

# Kernersville News

# Legal Notices

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Kernersville News, Thursday, January 13, 2022

## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Mary G. Mabe, also known as Mary Maglene Mabe, 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 office on or before March 23, 2022 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 23rd day of December, 2021.

Andrea M. Layton  
6372 Nolichucky Drive  
Walkertown, NC 27051

December 23, 30, 2021, January 6, 13, 2022

### CREDITOR'S NOTICE

Having qualified as Executor of the Estate of Richard Eugene Brown, deceased, late of Forsyth County, North Carolina, this is to notify all persons, firms and corporations having claims against the estate of said deceased to exhibit them to the undersigned on or before the 24th day of March, 2022, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 23rd day of December, 2021.

Kenneth W. Case, Executor  
Estate of Richard Eugene Brown  
Jerry Rutledge, Attorney at Law  
P. O. Box 617  
Walnut Cove, NC 27052

December 23, 30, 2021, January 6, 13, 2022

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Will of Kenneth J. Long, a/k/a Kenneth James Long, late of Tobaccoville, Forsyth County, North Carolina, 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 One West Fourth Street, Suite 1200, Winston-Salem, NC 27101, on or before the 23rd day of March, 2022, 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 23rd day of December, 2021.

DEBORAH W. PRIM and VERONICA L. FLIPOWSKI, CO-EXECUTORS OF THE WILL OF KENNETH J. LONG

Kimberly H. Stogner  
Womble Bond Dickinson (US) LLP  
One West Fourth Street - 12th Floor  
Winston-Salem, NC 27101

December 23, 30, 2021, January 6, 13, 2022

## LEGALS

**NORTH CAROLINA  
GUILFORD COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Nancy H. Vaughn, also known as Nancy R. Vaughn and Nancy M. Vaughn, late of Guilford 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 office on or before March 23, 2022 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 23rd day of December, 2021.

Jennifer Denenny  
Jennifer Therese Denenny  
10 Winterberry Ct  
Greensboro, NC 27455

December 23, 30, 2021, January 6, 13, 2022

### Notice to Creditors

Having qualified as Administrator CTA of the Estate of Marva Ann Sewell, 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 23rd day of March, 2022 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 23rd day of December 2021.

Marilyn S. Elmore, Administrator CTA  
Estate of Marva Ann Sewell  
c/o Craige Jenkins Lipfert & Walker, LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

December 23, 30, 2021 & January 6, 13, 2022.

### NOTICE TO CREDITORS AND DEBTORS OF

**VIOLET MORRIS GARDNER STAFFORD  
(AKA VIOLET GARDNER STAFFORD; AKA VIOLET STAFFORD; AKA VIOLET M. STAFFORD; AKA VIOLET G. STAFFORD; AKA VIOLET MORRIS STAFFORD)**

All persons, firms and corporations having claims against Violet Morris Gardner Stafford (aka Violet Gardner Stafford; aka Violet Stafford; aka Violet M. Stafford; aka Violet G. Stafford; aka Violet Morris Stafford), deceased, are notified to exhibit them on or before March 25, 2022, to Gregory Blaine Stafford, 6190 Doral Drive, Pfafftown, NC 27040 or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above named Executor.

This the 16th day of December 2021.

Gregory Blaine Stafford  
6190 Doral Drive  
Pfafftown, NC 27040

## LEGALS

Executor for the Estate of Violet Morris Gardner Stafford (aka Violet Gardner Stafford; aka Violet Stafford; aka Violet M. Stafford; aka Violet G. Stafford; aka Violet Morris Stafford)

Browder, Overy & Michaud, PA  
Attorneys at Law  
P.O. Box 550  
King, NC 27021

December 23, 30, 2021, January 6, 13, 2022

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Ruth Norman Hauser (also known as Ruth N. Hauser) 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 her attorney set forth below, on or before March 30, 2022, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 30th day of December, 2021.

Dale H. Tincher  
Executor for the Estate of  
Ruth Norman Hauser

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

December 30, 2021, January 6, 13, 20, 2022

### NOTICE TO CREDITORS

**NORTH CAROLINA**

**FORSYTH COUNTY**

The undersigned, having qualified as Administrator of the Estate of Jeffrey Todd Saunders, 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 30th day of March, 2022, 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 29th day of December, 2021.

Julie Bledsoe Saunders, Administrator  
Estate of Jeffrey Todd Saunders

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

December 30, 2021, January 6, 13 and 20, 2022.

## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Burnie Ray Cain, 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 6, 2022 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 January, 2022.

Kevin Ray Cain  
825 Twin Creek Road  
Kernersville, NC 27284

January 6, 13, 20, 27, 2022

### Notice to Creditors

Having qualified as Executor of the Estate of Juanita F. Murphy aka Juanita Rebecca Flynn Murphy, 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 6th day of April, 2022 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 6th day of January, 2022.

Rebecca Murphy Robbins, Executor  
Estate of Juanita F. Murphy  
c/o Craige Jenkins Lipfert & Walker LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

January 6, 13, 20, 27, 2022

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Will of Maenell C. Pollock, a/k/a Mae Nell C. Pollock, Maenell Crum Pollock, and True Pollock, late of Winston-Salem, Forsyth County, North Carolina, 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 One West Fourth Street, Suite 1200, Winston-Salem, NC 27101, on or before the 6th day of April, 2022, 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 January, 2022.

DAVID CARL POLLOCK AND  
ELIZABETH POLLOCK LADD, CO-EXECUTORS  
OF THE WILL OF MAENELL C. POLLOCK

Edward W. Griggs  
Womble Bond Dickinson (US) LLP  
One West Fourth Street - 12th Floor  
Winston-Salem, NC 27101

January 6, 13, 20, and 27, 2022

## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Jack George Szaydowski, late of Forsyth County, NC, this is to notify all persons, firms and corporations having claims against the said decedent to exhibit them to the undersigned on or before April 11, 2022 or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said estate are notified to make immediate payment.

This the 6th day of January, 2022.

Robyn A. Scott, Executor  
7610 Peggy Dr.  
Clemmons, NC 27012

Send claims to:  
Wells Law, Attorneys at Law  
380 Knollwood Street, Suite 620  
Winston-Salem, NC 27103  
336-793-4378

January 6, 13, 20, 27, 2022

### NOTICE TO CREDITORS

21 E 3664

**NORTH CAROLINA**

**GUILFORD COUNTY**

The undersigned, having qualified as Administrator of the Estate of **ROBERT MILLER MCGUIRE, JR.**, 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 **APRIL 7, 2022** 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 6th day of January, 2022.

Michele Leigh McGuire  
Administrator of the Estate of Robert  
Miller McGuire, Jr.  
6418 Iystone Drive  
Jamestown, NC 27282

N. BLANE STANALAND  
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

January 6, 13, 20, 27, 2022

## LEGALS

### NOTICE TO CREDITORS

Having qualified as Executor of the Will of Athena Gallins, a/k/a Athena P. Gallins and Athena Pappas Gallins, late of Winston-Salem, 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 One West Fourth Street, Suite 1200, Winston-Salem, NC 27101, on or before the 6th day of April, 2022, 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 January, 2022.

MATTHEW GUS GALLINS, EXECUTOR  
OF THE WILL OF ATHENA GALLINS

Kimberly H. Stogner  
Womble Bond Dickinson (US) LLP  
One West Fourth Street - 12th Floor  
Winston-Salem, NC 27101

January 6, 13, 20, and 27, 2022

**NORTH CAROLINA  
FORSYTH COUNTY**

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
BEFORE THE CLERK  
21 SP 701

R. ALEXANDER RUTLEDGE, Administrator  
of the Estate of LARRY G. LEWIS,  
Petitioner,

vs.

LUANN LEWIS,  
Respondent.

### NOTICE OF SALE

Under and by virtue of an order of the Clerk of Superior Court of Forsyth County dated December 1, 2021, in 21 SP 700, the undersigned Administrator will on **Thursday, January 20, 2022, at 10:00 a.m.** offer for sale at the second floor lobby of the Forsyth County Courthouse in Winston-Salem, North Carolina, to the highest bidder for cash that certain tract of land lying the being in Forsyth County, North Carolina, and more particularly described as follows:

Tract 1  
BEGINNING at the east corner of Lot No. 6, being the corner Bernice S. King, and running thence northwardly along the west side of the Winston-Salem-Rural Hall Road 273.9 feet to an iron stake, corner of Willie Barnes; thence South 82° West 200 feet to an iron stake, corner of Lot No. 9; thence in a southwesterly direction 97.5 feet to an iron stake, being the north corner of Lot No. 6; thence along the north line of Lot No. 6, 319 feet to the place of BEGINNING, and being known and designated as Lots Nos. 7, 8, and 9 as shown on the map of Mrs. W. S. Shouse property, which said map is recorded in Plat Book No. 11 at page 10 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 2  
BEGINNING at an iron stake, the northwest corner of Lot No. 9, and running thence South 82° West 237 feet to an iron stake, corner of Willie Barnes; thence southeasterly 238.5 feet to the northwest corner of Lot No. 1; thence northwesterly along the line of Lot No. 1, 75 feet to an iron stake; thence in a northeasterly direction along the lines of Lot Nos. 2, 3, 4, 5, 6, 7, 8, and 9, 260 feet to the place of BEGINNING, and being the unnumbered rear portion of the property of Mrs. W. S. Shouse as shown on map recorded in Plat Book 11 at page 10 in the Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more particular description.

0 Old Rural Hall Road, Winston-Salem, NC 27105  
PIN 6838-53-0463

This is a court ordered sale sold in accordance with the Judicial Sales Act of North Carolina and thereby is subject to advance bids placed with the Clerk of Superior Court as by law provided. Property is sold as is, where is. The property is sold subject to the 2021 ad valorem Forsyth County property taxes. The terms of this sale are five (5%) percent or minimum of \$750.00 deposit by the highest bidder at the time of the sale with the remainder due and payable upon delivery of the deed by the Administrator. This sale is subject to confirmation by the Court.

## LEGALS

THIS the 8th day of December, 2021.

R. Alexander Rutledge, Administrator  
Estate of Larry G. Lewis  
Rutledge & Rutledge, Attorneys at Law  
P.O. Box 617  
Walnut Cove, NC 27052  
336-591-7969  
336-591-5690 (fax)

January 6, 13, 2022

**NORTH CAROLINA  
FORSYTH COUNTY**

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
BEFORE THE CLERK  
21 SP 700

GILBERT T. HOBSON, JR., Executor of the  
Estate of Olivia L. Shores, and  
GILBERT T. HOBSON, JR.,  
Petitioners,

vs.

NC DEPT. OF HEALTH AND HUMAN  
SERVICES,  
Respondent.

### NOTICE OF SALE

Under and by virtue of an order of the Clerk of Superior Court of Forsyth County dated December 1, 2021, in 21 SP 700, the undersigned Commissioner will on **Thursday, January 20, 2022, at 10:00 a.m.** offer for sale at the second floor lobby of the Forsyth County Courthouse in Winston-Salem, North Carolina, to the highest bidder for cash that certain tract of land lying the being in Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot No. 4 as shown on the map of the Bahnsen Place Property as developed by Leak Cobb Company, and recorded in Plat Book 1, page 41, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. See Deed Book 24, Page 943, Forsyth County Registry.

Being Parcel ID # 6834-16-0737 and located at 540 W Acadia Avenue, Winston-Salem, NC 27127.

This is a court ordered sale sold in accordance with the Judicial Sales Act of North Carolina and thereby is subject to advance bids placed with the Clerk of Superior Court as by law provided. Property is sold as is, where is. The property is sold subject to the 2021 ad valorem Forsyth County property taxes. The terms of this sale are five (5%) percent or minimum of \$750.00 deposit by the highest bidder at the time of the sale with the remainder due and payable upon delivery of the deed by the Commissioner. This sale is subject to confirmation by the Court.

THIS the 9th day of December, 2021.

R. Alexander Rutledge  
Commissioner  
Rutledge & Rutledge, Attorneys at Law  
P.O. Box 617  
Walnut Cove, NC 27052  
336-591-7969  
336-591-5690 (fax)

January 6, 13, 2022

**NORTH CAROLINA  
GUILFORD COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Sue Hudson Lemons, late of Guilford 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 6, 2022 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 January, 2022.

Pamela H Tucker  
8034 Hwy NC 68 N  
Stokesdale, NC 27357

January 6, 13, 20, 27, 2022

## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Gwendolyn Armstrong, 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 6, 2022 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 January, 2022.

Marcia Ilyse Armstrong  
a/k/a Marcia Armstrong  
2808 Barker Ct  
Winston-Salem, NC 27107

January 6, 13, 20, 27, 2022

### NOTICE TO CREDITORS

Having qualified as Collector by Affidavit of the Estate of Joann McFadden Thompson deceased, late of Guilford County, North Carolina, this is to notify all persons, firms and corporations having claims against the estate of said deceased to exhibit them to the undersigned at 1403 Eastchester Drive, Suite 101, High Point, NC 27265, on or before April 30, 2022 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 January, 2022.

Alvin Thompson, Collector by Affidavit of  
The Estate of Joann McFadden Thompson

Stan H. Dick  
Attorney at Law  
1403 Eastchester Drive, Suite 101  
High Point, NC 27265  
(336) 886-5444

January 6, 13, 20, 27, 2022

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

The undersigned, having heretofore qualified as Executor of the Estate of Doretta Woodbury, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 23rd day of March, 2022 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 23rd day of December, 2021

Effie McNeil, Executor

c/o Porsha N. Buresh, Attorney  
315 N. Spruce Street, Suite 250  
Winston-Salem, NC 27101

December 23, 30, 2021, January 6, 13, 2022

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Steven Emerson Davis, 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 at 3535 Buena Vista Road, Winston-Salem, NC 27106, on or before April 15, 2022 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 13th day of January, 2022.

Jacquelynne Clarke Davis, Executor of  
The Estate of Steven Emerson Davis

Stafford R. Peebles, Jr.  
3535 Buena Vista Road  
Winston-Salem, NC 27106  
(336) 416-2719

January 13, 20, 27, February 3, 2022

## LEGALS

### EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of Clarence D. Royall also known as Clarence Dalton Royall deceased, late of Forsyth County, North Carolina, this is to notify all persons, firms and corporations having claims against the estate of said deceased, to exhibit them to the undersigned at 514 S Stratford Rd. Ste #333 Winston Salem, NC 27103 on or before the 13th day of April, 2022, or this Notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This the 13th day of January, 2022

Rena C. Royall, Executor  
of the Clarence D. Royall

D. Barrett Burge  
514 S Stratford Rd. Ste #333  
Winston Salem, NC 27103

January 13, 20, 27, February 3, 2022

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of **Jane B. Wyatt**, (a/k/a Doris Jane Wyatt; Doris Jane Bodenhamer Wyatt; Jane Wyatt; Jane Bodenhamer Wyatt; Doris Wyatt; Doris J. Wyatt), 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 James D. Wyatt and John D. Wyatt, Co-Executors, c/o Wood & Rabl, LLP, 3600 Country Club Road, Suite 100, Winston-Salem, North Carolina, 27104, on or before the 15th day of April, 2022, or this notice will be pled in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 13th day of January, 2022.

**James D. Wyatt  
Co-Executor of the Estate**

**John D. Wyatt  
Co-Executor of the Estate**

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

January 13, 20, 27, February 3, 202

**LEGALS**

IN THE GENERAL COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
FORSYTH COUNTY  
**21sp728**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY ALAN CUSHMAN DATED JULY 31, 2015 AND RECORDED IN BOOK RE 3244 AT PAGE 1827 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 **11:00AM on January 27, 2022** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described in that certain Deed of Trust executed Alan Cushman, dated July 31, 2015 to secure the original principal amount of \$258,000.00, and recorded in Book RE 3244 at Page 1827 of the Forsyth County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property: 1604 Sharon Rd and 1608 Sharon Rd, Winston Salem, NC 27103  
Tax Parcel ID: 6824-05-9602.000 and 6824-05-9513.000  
Present Record Owners: The Estate of Alan Cushman

And Being more commonly known as: **1604 Sharon Rd and 1608 Sharon Rd, Winston Salem, NC 27103**

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

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.

**LEGALS**

The date of this Notice is January 7, 2022.

LLG Trustee LLC  
Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107

**21-111859**

January 13, 20, 2022

• • • •  
IN THE GENERAL COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
FORSYTH COUNTY  
**19SP1263**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY FREDERICK C. ROBERTS AND TOMETTA G. ROBERTS DATED SEPTEMBER 28, 1998 AND RECORDED IN BOOK 2028 AT PAGE 736 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 **11:00AM on January 27, 2022** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described in that certain Deed of Trust executed Frederick C. Roberts and Tometta G. Roberts, dated September 28, 1998 to secure the original principal amount of \$58,800.00, and recorded in Book 2028 at Page 736 of the Forsyth County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property: 149 Blaze St, Winston Salem, NC 27105  
Tax Parcel ID: 6828-30-6185.000  
Present Record Owners: The Estate of Frederick C. Roberts

And Being more commonly known as: **149 Blaze St, Winston Salem, NC 27105**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are The Estate of Frederick C. Roberts.

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

**LEGALS**

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 December 15, 2021.

LLG TRUSTEE LLC  
Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107

**04-66049**

January 13, 20, 2022

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IN THE GENERAL COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
FORSYTH COUNTY  
**21sp752**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY BARBARA L. MCGRUDER DATED DECEMBER 23, 1998 AND RECORDED IN BOOK 2043 AT PAGE 2322 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 **11:00AM on January 27, 2022** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described in that certain Deed of Trust executed Barbara L. McGruder, dated December 23, 1998 to secure the original principal amount of \$53,150.00, and recorded in Book 2043 at Page 2322 of the Forsyth County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property: 2531 Pittsburg Ave, Winston Salem, NC 27105  
Tax Parcel ID: 6836-05-3903  
Present Record Owners: The Heirs of Barbara L. McGruder

And Being more commonly known as: **2531 Pittsburg Ave, Winston Salem, NC 27105**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are The Heirs of Barbara L. McGruder.

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

**LEGALS**

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 January 7, 2022.

LLG Trustee LLC  
Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107

**02-32628**

January 13, 20, 2022

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**STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH**

**NOTICE TO CREDITORS**

Having qualified as Executor of the Estate of Penny M. Joyce, also known as Penny Marie Joyce, Penny Joyce or P. M. Joyce, late of Forsyth County, North Carolina, this is to notify all persons, firms, and corporations having claims against the said decedent to exhibit them to Morrow Porter Vermitsky & Taylor, PLLC, 3890 Vest Mill Road, Winston-Salem, North Carolina 27103, on or before April 13, 2022, 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 13th day of January, 2022. Jeffrey Bryan Joyce, Executor of the Estate of Penny M. Joyce.

January 13, 20, 27, and February 3, 2022.

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