

Kernersville News

Legal Notices

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Tuesday News, August 2, 2022

LEGALS

NOTICE TO CREDITORS

2022 E 420
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **ELEANOR HANLON CULKIN** 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 **OCTOBER 12, 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 July, 2022.

Stephen Paul Culklin
Executor of the Estate of Eleanor Hanlon Culklin
2509 Sylvan Road
Greensboro, NC 27403

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

July 12, 19, 26, August 2, 2022

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NOTICE TO CREDITORS

2022 E 413
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Co-Executors of the Estate of **HAROLD GUY MCCALL JR.** deceased, late of Guilford County, North Carolina, do hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before **OCTOBER 12, 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 July, 2022.

Elaine Hill McCall
Co-Executor of the Estate of Harold Guy McCall Jr
909 Ridgecrest Drive, Unit B
Greensboro, NC 27410

Laurie McCall Kaplan
Co-Executor of the Estate of Harold Guy McCall Jr
2323 Simpson Street
Evanston, IL 60201

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

July 12, 19, 26, August 2, 2022

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Notice to Creditors

Having qualified as Administrator of the Estate of Jesus Gallegos, 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 26th day of October, 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 26th day of July, 2022.

Sarahi Diaz Escobedo, Administrator
Estate of Jesus Gallegos, Jr.
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

July 26 and August 2, 9, 16, 2022

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**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Sara Ruth Johnson Mathis, 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 October 31, 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 26th day of July, 2022.

Joseph M. Mathis, Executor
725 Mt. Vernon Church Rd.
Winston-Salem, NC 27107

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

July 26, August 2, 9, 16, 2022

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**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Dollie Augusta Hedgecock Godfrey, also known as Dollie H. Godfrey, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before November 3, 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 2nd day of August, 2022.

Jeanne Godfrey Jordan
543 Northwind Dr.
Winston-Salem, NC 27127

Law Office of Jeffrey J. Berg
401 West Center Street
Lexington, NC 27292

August 2, 9, 16, 23, 2022

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NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Betty T. Wade, also known as Betty Taylor Wade and Betty Wade, late of 225 N Westview Drive, Winston-Salem, NC 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 7th day of November, 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 2nd day of August, 2022.

Gregory Scott Wade, Executor
for the Estate of Betty T. Wade

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NOTICE TO CREDITORS

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NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **MATTHEW SCHUMACHER** 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 **OCTOBER 19, 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 19th day of July, 2022.

Linda Lackey Schumacher
Executor of the Estate of Matthew Schumacher
105 Cloverbrook Drive
Jamestown, NC 27282

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

July 19, 26, August 2, 9, 2022

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21 SP 713

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 Amber Haps and Patrick Deal to The Shoaf Law Firm, PA, Trustee(s), which was dated August 31, 2018 and recorded on September 4, 2018 in Book RE 3423 at Page 1461, 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 **August 9, 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:

Lying and being in the City of Winston Salem, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at an iron stake in the North line of Wayside Drive, the Southeast corner of Lot No. 12; thence with the East line of Lot No. 12, North 2 degrees 45' East 270 feet to an iron stake; thence South 87 degrees 15' East 75 feet to an iron stake, a new corner, thence South 2 degrees 45' West 270 feet to an iron stake in the North line of Wayside Drive; thence with the North line of Wayside Drive, North 87 degrees 15' West 75 feet to the point of Beginning, being known and designated as the Western portion of Lot No. 13 of the Plat of Brookwood,

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recorded in Plat Book 3, Page 58 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 139 Wayside Dr, Winston Salem, NC 27107.

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 Amber M. Haps.

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(a)(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.: 20-06335-FC01

July 26, August 2, 2022

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of the note secured by the deed of trust/security agreement, 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 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 are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens or prior encumbrances of record and any recorded releases. Said property is also being sold subject to applicable Federal and State laws.

A deposit of five percent (5%) of the purchase price, 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.

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 its sole discretion, if it believes 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.

Additional Notice for Residential Property with Less than fifteen (15) rental units, including Single-Family Residential Real Property: 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 foreclosure 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 not more than ninety (90) days, after the sale date contained in this notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination. 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.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
110 Frederick St, Suite 200
Greenville, South Carolina 29607
Phone: (470) 321-7112, Ext. 204
Fax: 1-919-800-3528

August 2, 9, 2022

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**NORTH CAROLINA
FORSYTH COUNTY
NOTICE TO CREDITORS**

Having qualified as the Executor of the Estate of **Manfred C. Mason**, (a/k/a Manfred Charles Mason; Manfred Mason; M. C. Mason), 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 Diann Mason, Executor, c/o Wood & Rabil, LLP, 3600 Country Club Road, Suite 100, Winston-Salem, North Carolina, 27104, on or before the 3rd day of November, 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 2nd day of August, 2022.

**Diann Mason
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

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NOTICE TO CREDITORS

2022 E 435
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **ROBERT OWEN REID AKA ROBERT O. REID** 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 **OCTOBER 12, 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 July, 2022.

Nanette R. Osborne
Executor of the Estate of Robert Owen Reid aka
Robert O. Reid
3505 Madison Ave.
Greensboro, NC 27403

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

July 12, 19, 26, August 2, 2022

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22 SP 96

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 Maria Wiggins and Ronnie Wiggins to Craig A. Williamson, Trustee(s), which was dated September 11, 2000 and recorded on September 18, 2000 in Book 2134 at Page 2085, 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 **August 9, 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:

Being all of Lot 22, Map of Jacqueline Acres Subdivision, recorded in Map Book 18, Page 166, Forsyth County, North Carolina.

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

Said property is commonly known as 930 Woodcote Drive, Winston-Salem, NC 27107.

A Certified Check ONLY (no personal checks) of five per-

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cent (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 All Lawful Heirs of Maria Wiggins.

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(a)(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.: 21-06254-FC01

July 26, August 2, 2022

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Winston-Salem, NC 27104
(336) 722-5700

August 2, 9, 16, 23, 2022

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Kernersville News Classifieds