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LEGAL NOTICES

**IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
13SP247**

**IN THE MATTER OF THE FORECLOSURE
OF A DEED OF TRUST EXECUTED BY
DARRELL G. JESSUP DATED APRIL 30, 1993 AND
RECORDED IN BOOK 1779 AT PAGE 1845
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 **12:00 PM on April 18, 2013** 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:

BEGINNING at an iron stake lying in the southern right-of-way of Lantana Drive and being the northwest corner of lot 28, Map of Twin Gardens, Section 2 recorded in Plat book 30 page 53, Forsyth County Register of Deeds office; running thence from said point of beginning along the southern right-of-way of Lantana Drive North 89° 54' East 38.16 feet to a point; running thence South 0° 55' 07" East 95.09 feet to a point; running thence South 89° 48' 25" West 39.37 feet to a point being the southwest corner of lot 28; North 0° 11' 35" West 95.15 feet to a point lying in the southern right-of-way of Lantana Drive and being the point and place of beginning. Said lot being the western portion of lot 28, Map of Twin Gardens, Section 2 recorded in Plat book 30 page 53, Forsyth County Register of Deeds office. Also being known and designated as block 3837A, lot 28A, Forsyth County Tax Maps.

TOGETHER with all rights and easements appurtenant to said lots as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions executed by Smith Companies of Lexington, Inc. and recorded in deed book 1388 page 92 in the office of the Register of Deeds of Forsyth County, North Carolina.

AND together with all rights, privileges and obligations to which the Grantee is entitled as a "Declarant" as that term is defined in Article I, Section 6 of the Declaration of Covenants, Conditions and Restrictions of TWIN GARDENS PLANNED RESIDENTIAL DEVELOPMENT which is recorded in deed book 1388 page 92 in the office of the Register of Deeds of Forsyth County, North Carolina. Subject to the regular monthly assessments and special assessments, limitations, and rules reserved in said Declaration of Covenants, Conditions and Restrictions. The Declaration of Covenants, Conditions and Restrictions is incorporated herein by reference. By way of illustration and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Area; (3) Obligations of members for regular monthly assessments and the effect of nonpayment thereof; (4) Limitations upon use of Common Area; (5) Obligations of Association for exterior maintenance; and (6) Restrictions upon use of the land conveyed herewith.

And Being more commonly known as: 1854 Lantana Dr, Winston Salem, NC 27127

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Darrell G. Jessup.

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.

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 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 March 28, 2013.

Grady I. Ingle or Elizabeth B. Eills
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
<http://shapiroattorneys.com/nc/>
06-84918

The Chronicle April 4, 2013

LEGAL NOTICES

**IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
13SP50**

**IN THE MATTER OF THE FORECLOSURE OF A
DEED OF TRUST EXECUTED BY MARIO
PELAES-CORES AND ISABEL C. PELAES-CORES
DATED JULY 16, 2004 AND RECORDED IN BOOK
2491 AT PAGE 2724 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 **12:00 PM on April 18, 2013** 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:

Lying and being in Middlefork Township, Forsyth County, North Carolina, on the Southwest side of U.S. Hwy. No. 158 and described as follows:

TRACT 1:

BEGINNING as an iron stake in the southwest right-of-way line of U.S. Highway No. 158, said iron stake being the Northeast corner of a tract of land owned by John S. Cranfill, Jr. as described in Deed Book 785 at page 363, said iron stake also being the corner of lots 7 and 8 of map of the Mrs. Carrie M. Linville subdivision as recorded in Plat Book 9, at Page 190; and running thence with the North line of said Cranfill North 46 deg. 48 min. West 195.80 feet to an iron stake another corner with said Cranfill; thence with R. 1. Angel the two following courses and distances, North 41 deg. 42 min. East 177.70 feet to an iron stake and South 47 deg. 30 min. East 198.30 feet to an iron stake in the Southwest right-of-way line of U.S. Highway 158 South 42 deg. 30 min. West 180.00 feet to an iron stake the place of BEGINNING.

TRACT 2:

BEGINNING at an iron stake in R. 1. Angel's and C. G. McCann's line, in the N.E. corner of Lot No.7 (now No. 15) and the N.W. corner of Lot No.8 (now Lot No. 14) of the Carrie M. Linville property, recorded in Plat Book 9, Page 190, Forsyth County Registry; and running thence South 87 deg. 50 min. East 46.5 feet to an iron pipe in the N.W. corner of Lot No.9 (now Lot No. 13); thence a new line North 42 deg. 30 min. West 30 feet to an iron pipe, a new corner; thence a new line South 47 deg. 30 min. West 50.7 feet to the BEGINNING.

"The Substitute Trustees believe the title offered for sale is, without limitation, subject to the unencumbered interest of Elizabeth Byerly, or her successors or assigns, who is believed to have a 25% interest in the above-described property. Accordingly, the Substitute Trustees believe they are offering a 75% undivided interest for sale, but such statement of their belief should not be construed as a representation or warranty and should not be relied upon in lieu of an independent title review."

And Being more commonly known as: 4177 Reidsville Rd, Winston Salem, NC 27101

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Isabel C. Pelaes-Cores.

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.

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 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 March 28, 2013.

The Ford Firm, PLLC
Substitute Trustee
David R. Ford, Member-Manager
P.O. Box 701
Clayton, NC 27528
(919) 550-2100
12-029396

The Chronicle April 4, 11, 2013

LEGAL NOTICES

**IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
12SP2551**

**IN THE MATTER OF THE FORECLOSURE OF A
DEED OF TRUST EXECUTED BY LAURA D.
MCSWAIN DATED APRIL 24, 2003 AND
RECORDED IN BOOK 2344 AT PAGE 1898 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 **12:00 PM on April 18, 2013** 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 Unit Number 117, Section 1-D as shown on plat of plats entitled Mayfair Condominiums, recorded in Condominium Plat Book 3, Page 177 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 an undivided 2.00% fee simple interest in and to common areas shown on the referenced recorded plat.

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by Waterford, a Partnership, recorded in the Office of the Register of Deeds of Forsyth County in Book 1492, Page 1260, et seq. and pursuant thereto membership in Mayfair Homeowners Association, Inc. a North Carolina Non-Profit Corporation, recorded with the Declaration of Condominium as Exhibit "D".

Together with all rights of Seller in and to the limited common area and facilities, if any, appurtenant to said unit, and

Together with a non-exclusive easement for ingress, egress and regress over the roadways shown on the Condominium Plats above referred to; and

Subject to the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 2.00% as the percentage of undivided fee simple interest appertaining to the above units in the common areas and facilities; (2) Use and restriction of use of units for residential and lodging accommodation purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests or invitees of the Purchaser in and to Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payments thereof as set forth in said Declaration of By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

And Being more commonly known as: 639 Balfour Rd, Winston Salem, NC 27104

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Laura D. McSwain.

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.

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The date of this Notice is March 28, 2013.

Grady I. Ingle or Elizabeth B. Eills
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
<http://shapiroattorneys.com/nc/>
12-036521

The Chronicle April 4, 11, 2013

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