

Kernersville News

Legal Notices

Kernersville News, Saturday-Sunday, September 9 & 10, 2023

LEGALS

NORTH CAROLINA FORSYTH COUNTY

EXECUTOR'S NOTICE TO CREDITORS

Having qualified as the Executor of the Estate of Avery Lee Dunn a/k/a Avery L. Dunn a/k/a Avery Dunn, 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 November 24, 2023, 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 August 17, 2023.

Edward Carlton
Executor of the Estate of Avery Lee Dunn
a/k/a Avery L. Dunn a/k/a Avery Dunn,
deceased
c/o Debra Ragin Jessup, Esq.
Attorney at Law
315 North Spruce Street, Suite 250
Winston-Salem, NC 27101
(336) 723-7361

August 19, 26, September 2, 9, 2023

NORTH CAROLINA
FORSYTH COUNTY
NOTICE TO CREDITORS

Having qualified as the Administrator of the Estate of Daniel Matthew Granzky, (a/k/a Daniel Matthew Granzky, Sr., Daniel M. Granzky, Daniel Granzky, Daniel M. Granzky, Sr.) 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 them to the undersigned on or before November 24, 2023, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 19th day of August, 2023.

Daniel M. Granzky, Jr.
Administrator of the Estate

Submit payments or claims to:
William E. Rabil, Jr.
Sasha Bocooc
Attorney for the Estate
Hemphill Gelder, PC
501 Harvey Street
Winston-Salem, NC 27103

August 19, 26, September 2, 9, 2023

Notice to Creditors

Having qualified as Executor of the Estate of Myrtle H. Moricle, a/k/a Myrtle Howell Moricle, Myrtle Moricle, Myrtle E. Moricle, Myrtle Moricle, 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 20th day of November, 2023 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.

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

This 19th day of August, 2023.

Marjorie Michele Spaug, Executor
Estate of Myrtle H. Moricle

Craige Jenkins Lipfert & Walker, LLP

Aug. 19, 26, Sept. 2 & 9, 2023

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Co-Administrator of the Estate of Meilia Izabella Moore, 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 November 24, 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 19th day of August, 2023.

Christina Nelson, Co-Administrator
2135 Douglas Hill Dr
Winston-Salem, NC 27104

Reginald Moore, Co-Administrator
3608 Sellwood Rd
Winston-Salem, NC 27105

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

August 19, 26, September 2, 9, 2023

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of William Roger Pilson, also known as William "Billy" Roger Pilson, 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 109 East Mountain Street, Suite C, Kernersville, N.C., 27284, on or before the 20th day of November, 2023 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 16th day of August, 2023.

David Lee Pilson, Executor
Estate of William Roger Pilson

Jason T. Grubbs
Attorney at Law
Coltrane Grubbs, PLLC
109 East Mountain Street
Suite C
P.O. Box 1062
Kernersville, NC 27285-1062

August 19, 26, September 2, 9, 2023

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NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Elmer Ray Kearney, 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 them to the undersigned on or before the 20th day of November, 2023, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 19th day of August, 2023.

Beth Kearney Riggs, Administrator
Estate of Elmer Ray Kearney
Rutledge & Rutledge, Attorneys at Law
P. O. Box 617
Walnut Cove, NC 27052

August 19, 26, September 2, 9, 2023

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Gerald McKoy, 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 November 26, 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 26th day of August, 2023.

Constance McKoy
Administrator

Erika Westbrook, J.D., Associate Attorney
The Law Office of Katie A. Lawson, PLLC
2144 Page Rd., Ste 204
Durham, NC 27703

August 26, September 2, 9, 16, 2023

NOTICE TO CREDITORS

2023 E 2379
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Administrator of the Estate of Vina B. Chandler, 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 December 4, 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 2nd day of September, 2023.

Stephanie Ingold Flippin
Administrator of the Estate of Vina B. Chandler
4111 Rose Lake Drive
Greensboro, NC 27407

N. BLANE STANALAND
Teague Rotenstreich Stanaland Fox & Holt, P.L.L.C.
101 South Elm Street, Suite 350

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Greensboro, NC 27401
Telephone: (336) 272-4810
Fax: (336) 272-2448

September 2, 9, 16, 23, 2023

NOTICE TO CREDITORS

2023 E 2331
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of Robert D. Starr, 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 December 4, 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 2nd day of September, 2023.

Barbara S. Starr
Executor of the Estate of Robert D. Starr
1211 Youngs Mill Road
Greensboro, NC 27405

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

September 2, 9, 16, 23, 2023

NOTICE TO CREDITORS

2023 E 2379
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having heretofore, qualified as Executor of the Estate of Peter Caspar Rosso, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present them to the attorney for the undersigned on or before December 1st, 2023, 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 the 2nd day of September 2023.

Joseph Anthony Rosso, Executor
Ronald D. Payne II, Esq.
Apple Payne Law PLLC
900 Old Winston Road, Suite 212
Kernersville, NC 27284

September 2, 9, 16, 23, 2023

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of JIMMY E. GARLAND (also known as JIMMIE GARLAND, JIMMIE E. GARLAND, JIMMIE EDWARD GARLAND, JIMMIE EDWARD GARLAND and JIMMY GARLAND) 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 their

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attorney, as set forth below, on or before the 4th day of December, 2023, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 31st day of August, 2023.

Gary Edward Garland
Executor of the Estate of
JIMMY E. GARLAND

Wesley Bailey, Attorney
Bailey & Thomas, PA
3069 Trenwest Dr., Suite 100
P.O. Box 52
Winston-Salem, NC 27102
Phone: (336) 725-8366

September 2, 9, 16 and 23, 2023

NOTICE TO CREDITORS

2023 E 2331
NORTH CAROLINA

GUILFORD COUNTY

Having qualified as Executor of the Estate of MARYANN STEWART WHITMORE (also known as MARYANN WHITMORE and MARYANN S. WHITMORE) 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 their attorney, as set forth below, on or before the 4th day of December, 2023, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 31st day of August, 2023.

Jane W. Pace
Ann Stewart W. Plein
Executrices of the Estate of
MARYANN STEWART WHITMORE

Wesley Bailey, Attorney
Bailey & Thomas, PA
3069 Trenwest Dr., Suite 100
P.O. Box 52
Winston-Salem, NC 27102
Phone: (336) 725-8366

September 2, 9, 16 and 23, 2023

NOTICE TO CREDITORS

2023 E 2379
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having heretofore, qualified as Administrator of the Estate of Mervin Jens Felker, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present them to the attorney for the undersigned on or before December 1st, 2023, 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 the 2nd day of September, 2023.

Atiana Montes, Administrator
Ronald D. Payne II, Esq.
Apple Payne Law PLLC
900 Old Winston Road, Suite 212
Kernersville, NC 27284

September 2, 9, 16, 23, 2023

Kernersville News Classifieds call 336-993-2161

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IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 23SP435

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY CHELSEA BANKS AND TAYLOR SPEARS DATED APRIL 26, 2019 AND RECORDED IN BOOK 3457 AT PAGE 897 AND MODIFIED BY AGREEMENT RECORDED FEBRUARY 17, 2022 IN BOOK 3676, PAGE 2639 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 **September 14, 2023**, 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 by Chelsea Banks and Taylor Spears, dated April 26, 2019 to secure the original principal amount of \$130,240.00, and recorded in Book 3457 at Page 897 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: **4259 Piedmont Farms Way, Winston Salem, NC 27107**
Tax Parcel ID: 6832-69-9046
Present Record Owners: Chelsea Banks and Taylor Spears.

The record owner(s) of the property, according to the records of the Register of Deeds, is/are Chelsea Banks and Taylor Spears.

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 August 29, 2023.

Jason K. Purser, NCSB# 28031
Morgan R. Lewis, NCSB# 57732
Attorney for LLG Trustee, LLC, Substitute Trustee
LOGS Legal Group LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107 | (704) 333-8156 Fax | www.LOGS.com

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22-115129

September 2, 9, 2023

SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE OF REAL PROPERTY THIS ACTION BROUGHT PURSUANT TO THE POWER AND AUTHORITY contained within that certain Deed of Trust executed and delivered by Mary Ann C. Alred dated March 22, 2006 and recorded on March 22, 2006 in Book 2647 at Page 2498 in the Office of Register of Deeds of Forsyth County, North Carolina. As a result of a default in the obligations contained within the Promissory Note and Deed of Trust and the failure to carry out and perform the stipulation and agreements contained therein, the holder of the indebtedness secured by said Deed of Trust made demand to have the default cured, which was not met. Therefore, the undersigned Substitute Trustee will place for sale that parcel of land, including improvements thereon, situated, lying and being in the City of Winston Salem, County of Forsyth, State of North Carolina, and being more particularly described in the heretofore referenced Deed of Trust. Said sale will be a public auction to the highest bidder for cash, at the usual place of sale at the Forsyth County Courthouse, Winston-Salem, North Carolina, on September 21, 2023 at 10:00 AM Address of Property: 253 Troonsway Road, Winston Salem, NC 27127 Tax Parcel ID: 6813-79-9343 Present Record Owners: The Heirs of Mary C. Alred The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. 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. The successful bidder will be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax, and costs for recording the Trustee's Deed. The real property hereinabove described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, special assessments and other encumbrances. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids, as by law required. The sale will not confirm until there have been ten (10) consecutive days with no upset bids having been filed. If for any reason the Trustee is unable to convey title to this property, or if the sale is set aside, the sole remedy of the purchaser is the return of the bid deposit. Furthermore, 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 declare the sale to be void and return the bid deposit. In either event, the purchaser will have no further recourse against the Mortgagee, the Mortgagee, the Mortgagee's attorney, or the Trustee. Additional notice required for Residential Real Property with Less Than Fifteen (15) Rental Units: 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 ten (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. 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. Posted: Witness: Assistant/Deputy clerk of Superior Court Albertelli Law Partners North Carolina, P.A., Substitute Trustee By: Adam Palmershem Albertelli Law Partners North Carolina, P.A. 205 Regency Executive Park Drive Suite 100 Charlotte, NC 28217 T: 704-970-0391 23-SP-466/23-004066 A-FN4795671 09/09/2023, 09/16/2023

NOTICE TO CREDITORS

Having qualified as Administrator CTA of the Estate of Betty D. Craven, also known as Betty Lou Dean Craven, Betty Dean Craven and Betty Craven, late of Guilford 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 380 Knollwood Street, Suite 700, Winston-Salem, NC 27103, on or before the 2nd day of December, 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 2nd day of September, 2023.

Angela R. Craven, Administrator CTA
for the Estate of Betty D. Craven
380 Knollwood Street, Suite 700
Winston-Salem, NC 27103-4152

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

September 2, 9, 16, 23, 2023

Notice to Creditors

Being the Administrator for the Estate of Terry Arnold Prescott, 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 The Law Office of A. L. Collins, PLLC, 430 West Mountain Street, Kernersville, NC, 27284 on or before the 14th day of December, 2023, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to this said estate will please make immediate payment to the undersigned.

That Notice is hereby given that the original Letters of Administration for the Estate of Terry Arnold Prescott, deceased, were issued on August 31st, 2023 to A. L. Collins, Administrator, estate file no. 23 E 1821 pending in Forsyth County Court.

This the 7 day of September, 2023.

A. L. Collins
Administrator of the Estate of Terry
Arnold Prescott

Counsel for the Estate:
The Law Office of A. L. Collins, PLLC
430 W Mountain St
Kernersville, NC 27284
Telephone: (336) 996-7921
Facsimile: (336) 996-6589

September 9, 16, 23, 30, 2023

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Lillie Jane Mahaffey Marshall, 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 December 14, 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 9th day of September, 2023.

Douglas Marshall, Administrator
550 Bishop Lane N
Mobile, AL 36608

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

September 9, 16, 23, 30, 2023

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having heretofore qualified as Administrator of the Estate of Brenda Evon Watkins, also known as Brenda E. Watkins, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 9th day of December, 2023 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 9th day of September, 2023.

R. Kenneth Babb, Administrator
c/o R. Kenneth Babb, Attorney
315 N. Spruce Street, Suite 250
Winston-Salem, NC 27101

September 9, 16, 23, 30, 2023