

# Kernersville News

# Legal Notices

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Tuesday News, November 14, 2023

## LEGALS

### NOTICE TO CREDITORS

2023 E 2915  
NORTH CAROLINA  
GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **ANGELO N. KONTOLAS AKA ANGELO NICHOLAS KONTOLAS**, 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 **JANUARY 24, 2024** 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 24th day of October 2023.

Angelo S. Kontoulas  
Executor of the Estate of Angelo N. Kontoulas  
aka Angelo Nicholas Kontoulas  
7873 Bufflehead 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

October 24, 31, November 7, 14, 2023

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**NORTH CAROLINA**  
**FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Patsy Ann Minor Lampkins, also known as Patsy Minor Lampkins, 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 January 24, 2024, 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 24th day of October, 2023.

Curtis Bernard Coleman, Administrator  
Ronald Dean Ingle, Jr., Attorney  
8512 US Highway 158  
Stokesdale, NC 27357

October 24, 31, November 7, 14, 2023

### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Darrell L. Breeding, Sr., also known as Darrell Lansing Breeding, Darrell Lansing Breeding, Sr., Darrell L. Breeding, Darrell Breeding, Sr., and Darrell Breeding, late of 3770 Winfield Bluff Court, 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 12th day of February, 2024, or this Notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to the

## LEGALS

said estate will please make immediate payment to the undersigned.

This, the 7th day of November, 2023.

Virginia B. Lazenby, Executor  
for the Estate of Darrell L. Breeding, Sr.

380 Knollwood Street, Suite 700  
Winston-Salem, NC 27103-4152

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

November 7, 14, 21, 28, 2023

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**2018 Chev Malibu with VIN 1G1ZD5T3JF204296.**  
**2014 Nissa Sentra with VIN 3N1AB7AP8EL629005,**  
**and 2012 Niissa Versa with VIN 3N1CN7AP8CL804740.**  
**The Public notice sale will be at International D&S**  
**Garage, Inc 3810 N. Glenn Ave. WS NC 27107 Nov.**  
**17, 2023 at 10am.**  
**November 7, 14, 2023**

22-SP-560 AMENDED 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 November 29, 2023 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. 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. Should the property be purchased by a third party, that party must pay the excise tax, and any Land Transfer Tax as required by N.C.G.S. §7A-308(a)

## LEGALS

(1). Third party, must pay the full bid amount, less any deposit that has been paid to the Substitute Trustee, immediately upon demand after the conclusion of the final upset bid period. Failure of the bidder to comply with the bid shall result in the resale of the property, with the defaulting bidder remaining liable upon their bid under the provisions of N.C.G.S. §45-21-30. 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 of 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 mortgagee 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# 3057.08822 59687  
November 14, 21, 2023

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IN THE GENERAL COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
FORSYTH COUNTY  
**23sp616**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY RANDALL T. MCELVEEN AND TONI MCELVEEN DATED JUNE 24, 2005 AND RECORDED IN BOOK 2578 AT PAGE 2133 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 November 28, 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

## LEGALS

executed Randall T. McElveen and Toni McElveen, dated June 24, 2005 to secure the original principal amount of \$99,000.00, and recorded in Book 2578 at Page 2133 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: **4700 White Rock Rd, Winston Salem, NC 27105**  
Tax Parcel ID: 6848 30 0926.000  
Present Record Owners: Randall T. McElveen and Toni McElveen

The record owner(s) of the property, according to the records of the Register of Deeds, is/are Randall T. McElveen and Toni McElveen.

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 November 8, 2023.

Jason K. Purser, NCSB# 28031  
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

**06-79180**

November 14, 21, 2023

## LEGALS

### NOTICE OF PUBLIC HEARING

The Kernersville Board of Aldermen will hold a Public Hearing on Wednesday, November 29, 2023 at 6:30 pm in the Kernersville Municipal Chambers, 134 East Mountain Street, Kernersville, NC 27284, to hear the following: The proposed financing of real property at Ivey M. Redmon Sports Complex Park and 647 Beeson Road. The Town of Kernersville holds public meetings in accessible rooms. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting should contact the Town Clerk at 336-992-0404 (voice) or 336-993-0192 (TDD) at least 48 hours prior to the date of the meeting.

**TOWN OF KERNERSVILLE, NORTH CAROLINA**

Dawn Morgan, Mayor  
Curtis Swisher, Town Manager

Tuesday, November 14, 2023

### NOTICE TO CREDITORS

2023 E 2960  
NORTH CAROLINA  
GUILFORD COUNTY

The undersigned, having qualified as Co-Executors of the Estate of **EVELYN P. HILL AKA EVELYN PITTMAN HILL**, 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 **FEBRUARY 14, 2024** 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 14th day of November 2023.

Robert D. Hill  
Co-Executor of the Estate of Evelyn P. Hill aka  
Evelyn Pittman Hill  
197 Rosedale Drive  
Rockingham, VA 22801

Neal T. Hill  
Co-Executor of the Estate of Evelyn P. Hill aka  
Evelyn Pittman Hill  
174 Cameron Ave.  
ON K1S 0X3  
Ottawa

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

November 14, 21, 28, December 5, 2023

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**NORTH CAROLINA**  
**GUILFORD COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Elizabeth May Whittaker, 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 February 14, 2024, 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 14th day of November, 2023.

Michelle Purgason Ferry  
1807 Boulevard St  
Greensboro, NC 27407

November 14, 21, 28, December 5, 2023

## LEGALS

### NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

The undersigned, having heretofore, qualified as Executor of the Estate of KATHLEEN A WILLIAMS aka KATHLEEN ANN WILLIAMS, KATHLEEN WILLIAMS 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 February 14, 2024, 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 14th day of November 2023.

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

November 14, 21, 28, December 5, 2023

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**NORTH CAROLINA**  
**GUILFORD COUNTY**

### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Mary D. Robinson-McCormick, 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 February 14, 2024, 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 14th day of November, 2023.

Katherine Williams  
615 E. Kivett Street  
Asheboro, NC 27203

November 14, 21, 28, December 5, 2023

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**NORTH CAROLINA**  
**FORSYTH COUNTY**

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Lawrence M. Rush, also known as Lawrence Michael Rush, 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 February 14, 2024, 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 14th day of November, 2023.

Jasmin M. Lugo  
1033 Megan Cross Lane  
Kernersville, NC 27284

November 14, 21, 28, December 5, 2023

### NOTICE TO CREDITORS

NORTH CAROLINA  
FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Dorothy G. Long, also known as Dorothy Guy Long, and Dorothy Lou Guy Long, 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 15th day of February, 2024 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 13th day of November, 2023.

Thomas Thad Guy, Executor  
Estate of Dorothy G. Long

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

November 14, 21, 28, December 5, 2023

## LEGALS

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of James V. Edwards, also known as James Victor Edwards, Butch Edwards, and James V. Edwards, Sr., late of 160 Pennsylvania Avenue, 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 19th day of February, 2024, 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 14th day of November, 2023.

Ashley E. Snowden, Executor  
for the Estate of James V. Edwards

380 Knollwood Street, Suite 700  
Winston-Salem, NC 27103-4152

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

November 14, 21, 28, December 5, 2023