

# Kernersville News

# Legal Notices

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Kernersville News, Thursday, May 12, 2022

## LEGALS

### NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

The undersigned, having heretofore qualified as Public Administrator of the Estate of Mary Johanna Lee, 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 July, 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 21st day of April, 2022.

Porsha N. Buresh,  
Public Administrator of the Estate of  
Mary Johanna Lee  
315 N. Spruce Street, Suite 250  
Winston-Salem, NC 27101

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
Notice to Creditors

Having qualified as administrator of the Estate of Cecil Raevon Jefferson (aka Cecil Rayvon Jefferson; Cecil R. Jefferson; Cecil Jefferson), 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 my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 21st day of July, 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 21st day of April, 2022.

Lisa R. Jefferson, Administrator  
Estate of Cecil Raevon Jefferson  
c/o Craige Jenkins Lipfert & Walker, LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103-1958

Craige Jenkins Lipfert & Walker, LLP

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
Notice to Creditors

Having qualified as Co-Executors of the Estate of Margaret H. Mitchell, a/k/a Margaret Mitchell, Margaret Heglar Mitchell, 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 25th day of July, 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 21st day of April, 2022.

Kimberly M. Smith and  
Loretta M. Langdon, Co-Executors  
Estate of Margaret H. Mitchell

Craige Jenkins Lipfert & Walker, LLP

April 21, 28, May 5 & 12, 2022

## LEGALS

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Judith Elizabeth Chable Mandalis (also known as Judith Mandalis; Judith E. Mandalis; Judith C. Mandalis; Judy C. Mandalis; Judy Mandalis) late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of said decedent to present them to the undersigned at the office of her attorney set forth below, on or before July 20, 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 21st day of April 2022.

Robert Farrell Hall  
Executor for the Estate of  
Judith Elizabeth Chable Mandalis

David W. Bailey, Jr., 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

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Evelyn P. Sapp, also known as Evelyn Patterson Sapp and Evelyn Sapp, 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 21st day of July, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
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NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Rosalie Elizabeth Ruffin aka Rosalie Andrews Ruffin, 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 July 25, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
\*\*\*\*\*

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Rosalie Elizabeth Ruffin aka Rosalie Andrews Ruffin, 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 July 25, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
\*\*\*\*\*

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Rosalie Elizabeth Ruffin aka Rosalie Andrews Ruffin, 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 July 25, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
\*\*\*\*\*

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Rosalie Elizabeth Ruffin aka Rosalie Andrews Ruffin, 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 July 25, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
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NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Rosalie Elizabeth Ruffin aka Rosalie Andrews Ruffin, 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 July 25, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
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NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Rosalie Elizabeth Ruffin aka Rosalie Andrews Ruffin, 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 July 25, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
\*\*\*\*\*

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of Rosalie Elizabeth Ruffin aka Rosalie Andrews Ruffin, 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 July 25, 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 21st day of April, 2022.

Teresa S. Sapp, Executor  
Of the Estate of Evelyn P. Sapp

THOMAS & BENNETT  
Raymond D. Thomas  
116 South Cherry Street, Suite C  
Kernersville, N.C. 27284

April 21, 28, May 5 and 12, 2022  
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NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Edna Mae Therrell McCann (aka Edna Mae Therrell McCann) late of Forsyth County, North Carolina, the

## LEGALS

payment to the undersigned.

This the 21st day of April, 2022.

Mark Andrews Ruffin aka Mark Ruffin, Co-Executor  
2708 Asbury Terrace  
Greensboro, NC 27408

Courtney Murphy, Co-Executor  
3007 Round Hill Road  
Greensboro, NC 27408

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
Notice to Creditors

Having qualified as Co-Executors of the Estate of Bernice W. Gengo (aka Bernice Adeleene Wall Gengo), 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 21st day of July, 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 21st day of April, 2022.

Elisa G. Burton, Co-Executor  
Michael N. Gengo, Co-Executor  
Estate of Bernice W. Gengo  
c/o Craige Jenkins Lipfert & Walker LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

April 21, 28, May 5, 12, 2022  
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NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

### NOTICE TO CREDITORS

Having qualified as Co-Executrix of the Estate of Dorothy Lucille Hill, 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 July 25, 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 21st day of April, 2022.

Jasmine M. Lamkin, Co-Executrix  
8941 Bradstreet Commons Way  
Charlotte, NC 28215

Audrey H. Searcy, Co-Executrix  
2700 Fondly Road  
Winston-Salem, NC 27105

April 21, 28, May 5, 12, 2022  
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NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

### LIMITED PERSONAL REPRESENTATIVE NOTICE

Having qualified as the Limited Personal

## LEGALS

Representative of the Estate of Sandra Ingram Hoots, AKA Sandra Ann Ingram Hoots, Deceased, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before July 25th, 2022, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 18th day of April, 2022.

Mark Thomas Hoots  
Limited Personal Representative of  
the Estate of Sandra Ingram Hoots,  
AKA Sandra Ann Ingram Hoots,  
deceased  
C/O A.J. Ceberio  
FREEDMAN THOMPSON WITT  
CEBERIO & BYRD, PLLC  
210 South Cherry Street  
Winston-Salem, NC 27101  
(336) 725-8323

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Sandra Kinzer Kuhlman (a/k/a Sandra Christine Kinzer Kuhlman), 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 on or before the 21st day of July, 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 21st day of April, 2022.

Sabrina Kinzer Gatewood, Administrator  
Estate of Sandra Kinzer Kuhlman  
Jerry Rutledge, Attorney at Law  
P. O. Box 617  
Walnut Cove, NC 27052

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Marie Hicks Smith aka Iris Marie Hicks Smith, Iris Hicks Smith, Iris M Smith, 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 July 25, 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 21st day of April, 2022.

Susan Smith Martin, Executor  
155 Marion Pointe Dr  
Belews Creek, NC 27009

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Marie Hicks Smith aka Iris Marie Hicks Smith, Iris Hicks Smith, Iris M Smith, 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 July 25, 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 21st day of April, 2022.

Susan Smith Martin, Executor  
155 Marion Pointe Dr  
Belews Creek, NC 27009

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Marie Hicks Smith aka Iris Marie Hicks Smith, Iris Hicks Smith, Iris M Smith, 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 July 25, 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 is the 28th day of April, 2022.

Donna Denise Alexander, Executor of the  
Estate of Donald Maurice Alexander  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101

April 28, May 5, 12, 19, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Richard D. Murray, also known as Richard David Murray, 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 July 28, 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 28th day of April, 2022.

Marcus L. Moxley, Esquire  
EDWARDS CRAVER VEACH PLLC  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101  
Telephone No. (336) 607-7384

April 28, May 5, 12, 19, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Richard D. Murray, also known as Richard David Murray, 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 July 28, 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 28th day of April, 2022.

Richard David Murray, Jr.  
910 Partridge Lane  
Winston-Salem, NC 27106

April 28, May 5, 12, 19, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

### NOTICE TO CREDITORS

All persons, firms and corporations having claims against SYLVIA YVONNE SPRINKLE-HAMLIN; deceased of Forsyth County, North Carolina are hereby notified to present them to **KAREN NORWOOD-HINES**, Administrator of the Estate of SYLVIA YVONNE SPRINKLE-HAMLIN, Estate File Number 22 E 725, on or before the 5th day of August, 2022, in care of the undersigned attorney at his address, or this notice will be pleaded in bar of recovery. All persons, firms, and corporations indebted to SYLVIA YVONNE SPRINKLE-HAMLIN make immediate payment to the Estate of, SYLVIA YVONNE SPRINKLE-HAMLIN.

This the 22ND day of April, 2022.

**KAREN NORWOOD-HINES**  
ADMINISTRATOR OF THE ESTATE OF  
SYLVIA YVONNE SPRINKLE-HAMLIN  
4441 TIMBERFIELD CIRCLE  
PFAFFTOWN, NORTH CAROLINA 27040

April 28, May 5, 12, 19, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Emtosha Keona Patrice Livingston (a/k/a Emtosha K. Livingston) deceased, late of Guilford 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 1403 Eastchester Drive, Suite 101, High Point, NC 27265, on

## LEGALS

NORTH CAROLINA  
FORSYTH COUNTY  
NOTICE TO CREDITORS

Having qualified as the Executor of the Estate of **Lynn Boyd Jessup**, (a/k/a Lynn B. Jessup, Jr.; Lynn Jessup; L.B. Jessup), 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 Glenda Hunter Jessup, Executor, c/o Wood & Rabil, LLP, 3600 Country Club Road, Suite 100, Winston-Salem, North Carolina, 27104, on or before the 21st day of July, 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 21st day of April, 2022.

Glenda Hunter Jessup  
Executor of the Estate

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

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY  
NOTICE TO CREDITORS

Having qualified as the Executor of the Estate of **Julia M. Meekins**, (a/k/a Julia Meekins, Julia Mayo Meekins), 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 Anita F. Meekins, Executor, c/o Wood & Rabil, LLP, 3600 Country Club Road, Suite 100, Winston-Salem, North Carolina, 27104, on or before the 21st day of July, 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 21st day of April, 2022.

Anita F. Meekins  
Executor of the Estate

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

April 21, 28, May 5, 12, 2022  
\*\*\*\*\*  
NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY  
NOTICE TO CREDITORS

## LEGALS

### NOTICE TO CREDITORS AND DEBTORS OF

BOBBYETTE VIRGINIA PEGRAM FORBUS  
AKA: BOBBYETTE P. FORBUS

All persons, firms and corporations having claims against Bobbyette Virginia Pegram Forbus, aka: Bobbyette P. Forbus, deceased, are notified to exhibit them on or before July 22, 2022, to Randal Keith Forbus, 131 Goff Road, King, NC 27021, or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above-named Executor.

This the 20th day of April 2022.

Randal Keith Forbus  
131 Goff Rd  
King, NC 27021

For the Estate of Bobbyette  
Virginia Pegram Forbus  
Aka: Bobbyette P. Forbus

## LEGALS

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY **22SP239**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY PLACIDO CARBALLO DATED APRIL 1, 2011 AND RECORDED IN BOOK 2997 AT PAGE 602 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 payment of the secured debt and failure to perform the agreements contained therein and, pursuant to demand of the holder of the secured debt, the undersigned will expose for sale at public auction at the usual place of sale at the Forsyth County courthouse at **10:00AM on May 19, 2022**, the following described real estate and any improvements situated thereon, in Forsyth County, North Carolina, and being more particularly described in that certain Deed of Trust executed Placido Carballo, dated April 1, 2011 to secure the original principal amount of \$161,903.00, and recorded in Book 2997 at Page 602 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: **110 Royal Oaks Dr, Winston Salem, NC 27107**  
Tax Parcel ID: 68433663410000  
Present Record Owners: The Heirs of Placido Carballo

The record owner(s) of the property, according to the records of the Register of Deeds, is/are The Heirs of Placido Carballo.

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 the 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 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 subject to all prior liens and encumbrances and unpaid taxes and assessments including 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 from the highest bidder and must be tendered in the form of certified funds at the time of the sale. Cash will not be accepted. This sale will be held open ten days for upset bids as required by law. After the expiration of the 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 Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at 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 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is April 29, 2022.

Attorney for the Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107

**22-112882**

May 5, 12, 2022

## LEGALS

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NOTICE TO CREDITORS

2022 E 228  
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **DONNA J. WHITSON AKA DONNA JETT WHITSON**, 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 **AUGUST 5, 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 5th day of May 2022.

Theodore R. Whitson, Jr.  
Executor of the Estate of Donna J. Whitson  
aka Donna Jett Whitson  
6940 Maynard Road  
Summerfield, NC 27358

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

May 5, 12, 19, 26, 2022

### CREDITOR NOTICE

The undersigned, having qualified as Executor of the Estate of Betty C. Marsh, aka Betty Chilton Marsh and Betty Jean Chilton Marsh, deceased, 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 on or before the 5th day of August, 2022, or this Notice will be pleaded in bar of recovery. All persons, firms and corporations indebted to this Estate will please make payment immediately to the undersigned at the below-designated address.

This is the 5th day of May, 2022.

Randy Dale Marsh, Executor of the  
Estate of Betty C. Marsh  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101

Marcus L. Moxley, Esquire  
EDWARDS CRAVER VEACH PLLC  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101  
Telephone No. (336) 607-7384

May 5, 12, 19, 26, 2022

### Notice to Creditors

Having qualified as Executor of the Estate of James Albert Benton (aka Bert Benton, Dr. James Albert Benton) 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 5th day of August 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 5th day of May 2022.

George Stephen Tinkler, Executor  
Estate of James Albert Benton  
c/o Craig Jenkins Lipfert & Walker LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craig Jenkins Lipfert & Walker, LLP

May 5, 12, 19, 26, 2022

## NORTH CAROLINA FORSYTH COUNTY

### EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of Ruby Cook Pulliam, AKA Ruby Pulliam Deceased, late of

## LEGALS

Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before August 12, 2022, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 5th day of May, 2022.

Scott Burwell  
Executor of the Estate of  
Ruby Cook Pulliam, AKA Ruby Pulliam, deceased  
C/O Bryan C. Thompson  
FREEDMAN THOMPSON WITT  
CEBERIO & BYRD, PLLC  
210 South Cherry Street  
Winston-Salem, NC 27101  
(336) 725-8323

May 5, 12, 19, 26, 2022

## NORTH CAROLINA FORSYTH COUNTY

### CREDITORS NOTICE

Having qualified as Executor of the Estate of CAROL LONG WOOD (Carol L. Wood, Carol Wood), 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 such claims to Jerry Allen Wood, Executor, c/o Wood & Rabil, L.L.P. at 3600 Country Club Road, Suite 100, Winston-Salem, North Carolina 27104, on or before the 12th day of August, 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 5th day of May, 2022.

JERRY ALLEN WOOD  
Executor

B. Jeffrey Wood  
Attorney for the Estate  
Wood & Rabil, L.L.P.  
3600 Country Club Road, Suite 100  
Winston-Salem, NC 27104  
(336) 722-5700

May 5, 12, 19, 26, 2022

### Notice to Creditors

Having qualified as Co-Executors of the Estate of Anne Irvine Richards, 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, WinstonSalem, NC 27103-1958, on or before the 5th day of August, 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 5th day of May, 2022.

Charles P. Richards, Co-Executor  
Laura Anne Richards Craig, Co-Executor  
Frederick Richards, III, Co-Executor  
Estate of Anne Irvine Richards  
c/o Craige Jenkins Lipfert & Walker LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craig Jenkins Lipfert & Walker, LLP

May 5, 12, 19, 26, 2022

### NOTICE TO CREDITORS

Having qualified as Executor of the Will of John Davis Gates, a/k/a John D. Gates and John Gates, 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 5th day of August, 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 5th day of May, 2022.

## LEGALS

SUSAN STEPHENSON GATES,  
EXECUTOR OF THE WILL OF JOHN  
DAVIS GATES

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

May 5, 12, 19 and 26, 2022

### NOTICE TO CREDITORS

Having qualified as Executor of the Will of Linda D. Garrou, a/k/a Linda Dew Garrou, and Linda Garrou, 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 5th day of August, 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 5th day of May, 2022.

JOHN L. W. GARROU, EXECUTOR OF  
THE WILL OF LINDA D. GARROU

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

May 5, 12, 19 and 26, 2022

### EXECUTOR'S NOTICE TO CREDITORS

Having qualified as the Executrix of the Estate of MACK W. PHIPPS (Mack William Phipps) 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 8320 Crestbrook Road, Rural Hall, North Carolina 27045 on or before the 15th day of August, 2022, or this notice will be plead in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This the 5th day of May, 2022

Rebecca B. Phipps  
Executrix of the Estate of  
MACK W. PHIPPS  
8320 Crestbrook Road  
Rural Hall, North Carolina 27045

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

May 5, 12, 19, 26, 2022

### EXECUTOR'S NOTICE TO CREDITORS

Having qualified as the Executor of the Estate of Aaron Lewis Booe (Aaron Booe, Aaron L. Booe) 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 4911 Sebania Court, Walnut Cove, North Carolina 27052 on or before the 25th day of August, 2022, or this notice will be plead in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This the 12th day of May, 2022.

Kevin Lewis Booe  
Executor of the Estate of  
Aaron Lewis Booe  
4911 Sebania Court  
Walnut Cove, North Carolina 27052

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

May 12, 19, 26, June 2, 2022

### NOTICE TO CREDITORS

## LEGALS

### NORTH CAROLINA FORSYTH COUNTY

#### ADMINISTRATOR'S NOTICE TO CREDITORS

Having qualified as the Administrator of the Estate of Henry Legrande Rucker a/k/a Henry Legrand Rucker a/k/a Henry L. Rucker a/k/a Henry Rucker Deceased, of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before August 19, 2022, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased.

All persons indebted to said estate will please make immediate payment.

This the day of 12th day of May, 2022.

Kim Rucker McCullough, Administrator of the Estate of Henry Legrande Rucker a/k/a Henry Legrand Rucker a/k/a Henry L. Rucker, a/k/a Henry Rucker, deceased c/o Debra Ragin Jessup, Esq. FREEDMAN THOMPSON WITT CEBERIO & BYRD, PLLC  
210 South Cherry Street  
Winston-Salem, North Carolina 27101  
(336) 725-8323

May 12, 19, 26, June 2, 2022

### CREDITOR NOTICE

The undersigned, having qualified as Executor of the Estate of Selma C. Scott, aka Selma Cater Scott, deceased, 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 on or before the 12th day of August, 2022, or this Notice will be pleaded in bar of recovery. All persons, firms and corporations indebted to this Estate will please make payment immediately to the undersigned at the below-designated address.

This is the 12th day of May, 2022.

Betsy B. Whaling, Executor of the  
Estate of Selma C. Scott  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101

Marcus L. Moxley, Esquire  
EDWARDS CRAVER VEACH PLLC  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101  
Telephone No. (336) 607-7384

May 12, 19, 26 and June 2, 2022.

### NOTICE TO CREDITORS

## NORTH CAROLINA

## FORSYTH COUNTY

The undersigned, having qualified as Administrator CTA of the Estate of Arlene Pereira Simms (also known as Arlene Celeste Simms), 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 12th day of August, 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 9th day of May, 2022.

David E. Linn, Administrator CTA  
Estate of Arlene Pereira Simms

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

May 12, 19, 26, June 2, 2022

### NOTICE TO CREDITORS

## LEGALS

IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY **22sp252**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY WILLIAM B. BOYLES AND PAIGE NUNN AKA JODIE PAIGE NUNN DATED JUNE 15, 2015 AND RECORDED IN BOOK RE 3235 AT PAGE 4260 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 payment of the secured debt and failure to perform the agreements contained therein and, pursuant to demand of the holder of the secured debt, the undersigned will expose for sale at public auction at the usual place of sale at the Forsyth County courthouse at **10:00AM on May 26, 2022**, the following described real estate and any improvements situated thereon, in Forsyth County, North Carolina, and being more particularly described in that certain Deed of Trust executed William B. Boyles and Paige Nunn aka Jodie Paige Nunn, dated June 15, 2015 to secure the original principal amount of \$115,371.00, and recorded in Book RE 3235 at Page 4260 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: **1393 Lowell St, Kernersville, NC 27284**  
Tax Parcel ID: 6855-93-8700.000  
Present Record Owners: William B. Boyles and Jodie Paige Nunn

The record owner(s) of the property, according to the records of the Register of Deeds, is/are William B. Boyles and Jodie Paige Nunn.

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 the 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 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 subject to all prior liens and encumbrances and unpaid taxes and assessments including 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 from the highest bidder and must be tendered in the form of certified funds at the time of the sale. Cash will not be accepted. This sale will be held open ten days for upset bids as required by law. After the expiration of the 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 Mortgagee, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at 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 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is May 6, 2022.

Attorney for the Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107

**22-113069**

May 12, 19, 2022

## LEGALS

### NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, GUILFORD COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Mark Austin dated October 24, 2003, recorded on November 4, 2003, in Book 5974, Page 2699 of the Guilford County Public Registry ("Deed of Trust"), conveying certain real property in Guilford County to Likens & Blomquist-14577-1, Trustee, for the benefit of Decision One Mortgage Company, LLC. Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, 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 **May 25, 2022, at 10:00 AM**, and will sell to the highest bidder for cash the following described property situated in Guilford County, North Carolina, to wit:

All that certain lot or parcel of land, with any improvements thereon, situated in the City of High Point, Guilford County, North Carolina and more particularly described as follows:

Those certain premises comprising a portion of Emerywood Court Condominium, said Condominium having been established under Chapter 47-A of the North Carolina General Statutes (Unit Ownership Act) and the Declaration of Condominium dated September 1, 1980, and recorded November 14, 1980 in Book 3119, Page 831, Office of the Register of Deeds of Guilford County, North Carolina (the "Declaration"), the premises hereby conveyed being more particularly described as follows:

1. Unit No. 2, of Emerywood Court Condominium (The "Unit"), as described in the Declaration and as shown on the Plan of Condominium which is recorded in Condominium Plat Book 2, Pages 10-12, Guilford County Registry.  
2. A 1.86 percentage undivided interest appurtenant to the Unit in all Common Areas and Facilities of the Condominium, including the buildings and the improvements on the land described in the Declaration and as shown on the Plan;

together with the right of ingress to and egress from said property and the right to use, for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of Emerywood Court Condominium, designated by the Declaration as "Common Areas and Facilities."

This is the same property conveyed to Mark Austin by deed of J. Henry Dowdy and wife, Sharon Dowdy, dated January 11, 2001 and recorded January 25, 2001 in the Office of the Register of Deeds for Guilford County in Book 5145, Page 283.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 1219 North Main Street, Unit A, High Point, NC 27262; Parcel ID 202644 A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, payable to Bell Carrington Price & Gregg, PLLC, 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. Pursuant to N.C. Gen. Stat. § 45-21.30, if the highest bidder at the sale, resale, or any upset bidder fails to comply with its bid upon the tender of a deed for the real property, or after a bona fide attempt to tender such a deed, the clerk of superior court may, upon motion, enter an order authorizing a resale of the real property. The defaulting bidder at any sale or resale or any defaulting upset bidder is liable for the bid made, and in case a resale is had because of such default, shall remain liable to the extent that the final sale price is less than the bid plus all the costs of any resale. Any deposit or compliance bond made by the defaulting bidder shall secure payment of the amount, if any, for which the defaulting bidder remains liable under N.C. Gen. Stat. § 45-21.30. 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

## LEGALS

property being offered for sale. This sale is made subject to any and all superior liens, including taxes and special assessments. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Emerywood Court Association, Inc.

An Order for possession of the property may be issued pursuant to N.C. Gen. Stat. § 45-21.29, in favor of the purchaser and against the party or parties 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 mortgagee has not cured the default at the time the tenant provides the notice of termination. The notice shall also state that 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 [N.C. Gen. Stat. § 45-21.16(b)(2)].

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.

Cape Fear Trustee Services, LLC, Substitute Trustee \_\_\_\_\_, Attorney

Aaron Seagroves, NCSB No. 50979  
5550 77 Center Drive, Suite 100  
Charlotte, NC 28217  
PHONE: 980-201-3840

**File No.: 21-49995**

May 12, 19, 2022

### NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, GUILFORD COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Jeremy S. Pegram dated June 30, 2016, recorded on June 30, 2016, in Book 7829, Page

## LEGALS

### NOTICE OF SALE OF LAND UNDER POWER OF SALE CONTAINED IN DEED OF TRUST

STATE OF NORTH CAROLINA  
 FORSYTH COUNTY

22 SP 33

Under and by virtue of the power of sale contained in that certain Deed of Trust dated May 7, 2013 executed by Christ Kingdom Building Worship Center as Grantor for the benefit of Branch Banking and Trust and recorded in Book 3121, Page 3012, Forsyth County Registry, default having been made in payment pursuant to that certain Promissory Note dated May 7, 2013 (as amended, extended, modified, renewed and/or restated from time to time), and the necessary findings to permit foreclosure having been made by the Clerk of Superior Court of Forsyth County, North Carolina on the 3rd day of May, 2022, the undersigned Substitute Trustee, Charles N. Anderson, Jr. Trustee (for Substitution of Trustee, see Book 3669, Page 2020, Forsyth County Registry), will offer for sale to the highest bidder for cash at public auction at the courthouse door at the **FORSYTH COUNTY COURTHOUSE, 200 NORTH MAIN STREET, WINSTON-SALEM, NORTH CAROLINA 27101, ON THE 26th DAY OF MAY, 2022, at 12:00 NOON** the property (and all improvements located thereon) in Forsyth County, State of North Carolina, described as follows:

Tract One (Tract 2 as shown on Deed of Trust) LYING and being on the west side of Mickey Mill Road beginning at an iron, the northeast corner of Tract No. 2 of the D. R. Ruff Property, recorded in Plat Book 16, Page 52, Register of Deeds Office, Forsyth County, North Carolina; thence North 87 degrees, 48 minutes West 1908.4 feet to a stake in J. M. Shouse's line; thence along Shouse's line North 1 degree, 48 minutes East 309.8 feet to a stone in Roy Hester's line; thence along Hester's line South 88 degrees, 26 minutes East 1931.2 feet to an iron in the west side of Mickey Mill Road; thence along Mickey Mill Road South 4 degrees, 27 minutes West 261.7 feet to a stake; thence South 5 degrees, 07 minutes West 69.2 feet to the stake and place of beginning, being known and designated as Tract No. 1, containing 13.85 acres, as shown on the Map of D. R. Ruff Property, recorded in above mentioned plat book. Also being known and designated as tax block 3222 lot 508 as described on the Forsyth County Tax Maps. **SAVE AND EXCEPT A TRACT OF LAND CONVEYED TO JERRY W. EVANS AND WIFE PAULA L. EVANS RECORDED IN DEED BOOK 1646 PAGE 917 IN THE FORSYTH COMITY REGISTRY.**

Tract Two (Tract 3 as shown on Deed of Trust) BEGINNING at an iron stake located at the Northwest corner of William C. Brown property described in Book 1279, Page 927 in the Office of the Register of Deeds of Forsyth County, N. C. running thence with said Brown property, South 6 degrees 16 minutes 57 seconds West 176.72 feet to a common corner of Brown and VanBuren Lyles, Jr.; running thence with said Lyles property, South 13 degrees 35 minutes 38 seconds West 154.84 feet to an iron stake located in the North line of Lot 3 as shown on plat of Ebony Hills, Section 1, recorded in Plat Book 26, Page 70; running thence with Sections 1 and 2 of Ebony Hills and property of the Westminster Company, North 82 degrees 40 minutes 28 seconds West 1712.00 feet to an iron stake located in the East line of Monticello Developers property described in Book 1164, Page 1684; running thence with said Developers property, North 27 degrees 26 minutes East 108.09 feet to an iron stake and North 1 degree 48 minutes East 204.35 feet to an iron stake; running thence with the property of James D. Segars, South 83 degrees 32 minutes 11 seconds East 1708.40 feet to the point and place of BEGINNING. For reference see Deed Book 641, Page 250. Containing 12.40 acres as shown on survey made by R. Steve Hiatt, Surveyor, dated October 22, 1985, for Town & Country Builders of Mount Airy, Inc. The Sale will be made subject to all taxes and special assessments, prior liens, if any, rights-of-way, easements, and restrictive covenants of record affecting the title. Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by North Carolina General Statute Section 7A-308(a)(1).

**This sale will be held open ten (10) days for upset bids as required by law.**

The property to be offered pursuant to this notice of sale is being offered for sale, transfer or conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust/security agreement,

## LEGALS

or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either the Trustee or the holder of the note make any representation or warranty relating to the physical, environmental, health or safety conditions existing in, on, at or relating to any such condition expressly are disclaimed.

The highest bidder may be required immediately to deposit cash or a certified check in an amount not to exceed the greater of five percent (5%) of the amount bid or seven hundred fifty dollars (\$750.00). Any successful bidder shall be required to tender the full balance purchase price so bid in cash or certified check at the time the 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 Statute Section 45-21.30(d) and (e).

If the Trustee is unable to convey title to the property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale. If the validity of the sale is challenged by any party, the Trustee, in his sole discretion, if he believes the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser shall have no further remedy.

This 5th day of May, 2022.

/s/ Charles N. Anderson, Jr.  
 Charles N. Anderson, Jr. Substitute Trustee  
 4131 Parklake Avenue, Suite 400  
 Raleigh, North Carolina 27612  
 chuck.anderson@elliswinters.com  
 (919) 865-7011

May 12, 19, 2022

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### NOTICE TO CREDITORS

NORTH CAROLINA  
 FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Patsy J. Murray, also known as Patsy Jenkins Murray, Patsy Murray, Patsy J. Boyer Murray, Patsy J. Boyer Tuttle Murray, 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 12th day of August, 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 12th day of May, 2022.

Charles D. Boyer, Executor  
 Of the Estate of Patsy J. Murray

THOMAS & BENNETT  
 Raymond D. Thomas  
 116 South Cherry Street, Suite C  
 Kernersville, N.C. 27284

May 12, 19, 26 and June 2, 2022

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### NOTICE TO CREDITORS

NORTH CAROLINA  
 FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Coy Ray Johnson, Jr., also known as Coy R. Johnson, Jr., Coy Johnson, Jr., 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 12th day of August, 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 12th day of May, 2022.

Rita J. Curley, Executor  
 Of the Estate of Coy Ray Johnson, Jr.

## LEGALS

THOMAS & BENNETT  
 Raymond D. Thomas  
 116 South Cherry Street, Suite C  
 Kernersville, N.C. 27284

May 12, 19, 26 and June 2, 2022

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NORTH CAROLINA  
 FORSYTH COUNTY

### EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of Carrie Zenobia O'Neill Jefferson; AKA C. Zenobia O'Neill Jefferson; AKA Carrie Jefferson, AKA Zenobia Jefferson, Deceased, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before August 19, 2022, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 12th day of May, 2022.

Artesa O'Neill Bohannon  
 Executor of the Estate of  
 Carrie Zenobia O'Neill Jefferson; AKA  
 C. Zenobia O'Neill Jefferson; AKA  
 Carrie Jefferson, AKA Zenobia Jefferson,  
 deceased  
 C/O Bryan C. Thompson  
 FREEDMAN THOMPSON WITT  
 CEBERIO & BYRD, PLLC  
 210 South Cherry Street  
 Winston-Salem, NC 27101  
 (336) 725-8323

May 12, 19, 26, June 2, 2022

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NORTH CAROLINA  
 FORSYTH COUNTY

### EXECUTOR'S NOTICE

Having qualified as the Executor of the Estate of Frances K. Cortesis, AKA Frances Kroustalis Cortesis, Deceased, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before August 19, 2022, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 12th day of May, 2022.

John George Cortesis  
 Executor of the Estate of  
 Frances K. Cortesis, AKA  
 Frances Kroustalis Cortesis, deceased  
 C/O Bryan C. Thompson  
 FREEDMAN THOMPSON WITT  
 CEBERIO & BYRD, PLLC  
 210 South Cherry Street  
 Winston-Salem, NC 27101  
 (336) 725-8323

May 12, 19, 26, June 2, 2022

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NORTH CAROLINA  
 FORSYTH COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Anthony D. Cota (aka Anthony Dewayne Cota) late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms or corporations having claims against said estate to present them to the undersigned at PO Box 5945, High Point, North Carolina 27262 on or before the 12th day of August, 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 12th day of May, 2022.

Donald Leonard, Executor  
 Estate of Anthony D. Cota (aka Anthony  
 Dewayne Cota)  
 PO Box 5945  
 High Point, North Carolina 27262

Kevin L. Rochford, Attorney  
 Estate of Anthony D. Cota (aka Anthony Dewayne Cota)

## LEGALS

PO Box 5945  
 High Point, North Carolina 27262

May 12, 19, 26, June 2, 2022

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NORTH CAROLINA  
 FORSYTH COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Geraldine Dunbrack Nuckoles, also known as Geraldine D. Nuckoles, 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 August 12, 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 12th day of May, 2022.

Malisa Nuckoles Hutto  
 707 Lake Drive  
 Kernersville, NC 27284

May 12, 19, 26, June 2, 2022

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### NOTICE OF PUBLIC HEARING BEFORE THE WALKERTOWN TOWN COUNCIL ON ZONING RELATED MATTERS

Notice is hereby given in accordance with the requirement of applicable law that the Walkertown Town Council will hold a public hearing in the Booe House, located at 5135 Sullivantown Road, at 7:00 P.M. on May 26, 2022, to consider the following:

1) A final development plan proposed by ModWash RC, LLC for car wash in a HB-S zoning district; property is located on the east side of Martins Trail Lane, west of Old Hollow Road; property consists of a 0.92 acres and is PIN 6868-50-2153 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board (Zoning Docket WA-009). Information about this case may be obtained by contacting Marc Allred at (336) 747-7069 or marca@cityofwv.org.

Rusty Sawyer  
 Town Clerk

May 12, 2022

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### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Mark Weldon Gordon (also known as Mark W. Gordon) 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 his attorney set forth below, on or before August 10, 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 12th day of May, 2022.

Lori Davis Clark  
 Administrator for the Estate of  
 Mark Weldon Gordon

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

May 12, 19, 26, June 2, 2022

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### Notice to Creditors

Having qualified as Executor of the Estate of Pamela A. Duggan aka Pamela Anne Duggan, 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 12th day of August, 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 12th day of May, 2022.

## LEGALS

William D. Ketner, Executor  
 Estate of Pamela A. Duggan  
 c/o Craige Jenkins Lijpfert & Walker LLP  
 110 Oakwood Drive, Suite 300  
 Winston-Salem, NC 27103

Craige Jenkins Lijpfert & Walker, LLP

May 12, 19, 26 and June 2, 2022

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NORTH CAROLINA  
 FORSYTH COUNTY

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Jakay W. Ervin, also known as Jakay William Ervin and Jakay William Ervin, Sr., 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 August 16, 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 12th day of May, 2022.

Minnie J. Ervin, Executor  
 111 W. 28th St.  
 Winston-Salem, NC 27105

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

May 12, 19, 26, June 2, 2022

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NORTH CAROLINA  
 GUILFORD COUNTY

### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Bonita Pinnix Nichols, also known as Geraldine D. Nuckoles, 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 August 12, 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 12th day of May, 2022.

Monique Lasha McQueen  
 232 Apt B South English St  
 Greensboro, NC 27401

May 12, 19, 26, June 2, 2022