

# Kernersville News Legal Notices

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Tuesday News, March 14, 2023

## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

The undersigned, having heretofore qualified as Public Administrator of the Estate of Lavada Ariel Clayton, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 22nd day of May, 2023 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 21st day of February, 2023.

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

February 21, 28, March 7, 14, 2023  
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**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

The undersigned, having qualified as Administrator of the ESTATE OF ALBERT LEHMAN REYNOLDS, also known as Al Reynolds, deceased, late of Forsyth 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 May, 2023, 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 21st day of February, 2023.

Maxine D. Kennedy, Administrator  
Estate of Albert Lehman Reynolds

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

February 21, 28, March 7, 14, 2023  
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### NOTICE TO CREDITORS

**Having qualified as Executrix of the Estate of Richard Elwood Smith, 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 her at Bennett & West, PLLC, P.O. Box 775, King, NC 27021, on or before May 21, 2023, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to the estate will please make immediate payment to the undersigned. This the 21st day of February, 2023. Jane Morgan Smith, Executrix of the Estate of Richard Elwood Smith, c/o Bennett & West, PLLC, P.O. Box 775, King, NC 27021.**

February 21, 28, March 7 and 14, 2023  
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## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Co-Executor of the Estate of John Henderson Taylor, 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 22, 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 21st day of February, 2023.

Pamela Overby  
3949 Glenn Hi Road  
Winston-Salem, NC 27107

Billy Rodriguez  
6180 Parnell Rd  
Winston-Salem, NC 27107

February 21, 28, March 7, 14, 2023  
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### EXECUTOR'S NOTICE TO CREDITORS

Having qualified as the Executor of the Estate of BETTY LOU OGBURN FLYNN (Betty Ogburn Flynn, Betty O. Flynn) 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 5935 Phelps Circle, Winston-Salem, North Carolina, 27005, on or before the 1st day of June, 2023, or this notice will be plead in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This the 21st day of February, 2023.

Denise F. Ingram  
Executor of the Estate of  
Betty Lou Ogburn Flynn  
5935 Phelps Circle  
Winston-Salem, North Carolina 27105

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

February 21, 28, March 7, 14, 2023  
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### Notice to Creditors

Having qualified as Co-Executors of the Estate of Mary A. Showfety, a/k/a Mary Showfety, 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 31st day of May, 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 28th day of February, 2023.

Kevin J. Showfety & Charles E. Showfety,  
Co-Executors  
Estate of Mary A. Showfety

Craig Jenkins Lipfert & Walker, LLP

Feb. 28, March 7, 14 & 21, 2023

## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE OF CREDITORS

Having qualified as Executor of the Estate of Horace G. Briggs, also known as Horace Gene Briggs, late of Forsyth County, North Carolina this is to notify all persons, firms and corporations having claim against said estate to present them to the undersigned at the address below on or before June 8, 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 7th day of March, 2023.

Donnie S. Briggs  
1831 Squire Davis Road  
Kernersville, NC 27284

March 7, 14, 21, 28, 2023  
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**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Almeana Little, also known as Almeana E. Little, 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 June 1, 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 28th day of February, 2023.

Brandon King  
2950 Iron Gate Lane  
Charlotte, NC 28212

February 28, March 7, 14, 21, 2023  
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### Notice to Creditors

Having qualified as Executor of the Estate of Adelinda Flores Tejano aka Adelinda F. Tejano, 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 7th day of June, 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 7th day of March, 2023.

Jennifer Tejano Morgan, Executor  
Estate of Adelinda Flores Tejano  
c/o Craig Jenkins Lipfert & Walker LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craig Jenkins Lipfert & Walker, LLP

March 7, 14, 21, 28, 2023  
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## LEGALS

### Notice to Creditors

Having qualified as Executor of the Estate of Richard D. Rierson, Sr. aka Richard D. Rierson, 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 7th day of June, 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 7th day of March, 2023.

Carolyn R. Carpenter, Executor  
Estate of Richard D. Rierson, Sr.  
c/o Craig Jenkins Lipfert & Walker LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craig Jenkins Lipfert & Walker, LLP

March 7, 14, 21, 28, 2023  
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### NOTICE OF FORECLOSURE SALE NORTH CAROLINA, FORSYTH COUNTY 22 SP 972

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Vera Elaine Wonsley and Leroy Wonsley, in the original amount of \$140,258.00, payable to Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, dated September 26, 2001 and recorded on October 1, 2001 in Book 2203, Page 241, modified by Loan Modification recorded on August 3, 2016 in Book RE 3300, Page 1891, Forsyth County Registry.

Default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, Anchor Trustee Services, LLC having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door or other usual place of sale in Forsyth County, North Carolina, at **2:00 PM on March 23, 2023**, and will sell to the highest bidder for cash the following described property, to wit:

Being all of Lot 14 of Bedford Park, Phase One, Section One Subdivision as per plat thereof recorded in Plat Book 43 at Page 70 and 71 in the Forsyth County Public Registry.

Together with improvements located hereon; said property being located at 3622 Evanston Way, Winston Salem, NC 27107. Tax ID: 6854-79-1185.000

Third party purchasers must pay the recording costs of the trustee's deed, any land transfer taxes, 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, and the Clerk of Courts fee, pursuant to North Carolina General Statutes §7A-308, in the amount of Forty-five Cents (0.45) per each One Hundred Dollars (\$100.00) or fractional part thereof with a maximum amount of Five Hundred Dollars (\$500.00). 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 Leroy Wonsley and Vera Elaine Wonsley.**

PLEASE TAKE NOTICE: An order for possession of the property may be issued pursuant to North Carolina General Statutes §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 (North Carolina General Statutes §45-21.6A(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 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 Substitute 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.

Anchor Trustee Services, LLC  
Substitute Trustee  
By:  
John P. Fetner, Bar #41811  
McMichael Taylor Gray, LLC  
Attorney for Anchor Trustee Services, LLC  
3550 Engineering Drive, Suite 280  
Peachtree Corners, GA 30092  
404-474-7149 (phone)  
404-745-8121 (fax)  
jfetner@mtglaw.com

March 7, 14, 2023  
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# Kernersville News Classifieds

## LEGALS

**NORTH CAROLINA  
FORSYTH COUNTY**

**Special Proceedings No. 22 SP 823  
Substitute Trustee: Phillip A. Glass**

### NOTICE OF FORECLOSURE SALE

Date of Sale: March 15, 2023  
Time of Sale: 1:00 p.m.  
Place of Sale: Forsyth County Courthouse  
Description of Property: See Attached Description  
Record Owners: Charette L. Guthrie  
Address of Property: 409 Camden Ridge Drive  
Winston Salem, NC 27105

Deed of Trust:  
Book : 3152 Page: 2598  
Dated: October 24, 2013  
Grantors: Charette L. Guthrie  
Original Beneficiary: State Employees' Credit Union

CONDITIONS OF SALE: Should the property be purchased by a third party, that person must pay the tax of Forty-five Cents (45¢) per One Hundred Dollars (\$100.00) required by N.C.G.S. §7A-308(a)(1).

This sale is made subject to all unpaid taxes and superior liens or encumbrances of record and assessments, if any, against the said property, and any recorded leases. This sale is also subject to any applicable county land transfer tax, and the successful third party bidder shall be required to make payment for any such county land transfer tax.

A cash deposit of 5% of the purchase price will be required at the time of the sale. Any successful bidder shall be required to tender the full balance of the purchase price so bid in cash or certified check at the time the Substitute Trustee tenders to him a deed for the property or attempts to tender such deed, and should said successful bidder fail to pay the full balance purchase price so bid at that time, he shall remain liable on his bid as provided for in North Carolina General Statutes Section 45-21.30 (d) and (e). This sale will be held open ten (10) days for upset bids as required by law.

Residential real property with less than 15 rental units, including single-family residential real property; 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 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 not 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. 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.

Dated: 2/15/23

Philip A. Glass, Substitute Trustee  
Nodell, Glass & Haskell, L.L.P.

Posted on 2/15/23

Exhibit A

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING KNOWN AND DESIGNATED AS LOT 71 OF NORTH OAKS SUBDIVISION, PHASE 1, AS SHOWN ON A MAP AND PLAT OF SAME WHICH IS RECORDED IN PLAT BOOK 42, PAGE 29 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

This being the same property conveyed to CHARETTE L. GUTHRIE, dated 01/22/2004 and recorded in Book 2439, Page 4053, in the FORSYTH County Recorders Office.

Subject to easements, restrictions and rights of way of record, and utility lines and rights of way in existence over, under or upon the above described property.

PIN: 6828-93-2192  
Property Address: 409 Camden Ridge Dr. Winston

## LEGALS

Salem, NC 27150

March 7, 14, 2023  
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**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE OF CREDITORS

Having qualified as Administrator of the Estate of Halcyon MacKnight Moore, late of Forsyth County, North Carolina this is to notify all persons, firms and corporations having claim against said estate to present them to the undersigned at the address below on or before June 8, 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 7th day of March, 2023.

Terrance Moore  
202 Harmon Ct  
Kernersville, NC 27284

March 7, 14, 21, 28, 2023  
**NORTH CAROLINA  
FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Co-Administrator of the Estate of Christopher Alan Simmons, also known as Christopher Simmons, 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 June 14, 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 14th day of March, 2023.

Barry Alan Simmons  
104 Weavil Ridge Drive  
Kernersville, NC 27284

Cynthia Hutchens Simmons  
104 Weavil Ridge Drive  
Kernersville, NC 27284

March 14, 21, 28, April 4, 2023