or before the 6th day of March, 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 third day of December, 2018.

Michael F. Ballard, Executor
Estate of Francis E. Ballard

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

December 6, 13, 20, 27, 2018

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Notice to Creditors

Having qualified as Executor of the Estate of Robert G. Butler (aka Robert Glenn Butler, Rob Butler), 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 7th day of January, 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 6th day of December, 2018.

Albert Butler, III, Executor
Estate of Robert G. Butler
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

December 6, 13, 20, 27, 2018

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CREDITOR NOTICE

The undersigned, having qualified as Executor of the Estate of Aurelia G. Eller, aka Aurelia Gray Eller 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 6th day of March, 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 6th day of December, 2018.

Wells Fargo Bank, N.A., Executor of the
Estate of Aurelia G. Eller
1001 West Fourth Street
Winston-Salem, North Carolina 27101

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

December 6, 13, 20, 27, 2018

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**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Limited Personal Representative of the Estate of Thelma Sapp Horton, 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 March 8, 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 6th day of December, 2018.

Ronnie W. Ervin
101 Carolina Dr
King, NC 27021

December 6, 13, 20, 27, 2018

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NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having heretofore, qualified as Executor of the Estate of Kathryn B. Keys, also known as Kathryn Bellamy Keys, Kathryn B. Keys, Kathryn Keys, and Ms. Robert Cecil Keys, II, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present on or before the 11 day of March, 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 6th day of December, 2018.

Kathryn Keys Pinnix
PO Box 878
Kernersville, NC 27285

John G. Wolfe, III
JOHN G. WOLFE, III & ASSOCIATES, PLLC
101 South Main Street
Kernersville, NC 27284
(336) 996-3231

December 6, 13, 20, 27, 2018

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NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Limited Personal Representative of the Estate of Maria C. Reptie, also known as (Maria Conti Reptie and Maria Reptie), 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 6th day of March, 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 6th day of December, 2018.

Joyce P. Korabek, Limited Personal
Representative
Of the Estate of Maria C. Reptie

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

LEGALS

December 6, 13, 20 and 27, 2018

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CREDITOR NOTICE

The undersigned, having qualified as Co-Executors of the Estate of CLAY V. RING, JR. (AKA Clay Vance Ring, Jr.; Clay Ring), 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 6th day of March, 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 6th day of December, 2018.

Ann Hall Wauford and Samuel Hayes
Wauford, Jr.
Co-Executors of the Estate of Clay V. Ring, Jr.
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

December 6, 13, 20, 27, 2018

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**NORTH CAROLINA
FORSYTH COUNTY**

Notice to Creditors

Having qualified as Executor of the Estate of Mildred Wooten Mustin, also known as Mildred W. Mustin, Mildred Ann Wooten Mustin and Mildred Ann Mustin, 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 on or before the 8th day of March, 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 6th day of December, 2018.

Carolyn Mustin Bryan
5166 Ches Lane
Kernersville, NC 27284

December 6, 13, 20, 27, 2018

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NOTICE TO CREDITORS

Having qualified as Executor of the Estate of JOHN HARDY, also known as John H. Hardy and John Hillard Hardy, 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: Fannie Brown, Administrator, 1185 Midland Street, Uniondale, NY 11553, on or before the 13th day of March, 2019, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to this said estate will please make immediate payment.

This the 5th day of December, 2018.
Fannie Brown, Administrator of the Estate of John Hardy, deceased,
1185 Midland Street
Uniondale,
New York 11553

December 6, 13, 20, 27, 2018

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