

Kernersville News

Legal Notices

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Kernersville News, Thursday, November 16, 2023

LEGALS

NOTICE TO CREDITORS

2023 E 2897
NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Executor of the Estate of **CECIL LEROY THOMAS**, 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 26, 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 26th day of October, 2023.

Joyce Woodfin Thomas aka Joyce Ann Thomas
Executor of the Estate of Cecil Leroy Thomas
3012 Younts Lane
Greensboro, NC 27406

N. BLANE STANALAND
Teague Rotenreich 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 26, November 2, 9, 16, 2023

Notice to Creditors

Having qualified as Executor of the Estate of Billy Lee Timmermann, a/k/a Billy L. Timmermann, Billy Timmermann, Bill Timmermann, 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 29th day of January, 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 26th day of October, 2023.

Jane Young Timmermann, Executor
Estate of Billy Lee Timmermann

Craige Jenkins Liipfert & Walker, LLP

October 26, November 2, 9, 16, 2023

NOTICE TO CREDITORS

NORTH CAROLINA

GUILFORD COUNTY

The undersigned, having qualified as Co-Executors of the Estate of Doris Johnson Richardson (AKA Doris Lee Richardson), deceased, late of Guilford County, North Carolina, hereby notifies all parties having claims against said estate to present them to the attorney for the undersigned at PO Box 904, Kernersville, NC 27285, on or before the 26th day of January, 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.

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This the 25th day of October, 2023.

James E. Richardson, Co-Executor
Estate of Doris Johnson Richardson

Janice R. Isley, Co-Executor
Estate of Doris Johnson Richardson

Julie R. Whately
Attorney at Law
Whately Law, PLLC
P.O. Box 904
Kernersville, NC 27285-0904

October 26, November 2, 9, 16, 2023

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Co-Executors of the Estate of James V. Joyce (AKA James Venable Joyce), 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 PO Box 904, Kernersville, NC 27285, on or before the 26th day of January, 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 25th day of October, 2023.

Susan J. Smith, Co-Executor
Estate of James V. Joyce

Stephen C. Joyce, Co-Executor
Estate of James V. Joyce

Julie R. Whately
Attorney at Law
Whately Law, PLLC
P.O. Box 904
Kernersville, NC 27285-0904

October 26, November 2, 9, 16, 2023

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Daisy Greene Hagaman, 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 PO Box 904, Kernersville, NC 27285, on or before the 26th day of January, 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 25th day of October, 2023.

Ruth Hagaman Woosley, Executor
Estate of Daisy Greene Hagaman

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Mary A. Garvey
Attorney at Law
Whately Law, PLLC
P.O. Box 904
Kernersville, NC 27285-0904

October 26, November 2, 9, 16, 2023

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Hazel Beatrice Preston Hutchins, also known as Hazel Preston Hutchins, Hazel P. Hutchins, Hazel B. Hutchins, Hazel Hutchins, 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 26th day of January, 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 26th day of October, 2023.

Rebecca Sue Hutchins Tucker, Executor
Of the Estate of Hazel Beatrice Preston Hutchins

THOMAS & BENNETT
Raymond D. Thomas
116 South Cherry Street, Suite C
Kernersville, N.C. 27284

October 26, November 2, 9 and 16, 2023

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Mary Ann P. Mabe, aka Mary Ann Paschal Mabe, deceased, 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 on or before the 2nd 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.

This the 2nd day of November, 2023.

Peggy Sue Scott, Executor
Estate of Mary Ann P. Mabe
Rutledge & Rutledge, Attorneys at Law
P. O. Box 617
Walnut Cove, NC 27052

November 2, 9, 16, 23, 2023

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Tina Gay Sink late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of said decedent to present them to the undersigned at the office of her attorney set forth below, on or before February 2, 2024, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

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This the 31st day of October 2023.

Kathy Jo Sink Bowden
Executor for the Estate of
Tina Gay Sink

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

November 2, 9, 16, 23, 2023

ADMINISTRATOR'S NOTICE

Having qualified as Administrator of the Estate of John H. Smalls AKA John Henry Smalls, deceased, 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 at 514 S. Stratford Road, Suite 333, Winston-Salem, North Carolina 27103, on or before the 6th 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.

This the 2nd day of November, 2023

Bridgette Larkins Smalls, Administrator
of the Estate of John H. Smalls

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

November 2, 9, 16, 23, 2023

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Peggy Fowler Jones, 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 2, 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 2nd day of November, 2023.

Timothy A. Jones
Timothy Auburn Jones
4170 Clemmons Rd Ste 290
Clemmons, NC 27012

November 2, 9, 16, 23, 2023

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Lucy Kathryn Shewbridge, 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 2, 2024, or this notice will be

LEGALS

pleaded in bar of their recovery. All parties indebted to said estate will please make immediate payment to the undersigned.
This the 2nd day of November, 2023.

Anna Marie Kirstine
298 Lake Ridge Dr
Kernersville, NC 27284

November 2, 9, 16, 23, 2023

NORTH CAROLINA GUILFORD COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Danny Paul Greene, 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 2, 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 2nd day of November, 2023.

Benjamin Daniel Greene
1155 Gashes Ridge Ln
Apt 104
Asheville, NC 28803

November 2, 9, 16, 23, 2023

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Sylvia F. Brooks, also known as Sylvia Frances Warren Brooks, Sylvia Frances Brooks, Sylvia Warren Brooks, Sylvia W. Brooks, Sylvia Brooks, 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 9th 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 9th day of November, 2023.

Patrice Gizelle Brooks West, Executor
Of the Estate of Sylvia F. Brooks

THOMAS & BENNETT
Raymond D. Thomas
116 South Cherry Street, Suite C
Kernersville, N.C. 27284

November 9, 16, 23 and 30, 2023

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NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Dorothy Glenn Eaton, also known as Dorothy Eaton, Dorothy G. Eaton, Dorothy J. Eaton, Dorothy Jean Glenn Eaton, 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 116 South Cherry Street, Suite C, Kernersville, N. C. 27284, on or before the 9th 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 9th day of November, 2023.

Patricia Diana Eaton, Executor
Of the Estate of Dorothy Glenn Eaton

THOMAS & BENNETT
Raymond D. Thomas
116 South Cherry Street, Suite C
Kernersville, N.C. 27284

November 9, 16, 23 and 30, 2023

NORTH CAROLINA

FORSYTH COUNTY

CREDITORS NOTICE

Having qualified as Executor of the Estate of Betty B. Tinnnes (Betty Tinnnes, Betty Boyd Tinnnes), deceased, 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 such claims to Michael E. Tinnnes, Executor, c/o B. Jeffrey Wood, Attorney at Law at 3600 Country Club Road, Suite 100, Winston-Salem, North Carolina 27104, on or before February 16, 2024, or this notice will be pled in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 9th day of November, 2023.

MICHAEL E. TINNES
Executor

B. Jeffrey Wood
Attorney for the Estate
3600 Country Club Road, Suite 100
Winston-Salem, NC 27104
(336) 722-5700

November 9, 16, 23, 20, 2023

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Administrator of the Estate of Arthur Francis Perrone, Jr. (AKA Arthur Francis Perrone and Arthur E. Perrone), 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 PO Box 904, Kernersville, NC 27285, on or before the 9th 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 6th day of November, 2023.

Stephen F. Perrone, Administrator
Estate of Arthur Francis Perrone, Jr.

Mary A. Garvey
Attorney at Law
Whately Law, PLLC
P.O. Box 904
Kernersville, NC 27285-0904

November 9, 16, 23 and 30, 2023.

Notice to Creditors

Having qualified as Administrator of the Estate of Michael Joseph Beitzel, late of 1124 Manorwood Drive, Kernersville, North Carolina 27284, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to

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exhibit them to the undersigned at 4145 Randolph Church Road, Liberty, NC 27298, on or before the 14th 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 9th day of November, 2023.

Matthew Joseph Beitzel,
Administrator for the Estate of
Michael Joseph Beitzel

Pamela E. Whitaker
Attorney at Law
4145 Randolph Church Road
Liberty, NC 27298
(336) 622-3553

November 9, 16, 23, 30, 2023

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Charlotte Hale Perdue (AKA Charlotte Perdue Greene, Charlotte Hale Perdue Greene and Charlotte Hale Greene), 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 PO Box 904, Kernersville, NC 27285, on or before the 9th 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 8th day of November, 2023.

Clinton Richard Perdue, Executor
Estate of Charlotte Hale Perdue

Mary A. Garvey
Attorney at Law
Whately Law, PLLC
P.O. Box 904
Kernersville, NC 27285-0904

November 9, 16, 23, and 30, 2023

NOTICE TO CREDITORS STATE OF NORTH CAROLINA COUNTY OF FORSYTH

The undersigned, Lawrence Ashley Rawlins Lindsey, having qualified as Executor of the Estate of **Michael D. Findley aka Michael Darin Findley**, Deceased, late of Forsyth County, North Carolina, hereby notifies all persons, firms, and corporations having claims against the Estate to present such claims to the undersigned in care of the undersigned's Attorney at their address on or before February 9, 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 above-named Executor.

This the 9th day of November 2023.

Lawrence Ashley Rawlins Lindsey, Executor
Estate of Michael D. Findley

Blaire D. McClanahan, Esq.,
Law Offices of Cheryl David
528 College Rd.
Greensboro, NC 27410
Telephone: (336) 547-9999
Facsimile: (336) 547-9477
November 9, 16, 23, 30, 2023

November 9, 16, 23, 30, 2023

Notice to Creditors

Being the Executor for the Estate of Wanda C. Wetherall aka Wanda Carter Wetherall, late of Belevs Creek, 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 12th day of February, 2024, 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

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Testamentary for the Estate of Wanda C. Wetherall aka Wanda Carter Wetherall, deceased, were issued on May 19th, 2023 to William Wetherall, Executor, estate file no. 23 E 954 pending in Forsyth County Court.

This the 9th day of November, 2023.

William Wetherall
Executor of the Estate of Wanda C. Wetherall
aka Wanda Carter Wetherall

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

November 9, 16, 23, 20, 2023

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Jerry A. Streetman, also known as Jerry Allan Streetman and Jerry Streetman, 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 9, 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 9th day of November, 2023.

Debra C. Duncan
650 Stags Leap Court
High Point, NC 27265

November 9, 16, 23, 20, 2023

NORTH CAROLINA FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as the Administrator of the Estate of Claudetta Anitra Wall, (a/k/a Claudetta A. Wall, Claudetta Wall), deceased, 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 Claude Wall, Administrator, c/o William E. Rabil, Jr., Hemphill Gelder, P.C., 501 Harvey Street, Winston-Salem, North Carolina, 27103, on or before the 9th day of February, 2024, or this notice will be pled in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 9th day of November, 2023.

Claude Wall Administrator of the Estate

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

November 9, 16, 23, 30, 2023

NOTICE OF SERVICE OF PROCESS BY PUBLICATION STATE OF NORTH CAROLINA FORSYTH COUNTY

In the Superior Court 23 CVS 3401
ERIN DANIELLE NETTLES, Plaintiff vs. MICHELLE DENISE MILLER

To: Defendant MICHELLE DENISE MILLER:

Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows: monetary damages for personal injuries resulting from a car wreck on July 7, 2020 in Forsyth County, N.C.

You are required to make defense to such pleading not later than 40 days after the date of the notice's first publication, and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This the 9th day of November, 2023.

Cheryl Andrews McDonald
HOLTON LAW FIRM, PLLC
857 W. 5th St.
Winston-Salem, NC 27101
(336) 777-3480

November 9, 16, 23, 2023

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STATE OF NORTH CAROLINA COUNTY OF GUILFORD

NOTICE TO CREDITORS

IN THE MATTER OF THE ESTATE OF MARGARET ANN WILSON AKA MARGARET A. WILSON, AKA MARGARET WILSON DECEASED.

The undersigned, having heretofore qualified as Administrator of the Estate of MARGARET ANN WILSON, AKA MARGARET A. WILSON, AKA MARGARET WILSON, 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 February 10th, 2024, 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 9th day of November 2023.

Donald A. Wilson, Administrator
of the Estate of MARGARET ANN WILSON,
AKA MARGARET A. WILSON AKA
MARGARET WILSON, Deceased
c/o Christopher W. Genheimer, Esq.,
Carruthers & Roth, P.A.
Attorneys & Counselors at Law
235 North Edgeworth Street
Post Office Box 540
Greensboro, North Carolina 27402

November 9, 16, 23, 30, 2

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NOTICE OF FORECLOSURE SALE
FILE NUMBER: 23 SP 54

Under and by virtue of the power of sale contained in a certain Deed of Trust executed by RYAN MASON payable to COLDWELL BANKER MORTGAGE, lender, to STUART CLARKE AT THROPE & CLARK, Trustee, dated April 30, 2015, and recorded in Book RE 3228, Page 2793 of the Forsyth County Public Registry by Goddard & Peterson, PLLC, Substitute Trustee, default having been made in the terms of agreement set forth by the loan agreement secured by the said Deed of Trust and the undersigned, Goddard & Peterson, PLLC, having been substituted as Successor Trustee in said Deed of Trust by an instrument duly recorded in the Official Records of Forsyth County, North Carolina, in Book RE 3736, Page 3498, and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in Forsyth County, North Carolina, or the customary location designated for foreclosure sales, on **Friday, December 1, 2023 at 11:00am**, 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 as follows:
PARCEL IDENTIFICATION NUMBER(S): 6838-49-5992
ADDRESS: 5534 GRUBBS ST., WINSTON SALEM, NC 27105

PRESENT RECORD OWNER(S): RYAN MASON
THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY FORSYTH STATE OF NORTH CAROLINA: BEGINNING AT AN IRON STAKE IN THE SOUTH RIGHT OF WAY LINE OF KING STREET, SAID IRON STAKE BEING LOCATED IN THE NORTHEAST CORNER OF LOT 85 ON MAP HEREINAFTER REFERRED TO: RUNNING THENCE SOUTH 28° 45' WEST 150.2 FEET TO AN IRON STAKE; RUNNING THENCE NORTH 73° 45' WEST 145.4 FEET TO AN IRON STAKE; RUNNING THENCE NORTH 9° 45' EAST 102.5 FEET TO AN IRON STAKE IN THE SOUTH RIGHT OF WAY LINE OF KING STREET; RUNNING THENCE WITH THE RIGHT OF WAY LINE OF SAID STREET SOUTH 87° 15' EAST 193.9 FEET TO A POINT, THE PLACE OF BEGINNING. BEING A PART OF LOTS 84 AND 85 AS SHOWN ON THE MAP OF JOE F. GRUBBS PROPERTY AS, RECORDED IN, PLAT BOOK 4 PAGE 77 IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA.

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. Should the property be purchased by a third party, that party must pay the excise 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 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/security agreement, or both, 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 being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens or prior encumbrances of record and any recorded releases. Said property is also being sold subject to applicable Federal and State laws.

A deposit of five percent (5%) of the purchase price, 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.

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 its sole discretion, if it believes 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.

Additional Notice for Residential Property with Less than 15 rental units, including Single-Family Residential Real Property: 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 foreclosure 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 not more than 90 days, after the

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sale date contained in this 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.
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.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
110 Frederick St, Suite 200
Greenville, South Carolina 29607
Phone: (470) 321-7112, Ext. 204
Fax: 1-919-800-3528
RAS File Number: [22-021591]

November 16, 23, 2023

• • • •
IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
23sp498

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY SAMUEL C. HOLDER AKA SAMUEL S. HOLDER AND RACHEL S. HOLDER DATED MARCH 28, 2005 AND RECORDED IN BOOK RE 2558 AT PAGE 1409 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 30, 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 Samuel C. Holder aka Samuel S. Holder and Rachel S. Holder, dated March 28, 2005 to secure the original principal amount of \$55,000.00, and recorded in Book RE 2558 at Page 1409 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: **1186 N Main St, Kernersville, NC 27284**
Tax Parcel ID: 6897-01-2645.000
Present Record Owners: The Estate of Samuel Holder
The record owner(s) of the property, according to the records of the Register of Deeds, is/are The Estate of Samuel Holder.

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

LEGALS

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 Mortgagor, 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 10, 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

23-116194

November 16, 23, 2023

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**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Linda H. Davis, also known as Linda Holler Davis, 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 16, 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 16th day of November, 2023.

Rhonda Davis Settle
380 Knollwood St. Suite H #260
Winston-Salem, NC 27103

November 16, 23, 30, December 7, 2023

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**NORTH CAROLINA
GUILFORD COUNTY**

NOTICE TO CREDITORS

Having qualified Administrator of the Estate of Gunhild O Maeland, also known as Gunhild Olau Maeland and Gunhild Helgesen Maeland, 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 16, 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 16th day of November, 2023.

Charles F. Skara
7502 Carignan Ct
Kernersville, NC 27284

November 16, 23, 30, December 7, 2023

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**NORTH CAROLINA
FORSYTH COUNTY**

NOTICE TO CREDITORS

Having qualified Jerry Dean Haynes, also known as Jerry Haynes, 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 16, 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 16th day of November, 2023.

Jeri Deneen Haynes
3669 Waterwheel Ct.
Greensboro, NC 27409

November 16, 23, 30, December 7, 2023