

Kernersville News

Legal Notices

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Tuesday News, February 6, 2024

LEGALS

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 Tremwest 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
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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
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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
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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

LEGALS

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
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NORTH CAROLINA

GUILFORD COUNTY

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 the undersigned.

This the 23rd day of January, 2024.

Pinnacle Bank, Executor
Estate of Joyce Martin Dixon, aka
Joyce M. Dixon

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

January 23, 30, February 6, 13, 2024
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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
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LEGALS

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
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NOTICE OF FORECLOSURE SALE NORTH CAROLINA, FORSYTH COUNTY 21 CVS 3598

Under and by virtue of that Judgment filed on September 18, 2023 in Forsyth County by the presiding superior court judge, default having been made in the payment of the note thereby secured by the Deed of Trust recorded on August 13, 2010 in Book 2959, Page 109, Forsyth County Registry, and the undersigned, Anchor Trustee Services, LLC having been appointed as Commissioner in this case, the undersigned Commissioner will offer for sale at the courthouse door or other usual place of sale in Forsyth County, North Carolina, at **10:00AM on February 20, 2024** and will sell to the highest bidder for cash the following described property, to wit:

BEING KNOWN and DESIGNATED as Lot Numbers 32, 33 and 34 as shown on the map of Perry Property, as recorded in Plat Book 4, Page 143 (previously Plat Book 2, Page 99) all of the Forsyth County Registry, reference to which is hereby made for a more particular description.

Together with improvements located hereon; said property being located at 4705 Perry Street, Winston Salem, NC 27105. Tax ID: 6847-68-2604.000

Third party purchasers must pay any land transfer tax, costs of recording the commissioner's deed, the excise tax, pursuant North Carolina General Statutes §105-228.30, in the amount of One Dollar (\$1.00) per each Five Hundred Dollars (\$500.00) or fractional part thereof. A deposit of five percent (5%) of the bid or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale and must be tendered in the form of certified funds. Following the expiration of the statutory upset bid period, all the remaining amounts will be immediately due and owing. 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, special assessments, land transfer taxes, if any, and encumbrances of record. **To the best of the knowledge and belief of the undersigned, the current owners of the property are The Heirs of Michael Vasica.**

PLEASE TAKE NOTICE: An order for possession of the property may be issued pursuant to North Carolina

LEGALS

General Statutes §1-339.29 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 (North Carolina General Statutes §45-21.16A(b)(2) or other applicable statute). Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of termination. If the Commissioner 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 Commissioner. If the validity of the sale is challenged by any party, the Commissioner, 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.

Anchor Trustee Services, LLC
Commissioner
By: _____

Cameron D. Scott, Esq.
Pinyan Law Firm, PLLC
1320 Matthews Mint Hill Road
Matthews, NC 28105
Phone: 704-743-6387, Fax: 866-535-8589

February 6, 13, 2024
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North Carolina, reference to which map 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 547 Kinard Dr, Winston Salem, NC 27101.

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 ALL LAWFUL HEIRS OF CAROLYN T. SAMUEL.

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.: 22-11260-FC01

February 6, 13, 2024

Kernersville News

Classifieds

LEGALS

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. 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
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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 Emilie
644 Tinkers Dr
Surfside Beach, SC 29575

January 30, February 6, 13, 20, 2024
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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
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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

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
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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