

Kernersville News

Legal Notices

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Tuesday News, January 17, 2023

LEGALS

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Charles Daniel Kearns, 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 3, 2023 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 3rd day of January, 2023.

Deangelo M. Kearns
4566 Brimmer Pl Drive
Kernersville, NC 27284

January 3, 10, 17, 24, 2023

22 SP 264

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 Travis L. Marrara to Chicago Title Insurance Company, Trustee(s), which was dated September 21, 2019 and recorded on September 25, 2019 in Book 3483 at Page 3926, 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 **January 24, 2023 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 Number 644 as shown on the Map entitled As-Built Map for: Phase 2, Section 6, Lots 627-635 and 638-647, Wyngate Village as recorded in Plat Book 69, Page 6 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 1228 United Ct, Winston Salem, NC 27103.

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 war-

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ranty 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 ALL LAWFUL HEIRS OF TRAVIS L. MARRARA.

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.: 22-02129-FC01

January 10, 17, 2023

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Douglas Carl Long, 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 3, 2023, 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 3rd day of January, 2023.

Patricia D. Long
270 Farmingdale Ave
Winston-Salem, NC 27107

January 3, 10, 17, 24, 2023

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EXECUTOR'S NOTICE TO CREDITORS

Having qualified as the Executor of the Estate of LYNDON H. MITCHELL (Lyndon Haynes Mitchell) deceased 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 4955 Balsom Road, Pfafftown, North Carolina 27040 on or before the 5th day of April, 2023, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This the 3rd day of January, 2023

Jeannie Lynn Kearney
Executor of the Estate of
Lyndon H. Mitchell
4955 Balsom Road,
Pfafftown, North Carolina 27040

H. Dwight Nelson
Attorney for the Estate
P.O. Box 902
Rural Hall, NC 27045

January 3, 10, 17, 24, 2022

Having qualified as Administrator of the Estate of Karl Gerald Reck, 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 Darren S. Cranfill, Attorney at Law, PLLC, 2565-B Old Glory Road, Clemmons, North Carolina 27012, on or before the 30th day of April, 2023, 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 5th day of January, 2023.

Lynette Shumaker, Administrator of
the Estate of Karl Gerald Reck
c/o Darren S. Cranfill
Attorney at Law, PLLC
2565-B Old Glory Road
Clemmons, NC 27012

January 17, 24, 31, February 7, 2023

Having qualified as Executor of the Estate of Margaretta B. Tuohy, also known as Margaretta Tuohy, 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 Darren S. Cranfill, Attorney at Law, PLLC, 2565-B Old Glory Road, Clemmons, North Carolina 27012, on or before the 30th day of April, 2023, 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 9th day of January, 2023.

Joseph F. Tuohy, Executor of
the Estate of Margaretta B. Tuohy
c/o Darren S. Cranfill
Attorney at Law, PLLC
2565-B Old Glory Road
Clemmons, NC 27012

January 17, 24, 31, February 7, 2023

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NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Patricia Deneice Nixon, 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 17, 2023 or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.

This the 17th day of January, 2023.

Tanya Denise Berry AKA Tanya Denise Brown
506 N Workman Ave
Watonga, OK 73772

January 17, 24, 31, February 7, 2023

PERSONAL REPRESENTATIVE'S NOTICE

Having qualified as Personal Representative of the Estate of Douglas O'Dell Guthrie, Jr. a/k/a Dell Guthrie and Douglas O'Dell Guthrie 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 as 514 S. Stratford Road, Ste 333, Winston Salem, NC 27103, on or before the 20th day of April 2023 or this Notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This the 14th day of January, 2023.

Deborah Jones Mills, Personal Representative
of the Estate of Douglas O'Dell Guthrie, Jr.

D. Barrett Burge
Burge Law Firm
514 S. Stratford Road, Ste 333
Winston Salem, NC 27103

January 14, 21, 28, February 4, 2023

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Nancy L. Flanagan, also known as Nancy Lee Flanagan, 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 17, 2023, or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.

This the 17th day of January, 2023.

James H. Flanagan, Jr.
364 Woodcrest Dr.
Kingsport, TN 37663

January 17, 24, 31, February 7, 2023

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NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Gene Henry Griffin, 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 17, 2023, or this notice will be pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.

This the 17th day of January, 2023.

Cristina Maria Griffin
451 Rickard Drive
Winston-Salem, NC 27101

January 17, 24, 31, February 7, 2023

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Classifieds