

# CLASSIFIEDS

## LEGAL NOTICES

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP2363**

**IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY PATRICE A. LAWSON DATED JUNE 25, 2003 AND RECORDED IN BOOK 2381 AT PAGE 1553 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 12:00PM on July 5, 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 Lot 107 on a plat entitled Heather Hills Section Six-A (6A), recorded in Plat Book 26, page 176, in the Office of the Register of Deeds of Forsyth County, North Carolina, and

Together with all rights to use the common area as shown on plat recorded in said Plat Book 26, page 176, and easements appurtenant to said lot u specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Heather Hills Executive Golf Village, Inc. and recorded in Book 1156, page 101, and Supplement thereto in Book 1235, page 1554, Forsyth County Registry, and membership in Heather Hills Home Owners Association; and

Subject to regular monthly assessments and special assessments, limitations and rules reserved in said Declaration, 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) association 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 special assessments and the effect of non-payment 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: 2544 Tanelon Pl, Winston Salem, NC 27127

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Patrice A. Lawson.

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 Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

**SPECIAL NOTICE FOR LEASE-HOLD 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 June 13, 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/12-032775>

The Chronicle June 20, 27, 2013

## LEGAL NOTICES

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 12SP2553**

**IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY WILLIAM C. MEYER AND DURENDA G. MEYER DATED SEPTEMBER 28, 2006 AND RECORDED IN BOOK 2699 AT PAGE 734 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 12:00PM on July 5, 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 existing iron pipe, said pipe being the southwest corner of Lot 31, Trotters Ridge, Section 2, Plat Book 39, Page 100, Forsyth County Registry; running thence from said Beginning point with the east right-of-way line of Trotters Ridge Lane, North 19deg 26' 68" West 29.94 feet to an iron pipe and continuing on a curve North 11deg 44' 41" West a chord distance of 120.27 feet to a new iron pipe; running thence on a new line, North 82deg 08' 07" East 175.09 feet to a new iron pipe in the east line of said Lot 31; running thence with said east line, South 01deg 06' 20" East 120.02 feet to an existing iron pipe, the southeast corner of said Lot 31; running thence with the north right-of-way line of Old Winston Road, South 70deg 31' 44" West a chord distance of 149.85 feet to the point and plat of beginning, and containing 22,152.762 square feet, all according to an unrecorded plat of survey by Harila B. Gupta, PLS, dated 2/18/02, and being a southern portion of Lot 31, Trotters Ridge, Section 2, Plat Book 39, Page 100, Forsyth County Registry.

And Being more commonly known as: 685 Trotters Ridge Ln, Kernersville, NC 27284

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are William C. Meyer and Durenda G. Meyer.

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 Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

**SPECIAL NOTICE FOR LEASE-HOLD 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.

For additional information, please see Auction.com.

The date of this Notice is June 13, 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/12-036875>

The Chronicle June 20, 27, 2013

## REAL ESTATE

### NOTICE OF PUBLIC HEARING BEFORE THE WINSTON-SALEM CITY COUNCIL ON PETITIONS FOR ZONING CHANGES

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Article 19 of Chapter 160A of the General Statutes of North Carolina, that the City Council of the City of Winston-Salem will hold a public hearing in the Council Chamber at City Hall, Room 230, 101 N. Main Street, Winston-Salem, NC at 7:00 p.m. on July 1, 2013, on the following proposed amendments to the Official Zoning Map of the City of Winston-Salem, North Carolina:

1. Petition of Robinhood Pediatrics LLC, for a Site Plan Amendment for a HB-S Two-Phase (Offices) zoned site for property located on the west side of Whitaker Ridge Road, north of Robinhood Road; property consists of ±2.69 acres and is PIN #6816-34-0051 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board - Zoning Docket W-3182.

2. Petition of Redeemer Presbyterian Church, to amend and change from RS-9 to IP-S (Residential Building, Single Family; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; and School, Private), the zoning classification and Official Zoning Map of the property located on the west side of Miller Street between Gaston Street and Ardsley Street; property consists of ±0.21 acre and is PIN #6825-30-5395 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board - Zoning Docket W-3184.

3. Petition of Housing Authority of Winston-Salem, to amend and change from RM-18 to RMU-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily), the zoning classification and Official Zoning Map of the property located on the northeast corner of Cleveland Avenue and Twelfth Street; property consists of ±1.31 acres and is PIN #s 6836-61-6223 and 6836-61-6007 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board - Zoning Docket W-3185.

4. Petition of Pilgrim Associates, II, Inc., to amend and change from RS-9 to LO-S (Church or Religious Institution, Neighborhood; Library, Public; Museum or Art Gallery; Offices; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Multifamily; and Residential Building, Townhouse), the zoning classification and Official Zoning Map of the property located on the southwest corner of Pilgrim Court and Bumgardner Street and the north side of Twenty-Fifth Street, east of Pilgrim Court; property consists of ±3.70 acres and is PIN #s 6826-65-3257, 6826-65-2303, 6826-65-9372, and 6826-65-8322 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board - Zoning Docket W-3186.

5. Petition of Drew Gerstmyer for multiple property owners, to amend and change from PB & GB to E, the zoning classification and Official Zoning Map of the property located on the east side of Trade Street and north and south sides of Martin Luther King, Jr. Drive; property consists of ±4.43 acres and is PIN #s 6835-29-4358, 6835-19-8023, 6835-19-8098, 6835-19-9059, 6835-19-9308, 6835-29-1314, 6835-29-1350, and a portion of 6835-28-0928as shown on the Forsyth County Tax Maps - Zoning Docket W-3187.

6. Petition of Sam and Sammy, Inc., to amend and change from GB-S [Convenience Store; Restaurant (with drive-through service); and Restaurant (without drive-through service)] to GB-S [Offices; Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Arts and Crafts Studio; Banking and Financial Services; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Services A], the zoning classification and Official Zoning Map of the property located on the north side of Hanes Mall Boulevard, west of Stratford Road; property consists of ±0.68 acre and is PIN #6814-24-3928 as shown on the Forsyth County Tax Maps and on a site plan on file in the office of the City-County Planning Board - Zoning Docket W-3188.

All parties in interest and citizens are invited to attend said hearing at which time they shall have an opportunity to be heard in favor of or in opposition to the foregoing proposed changes.

During the public hearing the City Council may hear other proposals to amend the zoning of the above-described property or any portion thereof. At the end of the public hearing, the City Council may continue the matter, deny the proposed rezoning, in whole or in part, grant the proposed rezoning, in whole or in part, or rezzone the above-described property or any portion thereof to some other zoning classification.

Prior to the hearing, all persons interested may obtain any additional information on these proposals which is in the possession of the City-County Planning Board by inquiring in the office of the City-County Planning Board in the Bryce A. Stuart Municipal Building on weekdays between the hours of 8:00 a.m. and 5:00 p.m.

All requests for appropriate and necessary auxiliary aids and services must be made, within a reasonable time prior to the hearing, to Angela Carmon at 747-7404 or to T.D.D. 727-8319.

BY ORDER OF THE CITY COUNCIL

Renée L. Phillips,  
Secretary to the City Council  
of the City of Winston-Salem

The Chronicle June 27, 2013

## LEGAL NOTICES

**NORTH CAROLINA FORSYTH COUNTY**

**BEFORE THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM HOUSING FILE NO.2009090689**

### ORDER SERVICE BY PUBLICATION

In the Matter of:

Property Located at:

1422 N Cameron Av  
Winston-Salem, North Carolina,  
known as Tax Block0454 (s) 003P  
on City County Tax Map

This matter being heard before the undersigned employee of the City of Winston-Salem Community and Business Development Department whose assigned duties include the enforcement of the Housing Code, at 1:30 clock on the 3rd day of June 2013, pursuant to Complaint and Notice of Hearing duly issued by the undersigned as required by law, and appearance having been made by or on behalf of the owners and other parties in interest as follows:

Owner or Agent Did not appear or contact this office in regard to the hearing.

THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the structure located at 1422 N Cameron Av, said structure being situated on Block0454, Lot(s)003P, as shown on the City-County Tax Map, be and the said is hereby condemned as a dwelling unfit for human habitation, and the owner thereof is hereby Ordered and Directed to make the necessary repairs to bring said structure within a period of 30 days from this date; and, if the owner fails to bring the said structure into compliance with the Code of the City of Winston-Salem within 30 days from the date of this ORDER, he is hereby Ordered and Directed to demolish said structure, and is hereby advised that the undersigned will apply to the Board of Aldermen of the City of Winston-Salem for adoption of a resolution concurring with this ORDER of demolition.

Any decision or order of the Housing Conservation Administrator may be appealed within ten (10) days from the rendering of the decision or service of the ORDER, and shall be taken by filing with the Housing Conservation Administrator and with the Zoning Board of Adjustment a Notice of Appeal which shall specify the grounds upon which the appeal is based.

Bruce Bailiff,  
Housing Conservation Administrator  
Date Issued: June 6, 2013

The Chronicle June 27, 2013

**NORTH CAROLINA FORSYTH COUNTY**

**BEFORE THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM HOUSING FILE 2013052536**

### COMPLAINT AND NOTICE OF HEARING SERVICE BY PUBLICATION

In the Matter of:

Property Located at:

208 Nordwin Dr  
Winston-Salem, North Carolina,  
Known as Tax Block3952 Lot(s) 011  
On City County Tax Map

This Complaint and Notice of hearing is drawn and given under the provisions of the Housing Code of the City of Winston-Salem. It appears that the house located at 208 Nordwin Dr, the property being known as Block 3952 Lot(s) 011 is unfit for human habitation under the standards-of-fitness prescribed in the Housing Code of the City of Winston-Salem.

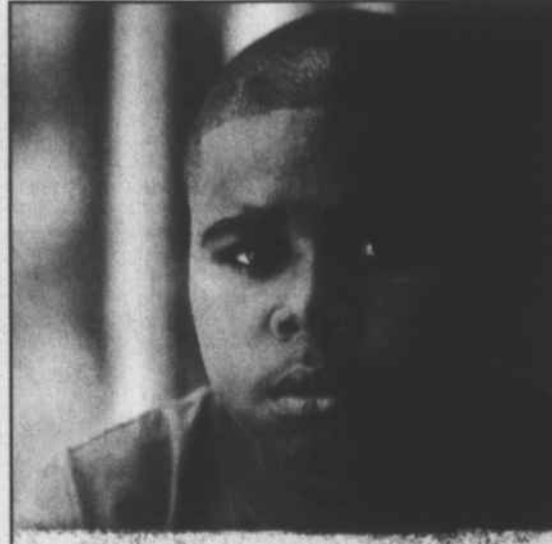
You are hereby notified that a hearing will be held before the undersigned or his designated agent in City Hall South, 100 E. 1st Street, Winston-Salem, North Carolina, at 1:30 pm on the 12th day of July, 2013, when and where all parties owning or having an interest in the aforesaid property may show cause, if any they have, why an ORDER should not be entered finding said housing to be unfit for human habitation and directing that it be repaired or demolished.

You are further notified that the owner of the aforesaid property and all parties in interest have a right to file an answer to this Complaint in the Office of the undersigned at any time prior to, or at the time set for, the hearing of this matter, and, also, to appear in person, or otherwise, and give testimony at the time and place above fixed.

Bruce Bailiff,  
Housing Conservation Administrator

Date Issued: June 12, 2013

The Chronicle June 27, 2013



### THE POVERTY LINE

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The Chronicle June 20, 27, 2013

The Chronicle's e-mail address is: [adv@wschronicle.com](mailto:adv@wschronicle.com)