

Kernersville News

Legal Notices

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Tuesday News, July 20, 2021

LEGALS

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of James Pernell Deloatch, also known as James P. Deloatch, 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 30, 2021 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 29th day of June, 2021.

Fannie G. Deloatch
1207 Larchmont Dr
Greensboro, NC 27405

June 29, July 6, 13, 20, 2021

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of F. Nelson Tomlinson, Jr., also known as Floyd Nelson Tomlinson, Jr., F. Nelson Tomlinson, and Nelson Tomlinson, late of 1351 Susanna Wesley Drive, #129, Winston-Salem, North Carolina 27104, 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 4th day of October 2021, 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 29th day of June, 2021.

Bank of America, N.A.
c/o Benjamin D. Stubbs,
Executor for the Estate of
F. Nelson Tomlinson, Jr.

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

June 29, July 6, 13, 20, 2021

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Jo Anna Brothers Beckler, also known as Jo Anna B. Beckler, 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 October 7, 2021 or this notice will be pleaded in bar of their recovery.

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All parties indebted to said estate will please make immediate payment to the undersigned.

This the 6th day of July, 2021.

Nancy Diana Beckler Brennan aka
Diana Beckler Brennan
1245 Wiley Lewis Road
Greensboro, NC 27406

July 6, 13, 20, 27, 2021

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 Donald Wayne Stokes and Lilly Jean Stokes to Laurie R. Stegall, Trustee(s), which was dated November 1, 2002 and recorded on November 7, 2002 in Book 2295 at Page 2142, 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 **July 27, 2021 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:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: BEING ALL OF LOT 147 AS SHOWN ON THE MAP OF WESTON, SECTION 3, SAME BEING OF RECORD IN PLAT BOOK 12, PAGE 210, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

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

Said property is commonly known as 3631 Yale Avenue, Winston Salem, NC 27107.

A cash deposit (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 Donald Wayne Stokes and wife, Lilly Jean Stokes.

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An Order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination [NCGS § 45-21.16A(b)(2)]. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

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

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

File No.: 19-20448-FC01

July 13, 20, 2021

Notice to Creditors

Having qualified as Administrator of the Estate of Betty L. Buff (aka Betty Buff; Betty Lawson Buff; Betty Jo Buff), 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 13th day of October, 2021, 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 13th day of July, 2021.

Bill Buff, Administrator
Estate of Betty L. Buff
c/o Craig Jenkins Liipfert & Walker, LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103-1958

Craig Jenkins Liipfert & Walker, LLP

July 13, 20, 27, August 3, 2021

LEGALS

NOTICE OF FORECLOSURE SALE NORTH CAROLINA, FORSYTH COUNTY 21 SP 327

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed and delivered by Jerry Bennett and Brenda Bennett, in the original amount of \$93,974.62, payable to CitiFinancial Services, Inc., dated May 23, 2001 and recorded on May 24, 2001 in Book 2176, Page 115, Forsyth County Registry.

Default having been made in the payment of the note thereby secured by the said Deed of Trust and the undersigned, Anchor Trustee Services, LLC having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door or usual place of sale in Forsyth County, North Carolina, at **2:00PM on August 3, 2021**, and will sell to the highest bidder for cash the following described property, to wit:

All that certain parcel of land in the Township of Winston, Forsyth County, State of North Carolina, as more fully described in Deed Book 1860, Page 389, being known and designated as Lot 6 and the northern one-half of Lot No. 7, Dogwood Development Subdivision, filed in Plat Book 4, Page 169, reference to which is hereby made for a more particular description.

Together with improvements located hereon; said property being located at 436 Barbara Jane Ave, Winston Salem, NC 27101. Tax ID: 6845-47-1951.000 Third party purchasers must pay any land transfer tax, the recording costs of the trustee's deed, the excise tax, pursuant North Carolina General Statutes §105-228.30, in the amount of One Dollar (\$1.00) per each Five Hundred Dollars (\$500.00) or fractional part thereof, and the Clerk of Courts fee, pursuant to North Carolina General Statutes §7A-308, in the amount of Forty-five Cents (0.45) per each One Hundred Dollars (\$100.00) or fractional part thereof with a maximum amount of Five Hundred Dollars (\$500.00). A deposit of five percent (5%) of the bid or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale and must be tendered in the form of certified funds. Following the expiration of the statutory upset bid period, all the remaining amounts will be immediately due and owing.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance AS IS WHERE IS. There are no representations of warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at, or relating to the property being offered for sale. This sale is made subject to all prior liens, unpaid taxes, special assessments, land transfer taxes, if any, and encumbrances of record. **To the best of the knowledge and belief of the undersigned, the current owners of the property are Jerry Bennett and Brenda Bennett.**

PLEASE TAKE NOTICE: An order for possession of the property may be issued pursuant to North Carolina General Statutes §45-21.29 in favor of the purchaser and against the party or parties in possession by the Clerk of Superior Court of the county in which the property is sold.

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Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination (North Carolina General Statutes §45-21.16A(b)(2)). Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of termination. If the Trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the Substitute Trustee, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Anchor Trustee Services, LLC
Substitute Trustee
By: _____
John P. Fetner, Bar #41811
McMichael Taylor Gray, LLC
Attorney for Anchor Trustee Services, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149 (phone)
404-745-8121 (fax)
jfetner@mtglaw.com

July 20, 27, 2021

NORTH CAROLINA FORSYTH COUNTY

The undersigned, having qualified as Administrator of the Estate of **KAREN FOUST AUSTIN** deceased, hereby notifies all persons, firms and corporations having claims against said Estate to present them to the undersigned on or before October 20, 2021 or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said Estate will please make immediate payment to the undersigned.

This the 20th, day of July, 2021.

CHARLES STEVENSON WALLACE, JR.
EXECUTOR

James F. Morgan, Attorney
MORGAN, HERRING, MORGAN,
GREEN & ROSENBLUTT, L.L.P.
P. O. Box 2756
High Point, NC 27261

July 20, 27, August 3, 10, 2021.

Kernersville News Classifieds

LEGALS

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Jerry D. Collins, 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 office on or before October 20, 2021 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 20th day of July, 2021

Abby C. Catoe
414 Apperson Road
East Bend, NC 27018

July 20, 27, August 3, 10, 2021

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of Roger Keith Hennessee, also known as Keith Hennessee, late of Forsyth County, North Carolina, hereby notifies all persons, firms and corporations having claims against said Estate to present them to the undersigned on or before October 20, 2021 or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to said Estate will please make immediate payment to the undersigned.

This the 20th, day of July, 2021.

Stacy L. Hennessee
292 Miss Emery Lane
Lexington, NC 27295

July 20, 27, August 3, 10, 2021.