

Kernersville News

Legal Notices

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Tuesday News, June 14, 2022

LEGALS

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Paul Wayne Cecile, also known as Paul W. Cecile, and Paul Cecile, late of 2651 Vienna Dozier Road, Pfafftown, NC 27040, 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 26th 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 24th day of May, 2022.

Madelyn Carol Cecile,
Executor for the Estate of
Paul Wayne Cecile.

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 24, 31, June 7, 14, 2022

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Kyle Joseph Buzzell, a/k/a Kyle J. Buzzell, Kyle Buzzell, 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 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 24th day of May, 2022.

Michael Dean Buzzell, Administrator
Estate of Kyle Joseph Buzzell

Craige Jenkins Lipfert & Walker, LLP

May 24, 31, June 7 & 14, 2022

NOTICE TO CREDITORS

Having qualified as Co-Executors of the Estate of June C. Mazyck, also known as June Carroll Mazyck, and June Mazyck, late of 1199 Hayes Forest Drive, #716-C, 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 26th 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 24th day of May, 2022.

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Jayne B. Mazyck, Co-Executor
for the Estate of June C. Mazyck

Ann M. Dillon, Co-Executor
for the Estate of June C. Mazyck

Edward H. Mazyck, Jr., Co-Executor
for the Estate of June C. Mazyck

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

Edward E. Raymer, Jr., Esq.
ALLMAN SPRY DAVIS LEGGETT & CRUMPLER, P.A.
Post Office Drawer 5129
Winston-Salem, NC 27113-5129
Tel: (336) 722-2300

May 24, 31, June 7, 14, 2022

NOTICE TO CREDITORS

Having qualified as Executrix of the Estate of Arvella Brown Williams (aka Arvella Helen Williams, Helen A. Williams, Helen Arvella Brown, Arvella H. Brown, Arvella B. Williams), 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 23, 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.

Executrix of the Estate of
Arvella Brown Williams
Janet Williams VanDagna
2933 York Place Drive
Walkertown, NC 27051

May 24, 31, June 7, 14, 2022

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Robert R. Hinton, Jr., 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 office on or before September 1, 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 31st day of May, 2022.

Peggy R. Hinton
6821 Frieden Church Road
Gibsonville, NC 27249

May 31, June 7, 14, 21, 2022

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Faye H. Smith, late of Guilford County, North Carolina, this is to notify all persons, firms and corporations having claims

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against said estate to present them to the undersigned at the office on or before September 7, 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 7th day of June, 2022.

Sonja S. Beach
3410 Morris Farm Dr.
Jamestown, NC 27282

June 7, 14, 21, 28, 2022

22 SP 209

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 Frances A. Neal to James P. Bonner, Trustee(s), which was dated March 1, 2018 and recorded on March 13, 2018 in Book RE 3394 at Page 1226, 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 21, 2022 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:

A TRACT OR PARCEL OF LAND IN FORSYTH COUNTY, NORTH CAROLINA, IN WINSTON TOWNSHIP, AND BOUNDED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 20 AS SHOWN ON THE MAP OF OAK PARK ADDITION AS RECORDED IN PLAT BOOK 24, PAGE 175, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

THIS BEING THE SAME PROPERTY CONVEYED TO FRANCES ANN NEAL BY DEED FROM JOHN SCOTT MAY AND WIFE, CONNIE ROYAL MAY DATED JUNE 26, 1985 AND RECORDED JULY 8, 1985 UNDER (BOOK) 1494 / (PAGE) 1780 OF THE FORSYTH COUNTY, NC RECORDER'S OFFICE.

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

Said property is commonly known as 420 Janet Ave, Winston Salem, NC 27104.

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**

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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 Frances Ann Neal.

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
Brook & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 22-01350-FC01

June 7, 14, 2022

22-SP-157 NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE OF REAL PROPERTY UNDER AND BY VIRTUE OF THE power and authority contained in that certain Deed of Trust executed and delivered by Thomasina R. Robertson dated March 8, 2005 and recorded on March 16, 2005, in Book 2549 at Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina; and because of default in the payment of the indebtedness secured thereby and, pursuant to demand of the holder of the Note secured by said Deed of Trust, the undersigned Goddard & Peterson, PLLC (Substitute Trustee) will offer for sale at the courthouse door in the City of Winston Salem, Forsyth County, North Carolina, or the customary location designated for foreclosure sales, on June 27,

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2022 at 11:00 AM and will sell to the highest bidder for cash the following real estate situated in the County of Forsyth, North Carolina and being more particularly described in the above referenced Deed of Trust, together with all improvements located thereon: Address of Property: 507 Alspaugh Drive, Winston Salem, NC 27105 Tax Parcel ID: 6837-15-7047.000 Present Record Owner: Heirs of Thomasina R. Robertson Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. §45-21.23. Said property is sold subject to applicable Federal and State laws. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty Dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale. Should the property be purchased by a third party, that party must pay the excise tax, any Land Transfer Tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by N.C.G.S. §7A-308(a)(1). The real property described above is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special assessments. Neither the Substitute Trustee nor the holder of the Note secured by the Deed of Trust being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Substitute 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 being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. The sale will be held open for ten (10) days for upset bids as required by law. If the Trustee or Substitute 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 title include, but are not limited to, the filing of a bankruptcy petition prior to the sale and reinstatement of the loan without knowledge of the Substitute Trustee(s). If the validity of the sale is challenged by any party, the Substitute Trustee(s), in its/their sole discretion, if it/they believe(s) the challenge to have merit, may declare the sale to be void and return the deposit. The purchaser will have no further remedy. Additional Notice where the Real Property is Residential with less than 15 Rental Units: An order for possession of the property may be issued pursuant to N.C.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 ten (10) days, but no more than ninety (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 such termination. This is a communication from a debt collector. The purpose of this Communication is to collect a debt and any information obtained will be used for that purpose, except as stated below in the instance of bankruptcy protection. If you are under the protection of the bankruptcy court or have been discharged as a result of a bankruptcy proceeding, this notice is given to you pursuant to statutory requirement and for informational purposes and is not intended as an attempt to collect a debt or as an act to collect, assess, or recover all or any portion of the debt from you personally, FN# 3057.03522 59081 June 14, 21, 2022

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Classifieds