**STATE OF NORTH CAROLINA**
**COUNTY OF AVERY**

**IN THE GENERAL COURT OF JUSTICE**
**SUPERIOR COURT DIVISION**
**BEFORE THE CLERK**

**NOTICE OF FORECLOSURE SALES**

NOTICE IS HEREBY GIVEN that by virtue of the power of sale contained in the Master Declaration of Covenants and Restrictions recorded in Book 196 at Page 1363, et seq., and all subsequent amendments thereto, and also pursuant to North Carolina General Statute §§ 47A-22 and 47F-316, and because of default in the payment of association assessments, the undersigned Trustee shall offer for sale at public auction to the highest bidder.

DATE OF SALES: May 20, 2026 TIME OF SALES: 11:00 AM LOCATION OF SALES: AVERY COUNTY COURTHOUSE

PROPERTY DESCRIPTION: SEE ACCOMPANYING PROPERTY DESCRIPTION

4 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Richard V. Barfield.

**26 SP 000045-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Darrell Joe York** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26F Week Number 6 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Darrell Joe York.

**26 SP 000046-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **John L. Hall and Joyce A. Hall** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26F Week Number 19 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are John L. Hall and Joyce A. Hall.

**26 SP 000048-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **J.D. Walker and Joyce Walker** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26F Week Number 35 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are J.D. Walker and Joyce Walker.

**26 SP 000049-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Jessica Sloane Mullins** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26F Week Number 42 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Jessica Sloane Mullins.

**26 SP 000050-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Wayne Saylor and Geneva Saylor** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26F Week Number 43 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Wayne Saylor and Geneva Saylor.

**26 SP 000053-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Wesley D. Hagerty and Tammy R. Hagerty** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26G Week Number 37 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Wesley D. Hagerty and Tammy R. Hagerty.

**26 SP 000054-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **David Kevin Pow and Misti Lea Dragano** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26G Week Number 43 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are David Kevin Pow and Misti Lea Dragano.

**26 SP 000055-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Claire W. Casey** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26G Week Number 8 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Claire W. Casey.

**26 SP 000056-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Oswego Marketing Group** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26H Week Number 14 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Oswego Marketing Group.

**26 SP 000057-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Rondal L. Harrell and Diane D. Harrell** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26H Week Number 27 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Rondal L. Harrell and Diane D. Harrell.

**26 SP 000058-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Kevin Chesser and Minnie Dulaney** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26H Week Number 30 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Kevin Chesser and Minnie Dulaney.

**26 SP 000059-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **David L. Burleson & Deborah L. Burleson** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26H Week Number 32 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are David L. Burleson & Deborah L. Burleson.

**26 SP 000060-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Edward A. Jones Sr.** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 26H Week Number 38 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Edward A. Jones Sr..

**26 SP 000061-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **John M. Gibbs and Teresa B. Gibbs** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 27A Week Number 3 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are John M. Gibbs and Teresa B. Gibbs.

**26 SP 000062-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Rogers MHP, Inc.** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 27A Week Number 7 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Rogers MHP, Inc..

**26 SP 000063-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Simon & Marks, LLC with Michael Marks as signing member** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 28D Week Number 50 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Simon & Marks, LLC with Michael Marks as signing member.

**26 SP 000065-050** In the Matter of Foreclosure of Real Property Under Claim of Lien against **Donald G. Hayes and Geraldine C. Hayes** Under Power of Sale
**LEGAL DESCRIPTION**
TOGETHER with an undivided 1/52nd interest in fee simple, as tenant(s) in common with the other owners of all the Weeks in the hereinafter described Unit in Blue Ridge Village in that percentage interest determined and established by said Declaration for the following described real estate located in the County of Avery and State of North Carolina, as follows: Unit Number 27B Week Number 31 in Blue Ridge Village, according to the Declaration of Condominium for Blue Ridge Village as recorded in Book 143, Page 187 in the Office of the Register of Deeds of Avery County, North Carolina, as amended and/or supplemented, together with an undivided interest in and to the common areas as set forth in said Declaration. The sale will be held open for ten (10) days for upset bids as required by law. The record title holders to said property, ten (10) days prior to posting this Notice, are Donald G. Hayes and Geraldine C. Hayes

The terms of the sale are that the real property herein above described will be sold for cash to the highest bidder and that the undersigned may require the successful bidder at the sale to immediately deposit cash in the amount of ten (10%) percent of the high bid up to $1,000.00, plus 5% (5%) percent of any excess of $1,000.00. The real property herein above described will be sold subject to all prior liens, unpaid taxes, restrictions and easements of record, tax liens and assessments.

/s/Philip W. Richardson, Esq. Trustee
1901 West Colonial Drive
Orlando, FL 32804