

# CLASSIFIEDS

## LEGAL NOTICES

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 11 sp 1313**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY TIMOTHY J. BISHOP DATED MARCH 5, 2009 AND RECORDED IN BOOK 2878 AT PAGE 1499 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 August 18, 2011** 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 20, in Westland, Section No. 3, as recorded in Plat Book 26, Page 174, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.*

And Being more commonly known as: **5721 Styers Ferry Rd, Clemmons, NC 27012**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Timothy J. Bishop.

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 July 28, 2011.

Elyse Johnson  
Attorney for Substitute Trustee  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
(704) 333-8107  
<http://shapiroattorneys.com/nc/>

The Chronicle August 4, 11, 2011

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 11 SP 410**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY ELOISE R. PRICE DATED APRIL 30, 2003 AND RECORDED IN BOOK 2346 AT PAGE 1658 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 August 18, 2011** 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 located in the eastern right-of-way line of Wait Road, also being located at the southwestern corner of the Lot hereinafter described; thence running with the eastern right-of-way line of Wait Road North 03 deg 45'00" East a distance of 100.00 feet to an iron stake; thence running South 86 deg 28'45" East a distance of 199.78 feet to an iron stake; thence running South 03 deg 51'25" West a distance of 100.00 feet to an iron stake located at the southeastern corner of Lot herein described; thence running North 86 deg 28'45" West a distance of 199.59 feet to the point and place of beginning, containing 0.458 acres, more or less.*

Also being the major portion of Lot 8, Block "B" as shown on the Map of Section No. 1 Cedar Forest Estates, recorded in Plat Book 16 at Page 243 in the Office of the Register of Deeds of Forsyth County, North Carolina.

And Being more commonly known as: **4620 Wait Rd, Winston Salem, NC 27106**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Eloise R. Price.

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 July 28, 2011.

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The Chronicle August 4, 11, 2011

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**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 11sp1062**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY EUGENE L. CAIN AND TIA J. CAIN DATED FEBRUARY 4, 2004 AND RECORDED IN BOOK 2442 AT PAGE 3124 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 August 18, 2011** 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 in the Eastern right of way line of Mae-Len Drive, said iron stake being distant South 6 deg. 52' West 100.0 feet from the Southwest corner of Lot Number 14 as shown on the Plat of Mae-Len Manor, recorded in Plat book 21, page 146, of the Forsyth County Registry; thence from said point of beginning and with the Eastern right of way line of Mae-Len Drive, South 6 deg. 52' West 100 feet to an iron stake; the Northwest corner of Pleas G. Griffin; thence with his line, South 83 deg. 08' East 200.21 feet to an iron stake the Northeast corner of Griffin thence North 7 deg. 05' East 100 feet to an iron stake; thence North 83 deg. 08' West 200.21 feet to an iron stake in the Eastern right of way line of Mae-Len Drive; the point and place of BEGINNING. Contains 20,039 square feet, more or less in accordance with a survey made by Kenneth E. Rosenbaum, R.E. dated April 4, 1973, and revised October 29, 1973.*

And Being more commonly known as: **4233 Mae Len Dr, Winston Salem, NC 27107**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Eugene L. Cain and Tia J. Cain.

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 July 28, 2011.

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The Chronicle August 4, 11, 2011

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 11 sp 262**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY MELVIN D. MCDERMOTT, SR. AKA MELVIN D. MCDERMOTT AND PEARL E. MCDERMOTT DATED DECEMBER 19, 2007 AND RECORDED IN BOOK 2803 AT PAGE 1262 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 August 18, 2011** 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:

*All that parcel of land in Forsyth County, State of North Carolina; as more fully described in Deed Book 1776, Page 2955, ID# 1497 008, being known and designated as Lot 8, Carrier Park, filed in Plat Book 3, Page 62A.*

And Being more commonly known as: **255 Carter Cir, Winston Salem, NC 27106**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Pearl E. McDermott.

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 Chronicle August 4, 11, 2011

**IN THE GENERAL COURT OF JUSTICE OF NORTH CAROLINA SUPERIOR COURT DIVISION FORSYTH COUNTY 11 sp 1334**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JIMMY R. BREEN AND LINDA C. BREEN DATED SEPTEMBER 15, 2005 AND RECORDED IN BOOK 2600 AT PAGE 2488 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 August 18, 2011** 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. 17, as shown on the plat of Westleigh Acres as recorded in Plat Book 17, at Page 103 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which plat is hereby made for a more particular description.*

And Being more commonly known as: **7190 Spring Hill Rd, Lewisville, NC 27023**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Jimmy R. Breen.

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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