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: September 16, 2026 TIME OF SALES: 11:00 AM LOCATION OF SALES: AVERY COUNTY COURTHOUSE

PROPERTY DESCRIPTION: SEE ACCOMPANYING PROPERTY DESCRIPTION

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 Norma Melton.

26 SP 000192-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **George E. Kneiple and Muriel L. Kneiple** 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 05F Week Number 40 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 George E. Kneiple and Muriel L. Kneiple.

26 SP 000193-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Theodore E. Kraus and Donna M. Kraus** 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 05G 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 Theodore E. Kraus and Donna M. Kraus.

26 SP 000195-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Gary Mann and William Roper** 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 05G Week Number 39 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 Gary Mann and William Roper.

26 SP 000197-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Gary Edward Barker** 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 05H Week Number 2 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 Gary Edward Barker.

26 SP 000198-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Sterling Garris and Timothy Good** 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 05H Week Number 5 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 Sterling Garris and Timothy Good.

26 SP 000199-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Gleniford R. Linville and Frankie W. Linville** 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 05H 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 Gleniford R. Linville and Frankie W. Linville.

26 SP 000201-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **William M. Hudson and Jeanett R. Hudson** 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 05H Week Number 39 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 William M. Hudson and Jeanett R. Hudson.

26 SP 000202-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Teresa Garner Dunn, Trustee of The Joyce Garner Family Trust created on December 15, 2015** 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 24A Week Number 9 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 Teresa Garner Dunn, Trustee of The Joyce Garner Family Trust created on December 15, 2015.

26 SP 000203-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Johnny K. Odom and Katie R. Odom** 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 24A Week Number 16 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 Johnny K. Odom and Katie R. Odom.

26 SP 000204-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **JAB Property Investments LLC** 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 24A 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 JAB Property Investments LLC.

26 SP 000206-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Marlise Y. Nesmith** 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 24B 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 Marlise Y. Nesmith.

26 SP 000207-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Arnold G. Clark and Pamela J. Clark** 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 24B Week Number 36 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 Arnold G. Clark and Pamela J. Clark.

26 SP 000208-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Thurman L. Deloney and Mattie Deloney** 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 24C 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 Thurman L. Deloney and Mattie Deloney.

26 SP 000210-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Jack K. Miller and Alfred Porter, Jr.** 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 24C Week Number 40 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 Jack K. Miller and Alfred Porter, Jr..

26 SP 000211-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Linda D. Covington** 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 24D 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 Linda D. Covington.

26 SP 000212-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Arlene Creasman** 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 24D Week Number 21 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 Arlene Creasman.

26 SP 000213-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Community Health Training, 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 26D Week Number 13 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 Community Health Training, Inc..

26 SP 000214-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Weldon K. Hamrick and Lucielle C. Hamrick** 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 24D 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 Weldon K. Hamrick and Lucielle C. Hamrick.

26 SP 000215-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Miriam Goldstein** 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 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