

Kernersville News Legal Notices

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Tuesday News, October 19, 2021

LEGALS

PERSONAL REPRESENTATIVE'S NOTICE

Having qualified as Personal Representative of the Estate of Ginger Cagle Bingham a/k/a Ginger C. Bingham 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 as 514 S. Stratford Road, Ste 333, Winston Salem, NC 27103, on or before the 3rd day of January, 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 28th day of September, 2021.

Gary H. Bingham, Personal Representative of the Estate of Ginger Cagle Bingham

D. Barrett Burge
Burge Law Firm
514 S. Stratford Road, Ste 333
Winston Salem, NC 27103

September 28, October 5, 12, 19, 2021

NOTICE TO CREDITORS

Having qualified as Administrator of the estate of JOY ANN TAYLOR MCDANIEL, deceased, who was a resident of Forsyth County, NC, this is to notify all persons, firms and corporations having claims against said Estate to present them duly verified to said Administrator at the address indicated below and to do so on or before the 7th day of January, 2022 or this notice will be pleaded in bar of their recovery. All persons indebted to the Estate will please make immediate settlement with said Administrator.

This the 5th day of October, 2021.

JONATHAN TAYLOR, ADMINISTRATOR
c/o DONALD S. GILLESPIE, JR. ATTORNEY
6715-D Fairview Rd.
Charlotte, NC 28210-0128

October 5, 12, 19, 26, 2021

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Rachel Harrison Bowman, 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 January 6, 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 5th day of October, 2021.

Mary Ruth Bowman Robertson
153 Forest Drive
Kernersville, NC 27284

October 5, 12, 19, 26, 2021

STATE OF NORTH CAROLINA COUNTY OF FORSYTH NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of

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Michael Fleming Cooley, also known as Michael F. Cooley, Michael Cooley, Mike Cooley, and Mike F. Cooley, late of Forsyth County, North Carolina, this is to notify all persons, firms, and corporations having claims against the said decedent to exhibit them to Morrow Porter Vermitsky & Taylor, PLLC, 3890 Vest Mill Road, Winston-Salem, North Carolina 27103, on or before January 5, 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 5th day of October, 2021. **Virginia Hayes, Administrator of the Estate of Michael Fleming Cooley.**

October 5, 12, 19, 26, 2021.

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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 Gary C. Snyder and Martha C. Snyder to Blanco Tackabery Combs & Matamoros, P.A., Trustee(s), which was dated March 28, 2003 and recorded on April 2, 2003 in Book 2336 at Page 2507, 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 **November 2, 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:

BEING known and designated as Lot Nos. 118, 119 and 120 as shown on the Map of Walnut Hills, Section 1, same being of record in Plat Book 8, at page 188 (2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being 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 3011 Walnut Ave, Winston Salem, NC 27106.

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

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best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Gary C. Snyder and wife, Martha C. Snyder.

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.: 20-02191-FC01

October 19, 26, 2021

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Frances M. Braddy, also known as Frances Braddy and Frances C. Braddy, 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 January 6, 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 5th day of October, 2021.

Melissa Griffith aka Melissa Dawn Griffith
3912 Battleground Ave
Ste 112-352
Greensboro, NC 27410

October 5, 12, 19, 26, 2021

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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 Claymon R. Rutledge and Nancy Y. McCormick to Claymon R. Rutledge and Nancy Y. McCormick to Richard Pearman, Jr., Trustee(s), which was dated July 26, 2007 and recorded on July 26, 2007 in Book 2771 at Page 3161, 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 **November 2, 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:

BEGINNING at an iron stake in the Northwest corner of the within described tract, the said beginning point being South 7° 46' West 844.74 feet from an iron in the corner of C.A. Hoots and O.E. Hans property, and running thence from the beginning point South 62° 35' East 1465.31 feet to an iron in the right of way of Pine Hall Road, and continuing 24.43 feet, or in all 1489.74 feet to the approximate center of said Pine Hall Road, being indicated by a nail; thence with the approximate center of said road S. 41° 25' West 287.29 feet to a nail; thence North 65° 53' West 24.35 feet to an iron in right of way line of said Pine Hall Road, and continuing 1271.65 feet, or in all 1296 feet to an iron stake in the Eastern line of C.A. Hoots; thence with the Hoots line North 7° 46' East 376.09 feet to the place of BEGINNING, containing 10.12 acres, more or less, as surveyed by Kenneth A. Vaughan, Registered Surveyor, and being Tract No. 2 of the W. L. Abbott Estate Subdivision, recorded in the Office of the Clerk of the Superior Court of Forsyth County, North Carolina, in Plat Book 2, at Page 79.

There is excepted from the above description those parcels previously conveyed and more particularly described in Deed Book 1701, Page 991 and Deed Book 1728, Page 2657.

The remaining property is known informally as Tax Block 5231, Lot 048Q and totals 4 acres more or less.

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

Said property is commonly known as 7330 Pine Hall Road, Belews Creek, NC 27009.

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

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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 Claymon R. Rutledge and All Lawful Heirs of Nancy Y. McCormick.

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.: 19-16774-FC01

October 19, 26, 2021

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Jane E. Smith, 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 January 20, 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 19th day of October, 2021.

Donald J. Smith, Jr.
1246 Security St.
Newton, NC 28658

October 19, 26, November 2, 9, 2021

Kernersville News Classifieds

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NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Paul Edward Bierie, also known as Paul E. Bierie, 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 January 24, 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 19th day of October, 2021.

Patricia B. Bierie, Administrator
1034 Irving St.
Winston-Salem, NC 27103

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

October 19, 26, November 2, 9, 2021

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Ann Marie Lombardi, also known as Ann Marie Rose Lombardi, 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 January 24, 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 19th day of October, 2021.

Carl Lombardi, Executor
4480 Hanley Park Drive
Walkertown, NC 27051

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

October 19, 26, November 2, 9, 2021

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of David Anthony Shipley, 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 January 20, 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 19th day of October, 2021.

Susan Brown Shipley
6933 Providence Church Rd.
Winston-Salem, NC 27105

October 19, 26, November 2, 9, 2021

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of James Benson Dunlap, 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 January 20, 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 19th day of October, 2021.

Regenal Anthony Dunlap
230 Hopkins Road

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Apt 213-C
Kernersville, NC 27284

October 19, 26, November 2, 9, 2021

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Billy Roger Hooker, 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 January 20, 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 19th day of October, 2021.

Keith R. Hooker
469 Uppergate Lane
Kernersville, NC 27284

October 19, 26, November 2, 9, 2021

Notice of Lien and Sale

Bodsford Realty Co., Agent for Rent & Store, Inc. will sell at auction the contents of the following units to recover unpaid rents and fees. This sale will be held on the premises of Rent & Store, Inc., 528 Piney Grove Road, Kernersville, NC, on October 30, 2021 at 9:00am.

Randy Fevure, 3610 Fairlane Rd., High Point, NC 27265
Megan Castle, 4529 Oakley Ct., Walkertown, NC 27051
Danny Hewitt, 104 Hedrick Dr., Kernersville, NC 27284
Maria Amodende, PO Box 38792, Greensboro, NC 27438
Jenelle Crumpler, 3632 Martins Trail Cr., Unit 102, Walkertown, NC 27051
Ray Macon, 6106 Black Willow Dr., Greensboro, NC 27405
Danielle Smith, 870 Oak Shadow Dr., Winston-Salem, NC 27104

Rent & Store, Inc.
PO Box 752
Kernersville, NC 27285

October 19, 26, 2021

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Maggie Omelia Richardson, 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 January 20, 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 19th day of October, 2021.

Richard David Richardson, Jr.
4760 Old Lantern Way
Charlotte, NC 28212

October 19, 26, November 2, 9, 2021

EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of Fred A. Price, Jr. a/k/a Fred Avery Price, Jr. 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 at P.O. Box 2316 Banner Elk, NC 28604 on or before the 25th day of January, 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 19th day of October, 2021

W. McNair Tornow, Executor of the Fred A. Price, Jr. Estate

W. McNair Tornow
P.O. Box 2316
Banner Elk, NC 28604

October 19, 26, November 2, 9, 2021