

Kernersville News

Legal Notices

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Tuesday News, September 12, 2023

LEGALS

NOTICE TO CREDITORS

Having qualified as Co-Administrators of the Estate of Derek Joseph Burge, late of Forsyth County, North Carolina, the undersigned hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at P. O. Box 550, King, N. C. 27021, on or before November 22nd, 2023 or this notice will be pled in bar of their recovery. All persons, firms and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 22nd day of August, 2023.

David J. Burge
Donna N. Burge
Co-Administrators of the Estate of
Derek Joseph Burge

J. Tyrone Browder
Attorney At Law
P. O. Box 1636,
King, N. C. 27021
(336) 983-9640

August 22, 29, August 5, 12, 2023

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Lynne Clark Nunn, 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 address below on or before November 22, 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 22nd day of August, 2023.

William Michael Nunn
5812 Newman Davis Rd
Greensboro, NC 27406

August 22, 29, September 5, 12, 2023

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Danny Bolen, also known as Danny Clay Bolen, 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 address below on or before November 22, 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 22nd day of August, 2023.

Linda Bolen Conaway
5919 Arts Bolen Ln
Summerfield, NC 27358

August 22, 29, September 5, 12, 2023

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NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Charles F. Foster, also known as Charles Franklin Foster, 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 22, 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 22nd day of August, 2023.

Jason Ryan Foster
5819 Windham Drive
Raleigh, NC 27609

August 22, 29, September 5, 12, 2023

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Trinna L. Blackmon, 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 P.O. Box 5994, Greensboro, North Carolina 27435, on or before the 27 th day of November 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 29th day of August 2023.

**Deborah Blackmon
Administrator of the Estate of Trinna L. Blackmon**

**Jonathan M. Parisi
Attorney at Law
Spangler Estate Planning
P.O. Box 5994
Greensboro, NC 27435**

August 29, September 5, 12, 19, 2023

NOTICE TO CREDITORS STATE OF NORTH CAROLINA COUNTY OF GUILFORD

The undersigned, having heretofore qualified as Executor of the Estate of Madge C. Davenport aka Madge Elizabeth Davenport aka Madge C. Davenport Williams, 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 November 29, 2023, or this Notice will be pleaded in bar of any recovery thereon. All persons, firms and corporations indebted to said estate will please make immediate payment to the undersigned.
This the 29th day of August, 2023.

William J. Davenport, Jr., Executor
Madge C. Davenport aka Madge Elizabeth
Davenport aka Madge C. Davenport Williams,
Deceased

Martha T. Peddrick, Esq.
Carruthers & Roth, P.A.
Attorneys & Counselors at Law
235 N. Edgeworth Street (27401)

LEGALS

Post Office Box 540
Greensboro, NC 27402

August 29, Sept. 5, 12 and 19, 2023

23 SP 17

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 Trinna L. Blackmon, unmarried to The Law Firm of Hutchens, Senter & Britton, P.A., Trustee(s), which was dated February 9, 2017 and recorded on February 14, 2017 in Book RE 3332 at Page 1100, 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 **September 28, 2023 at 02:00 PM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, SITUATED IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT NO. 5 AS SHOWN ON THE PLAT OF PROPERTY ENTITLED "PHASE 1, REVISED (PB 53 @ 104) KONNOAK VILLAGE" AS RECORDED IN PLAT BOOK 53, PAGE 165 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 any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 272 Konnoak Village Circle, Winston Salem, NC 27127.

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 All Lawful Heirs of Trinna L. Blackmon.

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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

File No.: **22-20216-FO01**

September 12, 19, 2023

NORTH CAROLINA GUILFORD COUNTY

22 SP 545

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 Bryant King and Carolyn King to Law Office of Susan Hunt, Trustee(s), which was dated August 27, 2004 and recorded on August 27, 2004 in Book RE 2500 at Page 727, 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 **September 28, 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 ALL OF LOT 81, BLOCK 1, OF THE FINAL PLAT OF JULIAN POND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 77 IN THE OFFICE OF THE

LEGALS

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 108 Camel Court, Kernersville, NC 27284.

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 Bryant King and spouse, Carolyn King.

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

File No.: **19-13842-FC03**

September 12, 19, 2023

LEGALS

NORTH CAROLINA CUMBERLAND COUNTY

IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION 23CVD4913

NOTICE OF PROCESS BY PUBLICATION

Rodney E. Satchell,
Plaintiff

v.

Falecia A. Satchell,
Defendant

TO: Falecia A. Satchell, the Defendant:

TAKE NOTICE that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought seeks absolute divorce.

You are required to make a defense to such a pleading no later than October 9, 2023, and upon your failure to do so the party seeking relief against you will apply to the Court for the relief sought.

This the 29th day of August, 2023.

August 29, September 5, 12, 2023

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Paula Gary, 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 address below on or before November 29, 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 29th day of August, 2023.

Tarik Fisher
6829 Plott Rd
Charlotte, NC 28215

August 29, September 5, 12, 19, 2023

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Bernice Lee Baird, 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 address below on or before December 11, 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 12th day of September, 2023.

Tevin M. Whiteside
806 Broad Avenue
Greensboro, NC 27406

September 12, 19, 26, October 3, 2023

Kernersville News

Classifieds