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LEGALS

NOTICE TO CREDITORS

NORTH CAROLINA FORSYTH COUNTY

The undersigned, having heretofore, qualified as Executor of the Estate of Ramon Flores, 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 April 8th, 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 9th day of January 2024.

Irving Flores, Executor Ronald D. Payne II, Esq. Apple Payne Law PLLC 900 Old Winston Road, Suite 212

January 9, 16, 23, 30, 2024

NORTH CAROLINA

NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of Violet P. Holcomb, also known as Violet Paige Pierce, 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 April 9, 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 9th day of January 2024.

Bryan Pierce 5524 W Old US 421 Hwy

Hamptonville, NC 27020 January 9, 16, 23, 30, 2024

NOTICE TO CREDITORS

Having qualified as Executor for the Estate of Linda Jan Weaver (aka Linda Jan Buschel Weaver, aka Linda Jan Bueschel Weaver), 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 the attorney set forth below, on or before April 16, 2024, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 16th day of January, 2024.

Kimberley A. Schwartz Executor for the Estate of Linda Jan Weaver

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

January 16, 23, 30, February 6, 2024

LEGALS

23 SP 349

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 Delano Denise James to L Gordon Pfefferkorn, Jr., Trustee(s), which was dated January 29, 1999 and recorded on February 3, 1999 in Book 2049 at Page 2034 and rerecorded/modified/corrected on February 18, 1999 in Book 2051, Page 3416, 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 1, 2024 at 10:00 AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North

BEING KNOWN AND DESIGNATED as Lot No. 603 an shown on the Plat of Aspen Park, Section Two, as recorded in Condominium Book 1, Pages 70, 71 and 72, and re-recorded in Condominium Book 1, Pages 89, 90 and 91 as referred to in the Declaration of Condominium (hereinafter called "Declaration") recorded in Deed Book 1329, page 71 on March 13, 1981 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1714, page 312. Forsyth County Registry

BEING INFORMALLY KNOWN as tax lot 603, block 6052, Winston Township, Forsyth County Tax Records and 603 Aspen Place, Winston-Salem, NC 27106.

An undivided 8.3333 interest in and to the "Common Areas and Facilities" as referred to in Paragraph 4 of said "Declaration", reference to which is hereby made for a more particular description of "Common Areas

Save and except any releases, deeds of release or prior

Said property is commonly known as 603 Aspen PI, Winston Salem, NC 27106.

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 irred 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

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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 Wells and Wright Realty Company LLC n/k/a Worthy Solutions LLC.

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 or 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 \S 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.: 23-07207-FC01

January 16, 23, 2024

23 SP 966

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Natalie P. Wolfanger to Andrew C Rambo, Trustee(s), which was dated September 27, 2013 and recorded on September 27, 2013 in Book RE 3148 at Page 902, Forsyth County

NOTICE OF FORECLOSURE SALE

efault 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 1, 2024 at 10:00 AM, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North

LEGALS

Carolina, to wit:

Being known and designated as Lot 010, as shown on the recorded plat entitled Re-Division Knollwood, recorded in Plat Book 26, Page 178; in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description. Being the same property described at Deed Book 2918, Page 765; F.C.R.

Save and except any releases, deeds of release or prior

Said property is commonly known as 1282 Millerwood Dr, Winston Salem, NC 27106.

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 current owner(s) of the property is/are Natalie Wolfanger.

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

LEGALS

File No.: 23-27899-FC01

PHONE: (910) 392-4988

Tuesday News, January 23, 2024.

January 16, 23, 2024

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of MILTON CURTIS HEDGEBETH, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms or corporations having claims against the Estate to present them to the undersigned on or before April 23, 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 23rd day of January 2024.

WILLIAM HEDGEBETH c/o/ Nicole Henderson, Law Offices of Nicole Henderson, PLLC 19109 West Catawba Ave. Suite 200, Cornelius, NC 28031

January 23, 30, February 6, 13, 2024

Notice of Lien and Sale

Store It Mini Units will sell at auction for unpaid rents and fees the personal property of the following individual and unit: #56 rented to Rick Rohrer. Auction will take place on Tuesday, February 6, 2024 at 11:00am, at Store-It Mini Units located at 514 North Main Street in Kernersville. January 23, 30, 2024

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Roger Edward Tompkins, 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 29, 2024 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 23rd day of January, 2024

Maria W. Tompkins 1388 Spring Hill Circle Kernersville, NC 27284

Send claims to: Wells Law, Attorneys at Law 380 Knollwood Street, Suite 710 Winston-Salem, NC 27103 336-793-4378

January 23, 30, February 6, 13, 2024

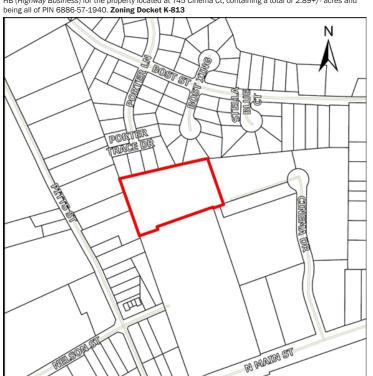
LEGALS

Notice of Public Hearing The Kernersville Board of Aldermen will hold a Public Hearing on February 6, 2024 at 6:30 PM in the Kernersville Municipal Chambers inside Town Hall at 134 East Mountain Street to hear the following:

Amanda Hodierne, Agent for Collybrooke 2, LLC, requests a single-phase Conditional Use rezoning from RM-18-C (Residential Multifamily - Conditional) and GO-C (General Office - Conditional) to RM-18-C and GO - C for properties located to the north and south of Little John Rd. and west of Macy Grove Rd., containing a total of 56.41+/- acres and being all of PIN 6885-96-7222. **Zoning Docket K-803.A1**



REZONING Jill Eversole, Agent for B M E Ltd, requests a General Rezoning from HB-S (Highway Business - Special) to HB (Highway Business) for the property located at 745 Cinema Ct, containing a total of 2.89+/- acres and



 $[The \ Town \ of \ Kerners ville \ holds \ public \ meetings \ in \ accessible \ rooms. \ Any \ individual \ with \ a \ disability \ who$

needs an interpreter or other auxiliary aids or services for this meeting should contact the Town Clerk at 336

992-0404 (voice) or 336-993-0192 (TDD) at least 48 hours prior to the date of the meeting].

Keith Hooker, Town Clerk January 23, 30, 2024

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NORTH CAROLINA

GUILFORD COUNTY

NOTICE TO CREDITORS

The undersigned, having qualified as Administrator of the ESTATE OF JOYCE MARTIN DIXON, aka JOYCE M. DIXON, deceased, late of Guilford County, North Carolina, this is to notify all persons, firms, and corporations having claims against the said decedent to exhibit the same to the undersigned at 202 West Lexington Avenue, High Point, NC 27262, on or before the 23rd day of April, 2024, or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to said Estate will please make immediate payment to

This the 23rd day of January, 2024.

Pinnacle Bank, Executor Estate of Joyce Martin Dixon, aka

Maxine D. Kennedy Attorney at Law 202 West Lexington Avenue High Point, NC 27262

January 23, 30, February 6, 13, 2024

the undersigned.