

Kernersville News Legal Notices

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Tuesday News, August 4, 2020

LEGALS

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Michael Wade Westmoreland, also known as Mike Westmoreland, M.W. Westmoreland, Michael W. Westmoreland, Mike W. Westmoreland, Michael Westmoreland, 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 October 16, 2020, 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 July, 2020.

Neil Ray Westmoreland
6623 Aspen Forest Lane
Walkertown, NC 27051

July 14, 21, 28, August 4, 2020

NORTH CAROLINA
FORSYTH COUNTY

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
20 SP 395

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST FROM ANNETTE L. HAYNIE, DATED SEPTEMBER 4, 1998, RECORDED IN BOOK 2023, PAGE 1290, FORSYTH COUNTY REGISTRY

NOTICE OF FORECLOSURE SALE

Pursuant to an order entered July 1, 2020, in the Superior Court for Forsyth County, and the power of sale contained in the captioned deed of trust ("Deed of Trust"), the undersigned Substitute Trustee will offer for sale at auction, to the highest bidder for cash,

AT THE COURTHOUSE DOOR IN
WINSTON-SALEM, FORSYTH COUNTY,
NORTH CAROLINA
ON AUGUST 5, 2020,
AT 10:00 A.M.

the real estate and the improvements thereon secured by the Deed of Trust, less and except any of such property released from the lien of the deed of trust prior to the date of this sale, lying and being in Forsyth County, North Carolina, commonly known as 2936 Bon Air Avenue, Winston-Salem, NC and being more particularly described as follows: Being known and designated as Lot No. 107, as shown on the Map of Bon Air Development, Section B, same being of record in Plat Book 3, Page 25, in the office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is made for a more particular description.

In the Trustee's sole discretion, the sale may be delayed for up to one (1) hour as provided in Section 45-21.23 of the North Carolina General Statutes.

The record owner of the real property not more than ten days prior to the date hereof is Annette L. Haynie.

A five percent cash deposit, or a cash deposit of \$750.00, whichever is greater, will be required of the last and highest bidder. The balance of the bid purchase price shall be due in full in cash or certified funds at a closing to take place within thirty (30) days of the date of sale. The undersigned Substitute Trustee shall convey title to the property by nonwarranty deed.

This sale will be made subject to all prior liens of record, if any, and to all unpaid ad valorem taxes and special assessments, if any, which became a lien subsequent to the recordation of the Deed of Trust. This sale will be further subject to the right, if any, of the United States of America to redeem the above-described property for a period of 120 days following the date when the final upset bid period has run.

The purchaser of the property described above shall pay the Clerk's Commissions in the amount of \$.45 per \$100.00 of the purchase price (up to a maximum amount of \$500.00), required by Section 7A 308(a) (1) of the North Carolina General Statutes. If the purchaser of the above described property is someone other than the Beneficiary under the Deed of Trust, the purchaser shall also pay, to the extent applicable, the land transfer tax in the amount of one percent (1%) of the purchase price.

To the extent this sale involves residential property with less than fifteen (15) rental units, including single family residential real property, you are hereby notified of the following:

a. An order for possession of the property may be issued pursuant to Section 45-21.29 of the North Carolina General Statutes 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; and

b. 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 the termination.

This 1st day of July, 2020.

HENDRICK, BRYANT, NERHOOD, SANDERS & OTIS,
LLP, Substitute Trustee
Hendrick Bryant Nerhood Sanders & Otis
723 Coliseum Drive, Suite 201
Winston-Salem, NC 27106
336-773-7200

July 28, August 4, 2020

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Bonnie R. Daniel, also known as Bonnie Roddy Daniel, and Bonnie Daniel, 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 D, Kernersville, N.C., 27284, on or before the 21st day of October, 2020 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 20th day of July 2020.

Holly L. Daniel, Executor
Estate of Bonnie R. Daniel

Joseph D. Orenstein
Attorney at Law
Coltrane Grubbs Orenstein, PLLC
109 East Mountain Street
Suite D
P.O. Box 1062
Kernersville, NC 27285-1062

July 21, 28, August 4, 11, 2020

NORTH CAROLINA
FORSYTH COUNTY

IN THE GENERAL COURT OF JUSTICE

LEGALS

SUPERIOR COURT DIVISION
BEFORE THE CLERK
20 SP 393

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST FROM TONY CONRAD MOCK, DATED NOVEMBER 9, 2018, RECORDED IN BOOK RE 3433, PAGE 3732, FORSYTH COUNTY REGISTRY

NOTICE OF FORECLOSURE SALE

Pursuant to an order entered July 1, 2020, in the Superior Court for Forsyth County, and the power of sale contained in the captioned deed of trust ("Deed of Trust"), the undersigned Substitute Trustee will offer for sale at auction, to the highest bidder for cash,

AT THE COURTHOUSE DOOR IN
WINSTON-SALEM, FORSYTH COUNTY,
NORTH CAROLINA
ON AUGUST 5, 2020,
AT 10:00 A.M.

the real estate and the improvements thereon secured by the Deed of Trust, less and except any of such property released from the lien of the deed of trust prior to the date of this sale, lying and being in Forsyth County, North Carolina, commonly known as 1425 Butler Street, Winston-Salem, NC and being more particularly described as follows:

Beginning at an iron stake in the east line of Butler Street, Extension 400.0 feet southwardly from the north line of A.C. Myers 32 acre tract, said iron stake being the southwest corner of Charles A. Bullings property and 30 feet east of and at right angles to the center of Butler Street Extension; running thence with the south line of Charles A. Bullings property South 87 degrees 35 minutes East 200.0 feet to an iron stake the southeast corner of said Bullings Property; thence South 12 degrees 59 minutes East 100.0 feet to an iron stake a new corner; thence along a new line North 87 degrees 35 minutes West 200.0 feet to an iron stake in the east line of Butler Street Extension said iron stake being approximately 3050 feet northwardly from the north line of Waughtown Road; thence along a line that is 30 feet east of and parallel to the center of Butler Street Extension North 12 degrees 59 minutes West 100.0 feet to the place of Beginning.

In the Trustee's sole discretion, the sale may be delayed for up to one (1) hour as provided in Section 45-21.23 of the North Carolina General Statutes.

The record owner of the real property not more than ten days prior to the date hereof is Tony Conrad Mock.

A five percent cash deposit, or a cash deposit of \$750.00, whichever is greater, will be required of the last and highest bidder. The balance of the bid purchase price shall be due in full in cash or certified funds at a closing to take place within thirty (30) days of the date of sale. The undersigned Substitute Trustee shall convey title to the property by nonwarranty deed.

This sale will be made subject to all prior liens of record, if any, and to all unpaid ad valorem taxes and special assessments, if any, which became a lien subsequent to the recordation of the Deed of Trust. This sale will be further subject to the right, if any, of the United States of America to redeem the above-described property for a period of 120 days following the date when the final upset bid period has run.

The purchaser of the property described above shall pay the Clerk's Commissions in the amount of \$.45 per \$100.00 of the purchase price (up to a maximum amount of \$500.00), required by Section 7A 308(a) (1) of the North Carolina General Statutes. If the purchaser of the above described property is someone other than the Beneficiary under the Deed of Trust, the purchaser shall also pay, to the extent applicable, the land transfer tax in the amount of one percent (1%) of the purchase price.

To the extent this sale involves residential property with less than fifteen (15) rental units, including single family residential real property, you are hereby notified of the following:

a. An order for possession of the property may be issued pursuant to Section 45-21.29 of the North Carolina General Statutes 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; and

b. 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 the termination.

This 30th day of July, 2020.

HENDRICK, BRYANT, NERHOOD, SANDERS & OTIS,
LLP, Substitute Trustee
Hendrick Bryant Nerhood Sanders & Otis
723 Coliseum Drive, Suite 201
Winston-Salem, NC 27106
336-723-7200

July 28, August 4, 2020

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Philip Blair Starbuck, also known as Phil Starbuck, 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 October 30, 2020, 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 28th day of July, 2020.

Philip Christopher Starbuck
2732 Cresset Drive
Winterville, NC 28590

July 28, August 4, 11, 18, 2020

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Lucille T. Johnson, also known as Virginia Lucille Trent Johnson, Lucille Johnson, and Virginia Johnson, 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 D, Kernersville, N.C., 27284, on or before the 21st day of October, 2020 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 20th day of July 2020.

Gregory Hugh Johnson, Executor
Estate of Lucille T. Johnson

Joseph D. Orenstein
Attorney at Law
Coltrane Grubbs Orenstein, PLLC
109 East Mountain Street
Suite D
P.O. Box 1062
Kernersville, NC 27285-1062

July 21, 28, August 4, 11, 2020

LEGALS

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Alonzo James Rucker, Sr., also known as Alonzo James Rucker, 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 October 30, 2020, 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 28th day of July, 2020.

Melanie Patrice Ross
2545 Edmunds Drive
Sumter, SC 29154

July 28, August 4, 11, 18, 2020

NORTH CAROLINA
FORSYTH COUNTY

NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Ralph Sherman Blackburn, also known as Ralph Blackburn, 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 October 30, 2020, 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 28th day of July, 2020.

Darrell C. Blackburn
102 Strickland Ave.
Winston-Salem, NC 27127
John R. Blackburn
208 W. Banner Ave.
Winston-Salem, NC 27127

July 28, August 4, 11, 18, 2020

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Sarah W. Swaim, (also known as Sarah Wooten Swaim, Sarah Swaim, Sarah Lynn Swaim, Sarah Lynn Wooten Swaim, Sarah L. Swaim) 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 October 28, 2020, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 24th day of July, 2020.

Regina S. King
Executor for the Estate of
Sarah W. Swaim

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

July 28, August 4, 11, 18, 2020

EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of Shirley Cottee Cooke: a/k/a Shirley C. Cooke, 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 1701 Valley Brook Rd Clemmons, NC 27012 on or before the 30th day of October, 2020, 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 July, 2020

Brigitte Brandon, Executor
of the Shirley Cottee Cook Estate

Brigitte Brandon
1701 Valley Brook Rd
Clemmons, NC 27012

July 28, August 4, 11, 18, 2020
