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

26 SP 000134-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Robert F. Bruce and Juanita M. Bruce** 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 03D 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 Robert F. Bruce and Juanita M. Bruce.

26 SP 000135-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Margaret P. Elliott** 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 03D 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 Margaret P. Elliott.

26 SP 000136-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Christopher Alan Hull** 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 03E Week Number 12 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 Christopher Alan Hull.

26 SP 000137-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Raymond Nichols and Patricia H. Nichols** 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 03E Week Number 22 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 Raymond Nichols and Patricia H. Nichols.

26 SP 000138-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Haskiel S. Hyder and Shelby R. Hyder** 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 03E 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 Haskiel S. Hyder and Shelby R. Hyder.

26 SP 000139-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Buck K. Jones** 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 03E Week Number 51 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 Buck K. Jones.

26 SP 000140-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Paul H. Sams and Imogene Sams** 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 03F Week Number 10 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 Paul H. Sams and Imogene Sams.

26 SP 000141-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Joan Jones** 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 03F Week Number 15 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 Joan Jones.

26 SP 000142-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Evelyn M. Hadlock** 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 04A Week Number 33 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 Evelyn M. Hadlock.

26 SP 000143-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **William J. Rentz and Susan K. Rentz** 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 04A 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 William J. Rentz and Susan K. Rentz.

26 SP 000144-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **George Morarin and Maria Morarin** 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 04A Week Number 41 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 Morarin and Maria Morarin.

26 SP 000145-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **John F. Ijames and Julia G. Ijames** 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 04A Week Number 47 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 F. Ijames and Julia G. Ijames.

26 SP 000146-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Glenn C. McHan, Jr. and Barbara E. McHan** 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 04B 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 Glenn C. McHan, Jr. and Barbara E. McHan.

26 SP 000147-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **James Lawson and Willie Mae Lawson** 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 04B 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 James Lawson and Willie Mae Lawson.

26 SP 000148-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Clifton N. Smith and Carol G. Smith** 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 04B 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 Clifton N. Smith and Carol G. Smith.

26 SP 000149-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Joseph H. Hoffman and Alice B. Hoffman** 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 04B 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 Joseph H. Hoffman and Alice B. Hoffman.

26 SP 000150-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Jeffrey J. Benson and Susan R. Benson** 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 04B Week Number 51 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 Jeffrey J. Benson and Susan R. Benson.

26 SP 000151-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Hilary Bunch and Ron Bunch** 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 04C 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 Hilary Bunch and Ron Bunch.

26 SP 000152-050 In the Matter of Foreclosure of Real Property Under Claim of Lien against **Robert L. Carswell Sr. and Thelma L. Carswell** 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 04C Week Number 18 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

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