

Kernersville News

Legal Notices

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Tuesday News, May 23, 2023

LEGALS

Having qualified as Co-Executors of the Estate of Jeannie Young Marshall, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at Darren S. Cranfill, Attorney at Law, PLLC, 2565-B Old Glory Road, Clemmons, North Carolina 27102, on or before the 30th day of August, 2023, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 25th day of April, 2023.

Matthew Ryan Peddycord and Brianna Marie May
Co-Executors of the Estate of Jeannie Young Marshall
c/o Darren S. Cranfill
Attorney at Law, PLLC
2565-B Old Glory Road
Clemmons, NC 27102

May 2, 9, 16, 23, 2023

Notice to Creditors

Having qualified as Co-Executors of the Estate of A.J. Sensabaugh, a/k/a Andrew J. Sensabaugh, IV, Andrew Jackson Sensabaugh, IV, Andrew Jackson Sensabaugh, Jr., Andrew J. Sensabaugh, Jr., Andrew J. Sensabaugh, A.J. Sensabaugh, Jr., 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 3rd day of August, 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 2nd day of May, 2023.

Sharon J. Sensabaugh
Andrew J. Sensabaugh, V
Letitia Carol Sensabaugh Iruela
Co-Executors of the Estate of A.J. Sensabaugh

Craige Jenkins Lipfert & Walker, LLP

May 2, 9, 16 & 23, 2023

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Nathaniel Lee Tucker, deceased, 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 on or before the 1st day of August, 2023, or this notice will be pled in bar of their recovery. This the 2nd day of May, 2023.

Nathan Tyrone Tucker
8339 Viewpoint Lane
Cornelius, NC 28031

May 2, 9, 16, 23, 2023

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Heidi Latricia Hewett, late of Forsyth County, North Carolina,

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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 2, 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 2nd day of May, 2023.

Richard Joseph Chambers
3308 Renon Road
Winston-Salem, NC 27127

May 2, 9, 16, 23, 2023

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Fronnie T. Stewart, also known as Fronnie Thomas Stewart, 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 9, 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 9th day of May 2023.

Richard E. Stewart
3395 Jeketer Dr.
Winston-Salem, NC 27105

May 9, 16, 23, 30, 2023

NOTICE TO CREDITORS

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NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **BETTYE CASEY AKA BETTYE WATSON CASEY AKA BETTYE W. CASEY**, 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 9, 2023** 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 9th day of May 2023.

Russell Alan Casey
Executor of the Estate of Bettye Casey aka
Bettye Watson Casey aka Bettye W. Casey
1208 Maplewood Ave.
High Point, NC 27265

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 9, 16, 23, 30, 2023

NOTICE TO CREDITORS

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NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Karl H. Hastings, also known as Karl H. Hastings, Sr., Karl Hauptman Hastings, Karl Hastings, and Karl Hauptman Hastings, Sr., late of 4300 Shattalon Drive, Winston-Salem, NC 27106, 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 380 Knollwood Street, Suite 700, Winston-Salem, NC 27103, on or before the 21st day of August, 2023, or this Notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to the said estate will please make immediate payment to the undersigned.

This, the 16th day of May, 2023.

Karl H. Hastings, Jr., Administrator
for the Estate of Karl H. Hastings

380 Knollwood Street, Suite 700
Winston-Salem, NC 27103-4152

Karen B. Malay, Esq.
ALLMAN SPRY DAVIS LEGGETT & CRUMPLER, P.A.
Post Office Drawer 5129
Winston-Salem, NC 27113-5129
Tel: (336) 722-2300

May 16, 23, 30 and June 6, 2023

Notice to Creditors

Having qualified as Executor of the Estate of Edith Rawley Sifford, 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 16th day of August, 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 16th day of May, 2023.

Elizabeth S. James aka
Nena Elizabeth James, Executor
Estate of Edith Rawley Sifford
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

May 16, 23, 30 and June 6, 2023

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Martha L. Hastings, also known as Martha Louise Hastings, Martha Hastings, Martha Louise Warner, Martha L. Warner, and Martha Warner, late of 4300 Shattalon Drive, Winston-Salem, NC 27106, 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 380 Knollwood Street, Suite 700, Winston-Salem, NC 27103, on or before the 21st day of August, 2023, or this Notice will be pleaded in bar of their recovery. All persons, firms

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and corporations indebted to the said estate will please make immediate payment to the undersigned.

This, the 16th day of May, 2023.

Karl H. Hastings, Jr., Administrator
for the Estate of Martha L. Hastings

380 Knollwood Street, Suite 700
Winston-Salem, NC 27103-4152

Karen B. Malay, Esq.
ALLMAN SPRY DAVIS LEGGETT & CRUMPLER, P.A.
Post Office Drawer 5129
Winston-Salem, NC 27113-5129
Tel: (336) 722-2300

May 16, 23, 30 and June 6, 2023

Notice to Creditors

Having qualified as Executor of the Estate of Stephen C. Beuttel aka Stephen Charles Beuttel, 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 16th day of August, 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 16th day of May, 2023.

Lois S. Beuttel, Executor
Estate of Stephen C. Beuttel
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

May 16, 23, 30 and June 6, 2023

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Co-Executor of the Estate of Sue Scott Crater, 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 21, 2023 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 16th day of May, 2023.

Deborah Crater, Co-Executor
1 Lands End Dr.
Greensboro, NC 27408

Wilburn Z. Crater, Jr., Co-Executor
77 Halcyon St.
Fletcher, NC 28732

Send claims to:

Wells Law, Attorneys at Law
380 Knollwood Street, Suite 710
Winston-Salem, NC 27103

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336-793-4378

May 16, 23, 30, June 6, 2023

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Kenneth W. Fahrback, also known as Kenneth William Fahrback, 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 21, 2023 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 16th day of May, 2023.

Susan Fahrback, Executor
623 Lankashire Road
Winston-Salem, NC 27106

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

May 16, 23, 30, June 6, 2023

**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Co-Executor of the Estate of Charles L. Paul, also known as Charles Lindsay Paul, 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 21, 2023 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 16th day of May, 2023.

Cathy A. Phelps, Co-Executor
7534 Maidwood Ct.
Clemmons, NC 27012

Karen P. Faske, Co-Executor
2703 Tanglebrook Trail
Clemmons, NC 27012

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

May 16, 23, 30, June 6, 2023

NOTICE TO CREDITORS

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AMENDED NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Stephen V. Peters, Jr. and Laura Danette Peters to John P. Porath, Trustee(s), which was dated June 2, 2003 and recorded on June 6, 2003 in Book 2360 at Page 1441 and recorded/modified/corrected on August 10, 2018 in Book RE 3419, Page 2692, Forsyth County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **June 8, 2023 at 10:00 AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

BEING KNOWN AND DESIGNATED as Lot 16 on the map of "ROBINWEST, PHASE TWO," recorded in Plat Book 35, Page 85, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

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

Said property is commonly known as 3570 Robinwest Drive, Pfafftown, NC 27040.

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 Stephen V. Peters, Jr. and wife, Laura Danette Peters.

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 § 45-21.16(b)(2)]. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

If the trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the trustee, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403

LEGALS

Notice of Public Hearing

The Kernersville Board of Aldermen will hold a Public Hearing on June 6, 2023 at 6:30 PM in the Kernersville Municipal Chambers inside Town Hall at 134 East Mountain Street to hear the following:

TEXT AMENDMENT:

Curtis Swisher, Agent for the Town of Kernersville for a proposed Zoning Text Amendment to the Unified Development Ordinance (UDO) amending Chapter A Article II Definitions; Chapter B Article II Permitted Uses Table 2.6; Chapter B Article II Use Conditions Section 2-5.36 through 2-5.37; Chapter B Article III Section 3-3.2 Table 3.8 Off-Street Parking Requirements; and Chapter B Article V Non-Conforming Uses for the purpose of establishing Internet / Electronic Gaming Establishments as a primary use with applied conditions. **Zoning Docket KT-274**

TEXT AMENDMENT:

Curtis Swisher, Agent for the Town of Kernersville for a proposed Zoning Text Amendment to the Unified Development Ordinance (UDO) amending Chapter B Article II Section 2-1; Chapter B Article III Section 3-1 related to setbacks in various zoning district(s). **Zoning Docket KT-275**

REZONING:

Michael Thelen, Agent for West Mountain LLC, Owner, requests a single-phase Conditional Use rezoning from GI-C to GI-C (General Industrial - Conditional Use District) for properties located at 900 West Mountain Street, containing a total of 14.41 +/- acres and being all of PINs 6876-98-6084. **Zoning Docket K-799.A1**

Requested Use(s): Arts & Crafts Studio; Brewery; Brewpub; Building Material Supply; Implement Sales and Service; Microbrewery; Restaurant (without drive-through service); Storage Trailer; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Non-Store Retailer; Offices, Miscellaneous; Pet Daycare Services; Professional Office; Services, Business A; Services, Business B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreational Services, Indoor; Recreation Facility, Public; Child Care (drop-in); Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices; Police or Fire Station; Post Office; Postal Processing Facility; Recycling Center; Manufacturing A; Manufacturing B; Access Easement; Private Off-Site; Broadcast Studio; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities



LEGALS

PHONE: (910) 392-4988

File No.: 14-01269-FC01

May 23, 30, 2023

Notice to Creditors

Having qualified as Executor of the Estate of Jimmy Dale Godwin, a/k/a Jim Godwin, 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 24th day of August, 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 23rd day of May, 2023.

Christine Lemmens Godwin, Executor
Estate of Jimmy Dale Godwin

Craige Jenkins Lipfert & Walker, LLP

May 23, 30, June 6 & 13, 2023

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**STATE OF NORTH CAROLINA
COUNTY OF GUILFORD**

NOTICE TO CREDITORS

IN THE MATTER OF THE ESTATE OF RICHARD STOUT HANKEISON AKA RICHARD S. HANKEISON DECEASED

The undersigned, having heretofore qualified as Executor of the Estate of RICHARD STOUT HANKEISON AKA RICHARD S. HANKEISON, deceased, late of Guilford County, North Carolina, hereby notifies all persons, firms and corporations having claims against said estate to present them to the undersigned on or before August 21, 2023 or this Notice will be pleaded in bar of their recovery thereon. All persons, firms and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 23rd day of May, 2023.

Carol Sue Huff Hankeison, Executor
Of the Estate of RICHARD STOUT HANKEISON
AKA RICHARD S. HANKEISON, Deceased
c/o J. Aaron Bennett, Esq.
Carruthers & Roth, P.A.
Attorneys & Counselors at Law
235 North Edgeworth Street
Post Office Box 540
Greensboro, North Carolina 27402

May 23, 30, June 6, 13, 2023

LEGALS

REZONING:

Jason Grubbs, Agent for Grayson Cline Properties LLC, Owner, requests a single-phase Conditional Use rezoning from L1S and RM18 to LI-C (Limited Industrial - Conditional Use District) for properties located at 355 Berry Garden Road, containing a total of 3.18 +/- acres and being all of PINs 6886-94-6827. **Zoning Docket K-626.A1**

Requested Use(s): Wholesale Trade A; Services, Business A



[The Town of Kernersville holds public meetings in accessible rooms. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting should contact the Town Clerk at 336-992-0404 (voice) or 336-993-0192 (TDD) at least 48 hours prior to the date of the meeting].

Keith Hooker,
Town Clerk

May 16, 23, 2023

LEGALS

NOTICE OF A PUBLIC HEARING REGARDING THE FINANCING FOR BEESON CROSS ROADS FIRE AND RESCUE, INCORPORATED WITH THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS

NOTICE IS HEREBY GIVEN to all interested parties that the Town of Kernersville, North Carolina (the "Town") intends to issue "qualified 501(c)(3)" obligations within the meaning of Section 145 of the Internal Revenue Code of 1986, as amended, the proceeds of which will finance the costs of the renovations, construction and equipping of the existing Beeson Crossroads Fire Station Number 26 (the "Project").

The Project is or will be located on the approximately 1.07 acre parcel (Tax Parcel ID: 6875-52-0016.000) immediately to the East of the intersection of Union Cross Road and Old Salem Road in the Town. The Project will be jointly owned and operated by Beeson Cross Roads Fire and Rescue, incorporated, a nonprofit corporation organized under the laws of the State of North Carolina and the Town. The maximum stated principal amount of the above-referenced obligations to be issued with respect to the Project is \$4,525,000.

NOTICE IS HEREBY GIVEN that the Board of Aldermen of the Town of Kernersville will meet on May 31, 2023 at 6:30 p.m. or as soon as practicable thereafter, in the Kernersville Municipal Council Chambers in the Town Hall, located at 134 E. Mountain Street, Kernersville, North Carolina 27284, to hold a public hearing pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, at which time interested individuals will have an opportunity to express their views, orally or in writing, on the proposed issue of the above-referenced obligations and the location and nature of the Project. Any person wishing to comment in writing regarding the proposed issue and the location and nature of the Project should do so within 7 days after publication of the date of this notice to the Town at the Clerk's Office at (336) 996-3121, khooker@toknc.com or at 134 E. Mountain Street, Kernersville, North Carolina 27284. Any request for special accommodations related to this request should be made at least 48 hours prior to the hearing.

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By: /s/ Keith R. Hooker
Clerk to the Board

May 23, 2023

Store It Mini Units will sell at auction for unpaid rents and fees the personal property of the following individual and unit: #122 rented to Misty Fritts. Auction will take place on Wednesday, June 7, 2023 at 6:00pm, at Store-It Mini Units located at 514 North Main Street in Kernersville.

May 23, 30, 2023

LEGAL ADS

To place a legal ad, email legals@kernersvillenews.com.