

# Kernersville News

# Legal Notices

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Kernersville News, Thursday, August 8, 2019

## LEGALS

### NORTH CAROLINA

#### FORSYTH COUNTY

##### PUBLIC ADMINISTRATOR, CTA'S NOTICE

Having qualified as Public Administrator, CTA, of the Estate of Lisa Ann McBride, AKA Lisa Ann Lee, Deceased, late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of the deceased to exhibit them to the undersigned on or before October 25, 2019, or this Notice will be pleaded in bar of their right to recover against the estate of the said deceased. All persons indebted to said estate will please make immediate payment.

This the 18th day of July, 2019.

Bryan C. Thompson  
Public Administrator, CTA, of the Estate of  
Lisa Ann McBride, AKA Lisa Ann Lee  
SURRETT THOMPSON & CEBERIO, PLLC  
210 S. Cherry Street  
Winston-Salem, NC 27101  
(336) 725-8323

July 18, 25, August 1, 8, 2019

### NORTH CAROLINA GUILFORD COUNTY

#### NOTICE TO CREDITORS

Having qualified as Co-Executor of the Estate of Robert H. Hughes, also known as Robert Henry Hughes, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before October 20, 2019, 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 18th day of July, 2019.

John C. Hughes  
404 Avalon Rd  
Greensboro, NC 27401  
Beverly A. Hughes, aka Beverly Ann Hughes  
12600 Sabal Park Dr, Apt 205  
Pineville, NC 28134  
Mary J. Hughes Denny  
2513 Hardie Street  
Greensboro, NC 27403

July 18, 25, August 1, 8, 2019

#### EXECUTOR'S NOTICE

Having qualified as Executor of the Estate of William L. Beam, a/k/a William Leon Beam, Bill Beam and William Beam 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 514 S. Stratford Road, Suite 333, Winston-Salem, North Carolina 27103, on or before the 31st day of November, 2019, or this Notice will be pleaded in bar of their recovery. All persons indebted to said Estate will please make immediate payment.

This the 1st day of August, 2019

D. Barrett Burge, Executor  
of the Estate of William L. Beam

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

August 1, 8, 15, 22, 2019

#### NOTICE OF SERVICE OF PROCESS BY PUBLICATION

##### STATE OF NORTH CAROLINA FORSYTH COUNTY

OneMain Financial Group, LLC,  
Plaintiff

Vs.

Rose M. Faulk,  
Defendant

IN THE GENERAL COURT OF JUSTICE  
DISTRICT COURT DIVISION  
FILE NO. 19 CVD 2490

TO: ALL PARTIES

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: money owed and court costs.

You are required to make a defense to such pleading not later than 40 days after the first date of the publication of this notice yielding a deadline of September 03, 2019 and upon your failure to do so, the party seeking service against you will apply to the court for the relief sought.

Dated: July 10, 2019

THE GREEN LAW FIRM, P.C.  
Jay B. Green  
Attorney for Plaintiff  
908 E. Edenton Street  
Raleigh, North Carolina 27601  
Telephone: 919-829-0797

July 25, August 1, 8, 2019

#### CREDITOR NOTICE

The undersigned, having qualified as Administrator, CTA of the Estate of William W. Raper, Jr., aka William Wood Raper, Jr., deceased, 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 on or before the 25th day of October, 2019, or this Notice will be pleaded in bar of recovery. All persons, firms and corporations indebted to this Estate will please make payment immediately to the undersigned at the below-designated address.

This is the 25th day of July, 2019.

Margaret L. Rehder, Administrator, CTA of the  
Estate of William W. Raper, Jr.  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101

Marcus L. Moxley, Esquire  
EDWARDS CRAVER VEACH PLLC  
1001 West Fourth Street  
Winston-Salem, North Carolina 27101  
Telephone No. (336) 607-7384

July 25, August 1, 8 and 15, 2019

#### Notice to Creditors

Having qualified as Executor of the Estate of Mark L. Frazier (aka Mark Frazier, Mark Livingston Frazier), 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 my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 25th day of October, 2019, 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 25th day of July, 2019.

Melissa H. Frazier, Executor  
Estate of Mark L. Frazier  
c/o Craig Jenkins Lipfert & Walker, LLP  
110 Oakwood Drive, Suite 300

## LEGALS

Winston-Salem, NC 27103-1958

Craig Jenkins Lipfert & Walker, LLP

July 25, August 1, 8, 15, 2019

#### NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of Gladys Griffin Loflin, also known as Gladys Loflin, Gladys G. Loflin, Gladys Lucile Loflin, Gladys L. Loflin, Gladys Lucile Griffin Loflin, and Ms. Thomas Loflin, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said Estate to present them on or before the 28th day of October, 2019, 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 22nd day of July, 2019.

Richard Glenn Loflin  
4880 Old Hollow Road  
Kernersville, NC 27284

July 25, August 1, 8, 15, 2019.

#### STATE OF NORTH CAROLINA FORSYTH COUNTY

##### NOTICE OF SERVICE OF PROCESS BY PUBLICATION

OneMain Financial Group, LLC as servicer for Wilmington Trust, N.A., as Issuer Loan Trustee for OneMain Financial Issuance Trust 2017-1,  
Plaintiff

Vs.

Claudia L. Shivers,  
Defendant

IN THE GENERAL COURT OF JUSTICE  
DISTRICT COURT DIVISION  
FILE NO. 19 CVD 2649

TO: ALL PARTIES

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: money owed and court costs.

You are required to make a defense to such pleading not later than 40 days after the first date of the publication of this notice yielding a deadline of September 30, 2019 and upon your failure to do so, the party seeking service against you will apply to the court for the relief sought.

Dated: July 16, 2019

THE GREEN LAW FIRM, P.C.  
Jay B. Green  
Attorney for Plaintiff  
908 E. Edenton Street  
Raleigh, North Carolina 27601  
Telephone: 919-829-0797

August 1, 8, 15, 2019

#### NOTICE OF SERVICE OF PROCESS BY PUBLICATION

Substitute Trustee's Amended Notice of Sale of Real Property This Action Brought Pursuant to the Power and Authority contained within that certain Deed of Trust executed and delivered by Lynda J. Whittington dated October 23, 2002 and recorded on October 28, 2002 in Book 2291 at Page 5282 in the Office of Register of Deeds of Forsyth County, North Carolina. As a result of a default in the obligations contained within the Promissory Note and Deed of Trust and the failure to carry out and perform the stipulation and agreements contained therein, the holder of the indebtedness secured by said Deed of Trust made demand to have the default cured, which was not met. Therefore, the undersigned Substitute Trustee will place for sale that parcel of land, including improvements thereon, situated, lying and being in the City of Winston-Salem, County of Forsyth, State of North Carolina, and being more particularly described in the heretofore referenced Deed of Trust. Said sale will be a public auction to the highest bidder for cash, at the usual place of sale at the Forsyth County Courthouse, Winston-Salem, North Carolina, on August 13, 2019 at 11:00 AM Address of Property: 402 Corona Street, Winston-Salem, NC 27103 Tax Parcel ID: 6825-73-1072 Present Record Owners: Lynda J. Whittington The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. 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 successful bidder will be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax, and costs for recording the Trustee's Deed. The real property hereinbefore described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, special assessments, and other encumbrances. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids, as by law required. The sale will not conform until there have been ten (10) consecutive days with no upset bids having been filed. If for any reason the Trustee is unable to convey title to this property, or if the sale is set aside, the sole remedy of the purchaser is the return of the bid deposit. Furthermore, 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 declare the sale to be void and return the bid deposit. In either event, the purchaser will have no further recourse against the Mortgagee, the Mortgagee's attorney, or the Trustee. Additional Notice Required for Residential Real Property with Less Than Fifteen (15) Rental Units: 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 ten (10) days, but no more than 90 days, after the sale date contained in the notice of sale, provided that 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. Assistant/Deputy Clerk of Superior Court Albertelli Law Partners North Carolina, P.A., Substitute Trustee By: David W. Neill Albertelli Law Partners North Carolina, P.A. David W. Neill NC State Bar No. 23396 205 Regency Executive Park Drive, Suite 100 Charlotte, NC 28217 Tel: 704-970-0391 A-FN4699788 08/01/2019, 08/08/2019

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **11:30AM on August 15, 2019** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 39, as shown on the plat of Zachary's Keep, Phase 2, as recorded in Plat Book 48, Page 156, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

And Being more commonly known as: **60 Luzelle Dr, Winston Salem, NC 27103**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Jerome Crawford and Walidah Crawford.

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 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. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to 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 and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory 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.

#### NORTH CAROLINA FORSYTH COUNTY

##### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Betty S. Hunt, also known as Betty Summer Hunt and Betty Jane Summer Hunt, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before November 10, 2019, 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 8th day of August, 2019.

Marsha Hunt Eiland  
2021 Brookhollow Rd  
Eiland, NC 27243  
Robert Glenn Hunt  
321 Ne 62nd St  
Oak Island, NC 28465

August 8, 15, 22, 29, 2019

## LEGALS

Substitute Trustee's Amended Notice of Sale of Real Property This Action Brought Pursuant to the Power and Authority contained within that certain Deed of Trust executed and delivered by Kelly R. Johnson dated January 4, 2013 and recorded on January 10, 2013 in Book 3100 at Page 4091 in the Office of Register of Deeds of Forsyth County, North Carolina. As a result of a default in the obligations contained within the Promissory Note and Deed of Trust and the failure to carry out and perform the stipulation and agreements contained therein, the holder of the indebtedness secured by said Deed of Trust made demand to have the default cured, which was not met. Therefore, the undersigned Substitute Trustee will place for sale that parcel of land, including improvements thereon, situated, lying and being in the City of Winston-Salem, County of Forsyth, State of North Carolina, and being more particularly described in the heretofore referenced Deed of Trust. Said sale will be a public auction to the highest bidder for cash, at the usual place of sale at the Forsyth County Courthouse, Winston-Salem, North Carolina, on August 13, 2019 at 11:00 AM Address of Property: 4140 Langden Drive, Winston-Salem, NC 27107 Tax Parcel ID: 6853-22-3853 Present Record Owners: Kelly R. Johnson The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. 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 successful bidder will be required to pay revenue stamps on the Trustee's Deed, any Land Transfer Tax, and costs for recording the Trustee's Deed. The real property hereinbefore described is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, special assessments, and other encumbrances. Other conditions will be announced at the sale. The sale will be held open for ten (10) days for upset bids, as by law required. The sale will not conform until there have been ten (10) consecutive days with no upset bids having been filed. If for any reason the Trustee is unable to convey title to this property, or if the sale is set aside, the sole remedy of the purchaser is the return of the bid deposit. Furthermore, 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 declare the sale to be void and return the bid deposit. In either event, the purchaser will have no further recourse against the Mortgagee, the Mortgagee's attorney, or the Trustee. Additional Notice Required for Residential Real Property with Less Than Fifteen (15) Rental Units: 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 ten (10) days, but no more than 90 days, after the sale date contained in the notice of sale, provided that 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. Assistant/Deputy Clerk of Superior Court Albertelli Law Partners North Carolina, P.A., Substitute Trustee By: David W. Neill Albertelli Law Partners North Carolina, P.A. David W. Neill NC State Bar No. 23396 205 Regency Executive Park Drive, Suite 100 Charlotte, NC 28217 Tel: 704-970-0391 A-FN4699788 08/01/2019, 08/08/2019

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **11:30AM on August 15, 2019** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN and designated as Lot No. 337 as shown on the Map of NORTHWOOD ESTATES, Section 9, which is recorded in Plat Book 24 at Page 103 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

And Being more commonly known as: **2825 Bainbridge Ct, Winston Salem, NC 27105**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are The Estate of Frederick Couthen.

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 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. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to 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 and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory 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: If you are a tenant residing in 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 written notice 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 mortgagee has not cured the default at the time notice of termination is provided. You may be liable for rent due under the agreement prorated to the effective date of the termination.

IN THE GENERAL COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
FORSYTH COUNTY  
**19SP798**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JEROME CRAWFORD AND WALIDAH CRAWFORD DATED NOVEMBER 22, 2006 AND RECORDED IN BOOK RE 2712 AT PAGE 2818 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 the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **11:30AM on August 15, 2019** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 39, as shown on the plat of Zachary's Keep, Phase 2, as recorded in Plat Book 48, Page 156, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

And Being more commonly known as: **60 Luzelle Dr, Winston Salem, NC 27103**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Jerome Crawford and Walidah Crawford.

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 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. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to 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 and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory 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: If you are a tenant residing in 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 written notice 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 mortgagee has not cured the default at the time notice of termination is provided. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is July 25, 2019.

Grady I. Ingle or Elizabeth B. Ellis  
Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107  
http://shapiroattorneys.com/nc/

19-105990

August 1, 8, 2019

## LEGALS

IN THE GENERAL COURT OF JUSTICE  
OF NORTH CAROLINA  
SUPERIOR COURT DIVISION  
FORSYTH COUNTY  
**19SP796**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY FREDERICK COUTHEN DATED MARCH 19, 2007 AND RECORDED IN BOOK 2738 AT PAGE 1062 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 the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **11:30AM on August 15, 2019** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN and designated as Lot No. 337 as shown on the Map of NORTHWOOD ESTATES, Section 9, which is recorded in Plat Book 24 at Page 103 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

And Being more commonly known as: **2825 Bainbridge Ct, Winston Salem, NC 27105**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are The Estate of Frederick Couthen.

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 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. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to 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 and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory 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: If you are a tenant residing in 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 written notice 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 mortgagee has not cured the default at the time notice of termination is provided. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is July 25, 2019.

Grady I. Ingle or Elizabeth B. Ellis  
Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107  
http://shapiroattorneys.com/nc/

19-105131

August 1, 8, 2019

#### Notice to Creditors

Having qualified as Executor of the Estate of Mildred Inzer Byers (aka Mildred I. Byers; Mildred Byers; Inzer Byers; Dr. Byers; M. Inzer Byers), 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 my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 8th day of November, 2019, 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 8th day of August, 2019.

Rose Anne Simon, Executor  
Estate of Mildred Inzer Byers  
c/o Craig Jenkins Lipfert & Walker, LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103-1958

Craig Jenkins Lipfert & Walker, LLP

August 8, 15, 22, 29, 2019

Substitute Trustee's Amended Notice of Sale of Real Property This Action Brought Pursuant to the Power and Authority contained within that certain Deed of Trust executed and delivered by Gary D. Jones and Vickie P. Jones dated February 12, 2001 and recorded on February 13, 2001 in Book 2155 at Page 246 in the Office of Register of Deeds of Forsyth County, North Carolina. As a result of a default in the obligations contained within the Promissory Note and Deed of Trust and the failure to carry out and perform the stipulation and agreements contained therein, the holder of the indebtedness secured by said Deed of Trust made demand to have the default cured, which was not met. Therefore, the undersigned Substitute Trustee will place for sale that parcel of land, including improvements thereon, situated, lying and being in the City of Winston-Salem, County of Forsyth, State of North Carolina, and being more particularly described in the heretofore referenced Deed of Trust. Said sale will be a public auction to the highest bidder for cash, at the usual place of sale at the Forsyth County Courthouse, Winston-Salem, North Carolina, on August 20, 2019 at 11:00 AM Address of Property: 1607 Woughtown St, Winston Salem, NC 27107 Tax Parcel ID: 6844-46-1294 Present Record Owners: Gary D. Jones and Vickie P. Jones The terms of the sale are that the real property hereinbefore described will be sold for cash to the highest bidder. 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

LEGALS

tation 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. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to 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 and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory 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:** If you are a tenant residing in 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 written notice 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 notice of termination is provided. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is August 1, 2019.

Grady I. Ingle or Elizabeth B. Ells  
Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107  
<http://shapiroattorneys.com/nc/>

12-035234

August 8, 15, 2019

**STATE OF NORTH CAROLINA  
FORSYTH COUNTY**

**NOTICE OF SERVICE OF PROCESS BY PUBLICATION**

OneMain Financial Group, LLC,  
Plaintiff

Vs.

Ashley L. Wright,  
Defendant

**IN THE GENERAL COURT OF JUSTICE  
DISTRICT COURT DIVISION  
FILE NO. 19 CVD 2356**

TO: ALL PARTIES

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: money owed and court costs.

You are required to make a defense to such pleading not later than 40 days after the first date of the publication of this notice yielding a deadline of September 17, 2019 and upon your failure to do so, the party seeking service against you will apply to the court for the relief sought.

Dated: July 20, 2019

THE GREEN LAW FIRM, P.C.  
Jay B. Green  
Attorney for Plaintiff  
908 E. Edenton Street  
Raleigh, North Carolina 27601  
Telephone: 919-829-0797

August 8, 15, 22, 2019

The North Carolina State Highway Patrol is in the custody of an unclaimed firearm. The firearm may be sold or otherwise disposed of unless it is claimed within 30 days of the date of this publication. The firearm is a 45 caliber Glock 30 with a camouflage frame. To claim, contact the Highway Patrol district office in Winston-Salem.

August 8, 2019

**NOTICE TO CREDITORS**

Having qualified as Administrator of the Estate of Mark Andrew Phillips, 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 1175 Revolution Mill Drive, Suite 8, Greensboro, North Carolina 27405, on or before the 9th day of November, 2019, 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 5th day of August, 2019.

Jason Phillips  
Administrator of the Estate of Mark Andrew Phillips

Jonathan M. Parisi  
Attorney at Law  
Connors Morgan, PLLC  
1175 Revolution Mill Drive, Suite 8  
Greensboro, NC 27405

August 8, 15, 22, 29, 2019

**19-SP 02 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 BOBBY D. HAMMONDS AND APRIL D. HAMMONDS DATED APRIL 6, 2009 AND RECORDED ON APRIL 7, 2009, IN BOOK RE 2883 AT PAGE 1964, 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 COURTNEY FINCH (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 WEDNESDAY, AUGUST 21, 2019 AT 10:30 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: 4920 OAK BRANCH LN., WALKERTON, NC 27051. TAX PARCEL ID: 6869-34-4308. PRESENT RECORD OWNER: BOBBY D. HAMMONDS AND APRIL D. HAMMONDS 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**

LEGALS

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# 3085.06718  
August 8, 15, 2019

**NORTH CAROLINA  
FORSYTH COUNTY**

**NOTICE TO CREDITORS**

Having qualified as Executor of the Estate of Mary Louise McGee Badgett, also known as Louise McGee Badgett and Louise M. Badgett, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before November 10, 2019, 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 8th day of August, 2019.

Kimberly Ann Peatross  
510 Gatewood Drive  
Winston-Salem, NC 27104

August 8, 15, 22, 29, 2019

**Notice to Creditors**

Having qualified as Executor of the Estate of R. Susan Clapp, A/K/A Rebecca Susan Clapp, Susan Clapp, Rebecca S. Clapp, Rebecca Clapp, 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 11th day of November, 2019 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 8th day of August, 2019.

H. David Niblock, Executor  
Estate of R. Susan Clapp

Craige Jenkins Lipfert & Walker, LLP

August 8, 15, 22, 29, 2019

**Notice to Creditors**

Having qualified as Executor of the Estate of V. Donald McCroskey, A/K/A Vernon Donald McCroskey, Don McCroskey, 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 11th day of November, 2019 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 8th day of August, 2019.

Craig Alan McCroskey, Executor  
Estate of V. Donald McCroskey

Craige Jenkins Lipfert & Walker, LLP

Aug 8, 15, 22 & 29, 2019

**NORTH CAROLINA  
FORSYTH COUNTY**

**NOTICE TO CREDITORS**

Having qualified as Executor of the Estate of John Evan Coyle, also known as Jack Coyle, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before November 3, 2019, 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 1st day of August, 2019.

Marjorie Coon Coyle  
2074 Hibiscus Ln  
Kernersville, NC 27284

August 1, 8, 15, 22, 2019

**Notice to Creditors**

Having qualified as Executor of the Estate of Betty Larence Nanney (aka Betty L. Nanney), 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 1st day of November, 2019 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 1st day of August, 2019.

Karen Nanney, Executor  
Betty Larence Nanney Estate  
c/o Craige Jenkins Lipfert & Walker LLP  
110 Oakwood Drive, Suite 300  
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

August 1, 8, 15 & 22, 2019

**NORTH CAROLINA  
FORSYTH COUNTY**

**NOTICE TO CREDITORS**

Having qualified as Executor of the Estate of Margaret McKinney Thompson, also known as Margaret M. Thompson and Margaret Thompson, late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against said estate to exhibit them to the undersigned on or before November 3, 2019, 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 1st day of August, 2019.

Mark W. Chapman  
200 Kilbreck Drive  
Cary, NC 27511

August 1, 8, 15, 22, 2019

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**NOTICE OF INTENT TO CLOSE A PORTION OF AN UNNAMED STREET CONNECTING WITH PHINEAS DRIVE SHOWN ON A MAP OF SHIELDSDALE HILLS, AS RECORDED IN PLAT BOOK 21 PAGE 121 OF THE FORSYTH COUNTY REGISTRY, SAID UNNAMED STREET ADJOINING PHINEAS DRIVE DIRECTLY ACROSS THE STREET FROM MORRO DRIVE, SAID UNNAMED STREET LYING BETWEEN LOTS 34 AND 37 OF SHIELDSDALE HILLS SUBDIVISION, AND SETTING A DATE AND TIME OF PUBLIC HEARING TO CONSIDER CLOSING SAID PORTION OF THIS UNNAMED STREET.**

**WHEREAS**, a request has been made, and sufficient and good cause has been shown, unto the Board of Aldermen of the Town of Kernersville that it is for the betterment of the Town that a portion of that unnamed street shown on a map of Shieddale Hills, lying easterly of Phineas Drive between Lots 34 and 37, which is located within the Corporate limits of the Town of Kernersville, Forsyth County, North Carolina, and bounded by natural boundaries, be closed; and

**WHEREAS**, the Board of Aldermen, after considering the matter at its August 5, 2019, Board of Aldermen Meeting and fully considering this Resolution does hereby adopt the following Resolution:

**BE IT HEREBY RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE:**

- That, it is the intent of the Board of Aldermen of the Town of Kernersville to close the aforementioned unnamed street adjoining Phineas Drive directly across the street from Morro Drive said unnamed street lying between lots 34 and 37 of Shieddale Hills Subdivision, which is located entirely within the corporate limits of the Town of Kernersville, Forsyth County, North Carolina, and bounded by natural boundaries as shown on the attached legal description and Plat attached and designated as **Exhibits A and B**; and
- That the date and time of Public Hearing on this matter is hereby set to be held on the 3rd day of September, 2019, at 7:00 P.M. in the Council Chambers/District Courtroom, Kernersville Town Hall, Kernersville, Forsyth County, North Carolina; and
- That notice of said Public Hearing shall be posted in two appropriate places along the said portions of the Unnamed Street and Phineas Drive; and
- That Notice of the said Public Hearing also be sent by certified mail to all adjoining land owners of record adjoining this Unnamed Street lying between lots 34 and 37 of Shieddale Hills Subdivision, proposed to be closed, and
- That Notice be published once a week for four successive weeks prior to the date of said Public Hearing in a newspaper having general circulation within the Town of Kernersville;

This the 5th day of August, 2019.

Dawn H. Morgan, Mayor

Attested to:  
Keith Hooker, Town Clerk

August 8, 15, 22, 29, 2019

**EXHIBIT A  
LEGAL DESCRIPTION**

A parcel of property sixty (60') feet wide and running from Phineas Drive (immediately across the street from Morro Drive), approximately 212.09' to 215.55' in length and located between Lots 34 and 37 of Shieddale Hills Subdivision, a Plat of which is recorded in the office of the Forsyth County Register of Deeds in Book 21 at page 121.

**EXHIBIT B**

