

Kernersville News

Legal Notices

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Tuesday News, September 20, 2022

LEGALS

NOTICE TO CREDITORS

2022 E 552
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **MARILYN P. GUINN AKA MARILYN PRICE GUINN**, 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 **NOVEMBER 30, 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 30th day of August, 2022.

Larry D. Guinn aka Larry Dean Guinn
Executor of the Estate of Marilyn P. Guinn aka
Marilyn Price Guinn
3103 Gervais Court
Greensboro, NC 27455

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

August 30, September 6, 13, 20, 2022

NORTH CAROLINA

NOTICE TO CREDITORS

FORSYTH COUNTY

The undersigned, having qualified as Administrator CTA of the ESTATE OF KEM FOSTER McALLISTER deceased, late of Forsyth County, North Carolina, this is to notify all persons, firms, and corporations having claims against the said decedent to exhibit the same to the undersigned at 202 West Lexington Avenue, High Point, NC 27262, on or before the 6th day of December, 2022, 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 1st day of September, 2022.

Stephen M. McAllister, Administrator CTA
Estate of Kem Foster McAllister

Maxine D. Kennedy
Attorney at Law
202 West Lexington Avenue
High Point, NC 27262

September 6, 13, 20, 27, 2022

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Vera L. Bonner, also known as Vera Louise Bonner, Vera Louise Leonard, Vera L. Leonard, Vera Leonard, and Vera Bonner, late of 1351 Susanna Wesley Drive, #171, 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

LEGALS

700, Winston-Salem, NC 27103, on or before the 26th day of December, 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 20th day of September, 2022.

Michael E. Bonner, Executor
for the Estate of Vera L. Bonner

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

September 20, 27, October 4, 11, 2022

NOTICE TO CREDITORS

NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Administrator Cum Testamento Annexo of the Estate of **NANCY ANN HUDSON MILLS AKA ANN H MILLS**, 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 21, 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 20th day of September, 2022.

N. Blane Stanaland
Administrator Cum Testamento Annexo of
the Estate of Nancy Ann Hudson Mills Aka
Ann H Mills
101 S. Elm St., Ste. 350
Greensboro, NC 27401

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 20, 27, October 4, 11, 2022

Notice to Creditors

Having qualified as Executor of the Estate of Danny K. Melton (aka Danny Kay Melton, Danny Kaye Melton) 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 December, 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 20th day of September 2022.

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Anthony Dan Melton, Executor
Estate of Danny K. Melton
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

September 20, 27, October 4, 11, 2022.

NOTICE TO CREDITORS

Having qualified as Administrator for the Estate of Stanley Beddingfield Hunter (also known as Stanley B. Hunter) 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 his attorney set forth below, on or before December 20, 2022, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 20th day of September, 2022.

Brandon Kyle Hunter
Administrator for the Estate of
Stanley Beddingfield Hunter

David W. Bailey, Jr., Attorney
Bailey & Thomas, PA
3069 Trenwest Dr., Suite 100
PO Box 52
Winston-Salem, NC 27102
Phone: (336) 725-8366
Fax: (336) 725-9206

September 20, 27, October 4, 11, 2022

BID NOTICE

Senior Services, Inc., (Winston-Salem/Forsyth County) is seeking bids for ongoing legal services and support from individual attorneys and/or law firms with extensive experience representing and advising non-profit organizations in the areas of liability, risk management, litigation, employment and labor law; contract preparation and review; intellectual property, and bond counsel services including, but not limited to, authorizations/resolutions, disclosures, and financial and legal rule considerations regarding tax-exempt status.

Only attorneys or firms who are currently licensed to practice law in good standing in North Carolina, and who can provide support in the North Carolina Triad area may respond.

To obtain a bid packet or for questions about this notice e-mail: rfp-response@seniorservicesinc.org by Monday October 24, 2022, at 4:00pm EST.

Completed bid proposals must be submitted by 4:00pm EST on **Tuesday, November 1, 2022**.

September 20, 2022

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22 SP 683

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, GUILFORD COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Jurnell Campbell dated August 19, 2013, recorded on September 3, 2013, in Book R 7527, Page 1975 of the Guilford County Public Registry ("Deed of Trust"), conveying certain real property in Guilford County to Grady I. Ingle and Elizabeth B. Ellis, Trustee, for the benefit of Green Tree Servicing LLC. Default having been made of the note thereby secured by the said Deed of Trust, and the undersigned, 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 26, 2022, at 1:00 PM**, and will sell to the highest bidder for cash the following described property situated in Guilford County, North Carolina, to wit: Being all of Lot 7, Phase 1, Section 1, Sheet 1 of 2, Cottesmore Subdivision as per plat thereof recorded in Plat Book 161 at Page 49, in the Office of the Register of Deeds of Guilford County, North Carolina.

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

Said property is commonly known as 4464 Alderny Circle, High Point, NC 27265; Parcel ID: 0215145

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, payable to Bell Carrington Price & Gregg, PLLC, 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. Pursuant to N.C. Gen. Stat. § 45-21.30, if the highest bidder at the sale, resale, or any upset bidder fails to comply with its bid upon the tender of a deed for the real property, or after a bona fide attempt to tender such a deed, the clerk of superior court may, upon motion, enter an order authorizing a resale of the real property. The defaulting bidder at any sale or resale or any defaulting upset bidder is liable for the bid made, and in case a resale is had because of such default, shall remain liable to the extent that the final sale price is less than the bid plus all the costs of any resale. Any deposit or compliance bond made by the defaulting bidder shall secure payment of the amount, if any, for which the defaulting bidder remains liable under N.C. Gen. Stat. § 45-21.30. 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 any and all superior liens, including taxes and special assessments. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Jurnell Campbell. An Order for possession of the property may be issued pursuant to N.C. Gen. Stat. § 45-21.29, in favor of the purchaser and against the party or parties by the clerk of superior court of the county in which the property is

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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. The notice shall also state that 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 [N.C. Gen. Stat. § 45-21.16(b)(2)].

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.

Cape Fear Trustee Services, LLC, Substitute Trustee

Aaron Seagroves, NCSB No. 50979
Matthew Cogswell, NCSB No. 58827
5550 77 Center Drive, Suite 100
Charlotte, NC 28217
PHONE: 980-201-3840
File No.: 22-41939

September 13, 20, 2022

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of **Carol Jean Smith** (a/k/a Carol Leach Smith, Carol L. Smith, Carol J. Smith Carol J. Wood and Carol Smith), 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 the undersigned, **Kenneth Ray Smith**, Executor, at 1480 Chimney Rock Drive, Kernersville, NC, 27284, on or before the 20th day of December, 2022, or this notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment to the Executor.

This is the 20th day of September, 2022.

Kenneth Ray Smith
Executor of the Estate of **Carol Jean Smith** (a/k/a Carol Leach Smith, Carol L. Smith, Carol J. Smith, Carol J. Wood and Carol Smith)

Law Offices of Harry A. Boles
Harry A. Boles, Attorney-at-Law
214 East Mountain Street, Suite 101
Kernersville, NC 27284
Telephone: (336) 996-7783
E-mail Address: gencivil1@harryboles.com

September 20, 27, October 4, 11, 2022

Kernersville News Classifieds

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22 SP 862

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, GUILFORD COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Kyle T. Downs and Rebecca Y. Downs dated September 9, 2019 recorded on September 9, 2019 in Book R 8193, Page 1300 of the Guilford County Public Registry ("Deed of Trust"), conveying certain real property in Guilford County to Investors Title Insurance Company, Trustee, for the benefit of Plaza Home Mortgage Inc.. Default having been made of the note thereby secured by the said Deed of Trust, and the undersigned, 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 26, 2022 at 1:00 PM**, and will sell to the highest bidder for cash the following described property situated in Guilford County, North Carolina, to wit: Being all of Lot 241, Section 2, Phase 1 of Lake Jeanette Subdivision, as per plat thereof recorded in Plat Book 84, Page 16, in the Office of the Register of Deeds of Guilford County, North Carolina.

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

Said property is commonly known as 5212 Nantucket Road, Greensboro, NC 27455; Parcel Number: 63716

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, payable to Bell Carrington Price & Gregg, PLLC, 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. Pursuant to N.C. Gen. Stat. § 45-21.30, if the highest bidder at the sale, resale, or any upset bidder fails to comply with its bid upon the tender of a deed for the real property, or after a bona fide attempt to tender such a deed, the clerk of superior court may, upon motion, enter an order authorizing a resale of the real property. The defaulting bidder at any sale or resale or any defaulting upset bidder is liable for the bid made, and in case a resale is had because of such default, shall remain liable to the extent that the final sale price is less than the bid plus all the costs of any resale. Any deposit or compliance bond made by the defaulting bidder shall secure payment of the amount, if any, for which the defaulting bidder remains liable under N.C. Gen. Stat. § 45-21.30. 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 any and all superior liens, including taxes and special assessments. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property are Kyle T. Downs and Rebecca Downs.

An Order for possession of the property may be issued pursuant to N.C. Gen. Stat. § 45-21.29, in favor of the purchaser and against the party or parties 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. The notice shall also state that 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 [N.C. Gen. Stat. § 45-21.16(b)(2)].

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.

Cape Fear Trustee Services, LLC, Substitute Trustee

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Aaron Seagroves, NCSB No. 50979
Matthew Cogswell, NCSB No. 58827
5550 77 Center Drive, Suite 100
Charlotte, NC 28217
PHONE: 980-201-3840

File No.: 22-42976

September 13, 20, 2022

22-SP-522 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 Rosemary F. Steelman dated September 23, 2005 and recorded on September 28, 2005, in Book 2604 at Page 224, 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 September 28, 2022 at 10:00 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: 1000 Anne Ave, Winston-Salem, NC 27127 Tax Parcel ID: 6824-84-9032 Present Record Owner: Rosemary F. Steelman 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 to 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# 3016.20022 59169 September 20, 27, 2022

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22-SP-560 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 Steven C. Dress and Terry Edwards dated September 28, 2018 and recorded on September 28, 2018, in Book 3427 at Page 1150, 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 September 28, 2022 at 10:00 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: 6000 Glenacre Drive, Kernersville, NC 27284 Tax Parcel ID: 6878-60-1582 Present Record Owner: Steven C. Dress 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# 3016.18822 59170 September 20, 27, 2022

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