

Kernersville News

Legal Notices

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Tuesday News, February 20, 2024

LEGALS

NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Elaine Forward Lyerly, also known as Elaine Lois Forward Lyerly and Elaine F. Lyerly, late of 2101 Homestead Hills Drive, Winston-Salem, NC 27103, the undersigned do hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at 380 Knollwood Street, Suite 700, Winston-Salem, NC 27103, on or before the 6th day of May, 2024, 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 30th day of January, 2024.

Ruth Ann Lyerly Ladd, Co-Executor and
Ronald Eric Lyerly, Co-Executor
for the Estate of Elaine Forward Lyerly

380 Knollwood Street, Suite 700
Winston-Salem, NC 27103-4152

Karen B. Malay, Esq.
ALLMAN SPRY LEGGETT CRUMPLER & HORN, P.A.
Post Office Drawer 5129
Winston-Salem, NC 27113-5129
Tel: (336) 722-2300

January 30, February 6, 13, 20, 2024

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having heretofore, qualified as Administrator of the Estate of Nelson Dee Higginbottom, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present them to the attorney for the undersigned on or before May 6th, 2024, 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 February, 2024.

Vickie Whitehead, Administrator
Ronald D. Payne II, Esq.
Apple Payne Law PLLC
900 Old Winston Road, Suite 212
Kernersville, NC 27284

February 6, 13, 20, 27, 2024

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of James Russell Laudenslager, 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 at the address below on or before April 30, 2024, 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 30th day of January, 2024.

Heather Emile
644 Tinkers Dr

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Surfside Beach, SC 29575

January 30, February 6, 13, 20, 2024

Notice to Creditors

Having qualified as Executor of the Estate of Mary Alice Martin Vogler, a/k/a Mary Alice-Martin Vogler, 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 1st day of May, 2024 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 30th day of January, 2024.

Robert Alan Vogler, Executor
Estate of Mary Alice Martin Vogler

Craig Jenkins Lipfert & Walker, LLP

Jan. 30, Feb. 6, 13 & 20, 2024

23 SP 58

AMENDED 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 James H. Jenkins and Wife, Regina C. Jenkins to Blanco Tackabery & Matamoros, P.A., Trustee(s), which was dated February 24, 2020 and recorded on February 25, 2020 in Book 3509 at Page 2978, 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 **February 29, 2024 at 10:00 AM**, 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 No. 107 as shown on the plat entitled "Final Plat for Brookberry Farm Single Family Homes, Phase I, Maps 1-5" as recorded in Plat Book 49, Pages 77-81 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO the Declaration of Covenants, Conditions and Restrictions for Brookberry Farm Single Family Homes as recorded in Book 2610, Page 889 and Master Declaration of Covenants, Conditions and Restrictions for Brookberry Farm as recorded in Book 2610, Page 871 and as subsequently amended.

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

Said property is commonly known as 5460 Brookberry Farm Road, Winston Salem, NC 27106.

A certified check only (no personal checks) of five

LEGALS

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 James H. Jenkins and wife, Regina C. Jenkins.

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
Aaron B. Anderson, Attorney
Attorney for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988

File No.: **22-21451-FC01**

February 13, 20, 2024

NOTICE TO CREDITORS STATE OF NORTH CAROLINA COUNTY OF FORSYTH

The undersigned, having qualified as Executor of the Estate of Nora Mary Shively, also known as Nora M. Shively, late of Forsyth County, NC, does hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned's attorney, Susan L. Hunt, PC, 501 Simpson Street, Greensboro, NC 27401, on or before April 29, 2024, or this notice will be pleaded in bar of their recovery.

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All persons, firms or corporations indebted to said estate will please make immediate payment to the undersigned.

This the 30th day of January, 2024.

Edward Lawrence Shively
5 Berchman Drive
Ballston Lake, NY 12019

Reko Currie
Susan L. Hunt, PC
501 Simpson Street
Greensboro, NC 27401

January 30, February 6, 13, 20, 2024

23 SP 1065

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 Peter A. Shamlian and Christine N. Shamlian to Barrister's Title Services, a Division of Fidelity National Title Company, LLC, Trustee(s), which was dated October 20, 2022 and recorded on October 20, 2022 in Book RE 3724 at Page 1156, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **March 7, 2024 at 10:00 AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

BEING ALL OF LOT 7 OF SILVER CREEK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 52, AT PAGE 18, IN FORSYTH COUNTY REGISTER OF DEEDS.

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

Said property is commonly known as 7525 Aspen Grove Dr, Belews Creek, NC 27009.

A Certified Check ONLY (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

LEGALS

current owner(s) of the property is/are Peter A. Shamlian and Christine N. Shamlian, husband and wife.

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

File No.: **23-25234-FC01**

February 20, 2024
NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Patricia Ann Martin Lawrence, 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 at the address below on or before May 6, 2024, 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 February, 2024.

Emily Lawrence Andrews
4673 Palace Ave
Winston-Salem, NC 27101

February 6, 13, 20, 27, 2024

Kernersville News

Classifieds

LEGALS

NOTICE TO CREDITORS

NORTH CAROLINA
GUILFORD COUNTY

The undersigned, having heretofore, qualified as EXECUTOR of the Estate of WILBERT ALLAN SHERMAN, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present them to the attorney for the undersigned on or before May 6, 2024, 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 February, 2024.

Mark Alfred Sherman, Executor
Ronald D. Payne II, Esq.
Apple Payne Law PLLC
900 Old Winston Road, Suite 212
Kernersville, NC 27284

February 6, 13, 20, 27, 2024

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having heretofore, qualified as Executor of the Estate of Peter Casper Rosso, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present them to the attorney for the undersigned on or before May 6, 2024, 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 February, 2024.

Jesse Williams, Executor
Ronald D. Payne II, Esq.
Apple Payne Law PLLC
900 Old Winston Road, Suite 212
Kernersville, NC 27284

February 6, 13, 20, 27, 2024

Notice to Creditors

Having qualified as Administrator of the Estate of David Decker Sowers, a/k/a David D. Sowers, David Sowers, late of Guilford 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 20th day of May, 2024 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 20th day of February, 2024.

Linda Sowers Luvaas, Administrator
Estate of David Decker Sowers

Craig Jenkins Lipfert & Walker, LLP

Feb. 20, 27, March 5 & 12, 2024

NOTICE TO CREDITORS

2023 E 2084
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of Gregory Dean Winfree aka Dean Winfree, deceased, late of Guilford 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 **May 22, 2024** 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 20th day of February 2024.

Tammy Purcell Winfree
Executor of the Estate of Gregory Dean
Winfree aka Dean Winfree
610-1 Pisgah Church Road
Greensboro, NC 27455

N. BLANE STANALAND

LEGALS

Teague Rotenstreich Stanaland Fox & Holt, P.L.L.C.
101 South Elm Street, Suite 350
Greensboro, NC 27401
Telephone: (336) 272-4810
Fax: (336) 272-2448

February 20, 27, March 5, 12, 2024