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REAL ESTATE

RENTALS

Price's Creek: 404 Trout Lily Lane 3BR/3BA, 1 car garage, pool. No dogs, no smoking sq/f 1801. Monthly \$2,300 (336) 491-2509 (12/24,12/31,1/7,1/14)

SOUTHPORT. Great location. Nice 2-bedroom mobile home rentals starting at \$1,400. One-year lease. Please call to inquire (910) 457-4464 (TFN)

THE BEACH CONNECTION™

SOUTHPORT-OAK ISLAND
Long-term Rentals
View Photos Online

MARGARET RUDD & ASSOCIATES, INC., REALTORS
www.RUDD.com
(910) 278-6523 • 1-800-486-5441
210 Country Club Drive - Oak Island, NC

Available Long Term Rentals

ZJurney: 115 NE 77th Street. 2 bedroom, 2 bath. Unfurnished mobile home. Pet negotiable. **\$1300 per month plus utilities.**

ZSawynigm: 103 SW 10th. 3 bedroom, 3 bath. Furnished. Available 3-6 month lease only. **\$2500 per month, utilities are included.**

ZKiker: 151 NW 3rd Street. 3 bedroom, 2 bath. Unfurnished. Garage. **\$2075 per month plus utilities.**

ZParvin: 1711 Reidsville Rd. 3 bedroom, 2 bath. Unfurnished. No smoking. **\$2050 per month plus utilities.**

ZLimoli: 4912 Dreamweaver Ct Unit 6. 3 bed, 2 bath. Unfurnished end unit. No smoking. No pets. **\$1800 per month plus utilities.**

Finding Your Place by the Sea Since 1991!
888.265.9906 | LongTermBeachRentals.com

LONG TERM RENTALS

WANTED LONG TERM RENTAL PROPERTIES
Oak Island • Southport • Boiling Spring Lakes

Long term property management at it's best!

This is our approach:

- Thorough background and credit check on all applicants.
- Accompany all potential tenants when viewing your property.
- We never give out a key to your property for potential tenants to "go look." We go with them.
- Regular inspections of your home once a tenant is in place.
- All work orders handled with accredited vendors.

We look forward to working with you!
We always strive to be better!

BETTER BEACH Rentals & Sales

8601 E. Oak Island Drive
Oak Island, NC 28465
Dawn McVicker
Long Term Property Manager
Broker/REALTOR®
910-278-1147 ext 201

88 Ginter Park Rd, Supply
Brand new construction home located in Richmond Hills subdivision Supply conveniently right off 211. This home boasts 3 bedrooms and 2 baths, new construction, and new appliances, and a two-car garage. NO pets, NO smoking. \$1600 per month.

4426 Flagship Ave - Southport
Lovely 3-bedroom duplex conveniently located to Southport and Oak Island. Enjoy easy access to Long Beach and NC 211. Close to restaurants and shopping. NO pets No smoking. \$1700 per month.

5016 East Oak Island Dr. Unit #2
Commercial Space. Reception area, small efficiency with room for storage or work area, or another office. Modern and updated. Great location next to restaurants, other small businesses and across the street from Publix. \$1600 per month.

BOARDWALK MOBILE HOME PARK

Affordable Living at the Coast

RENT STARTING AT \$1,400
(910) 457-4464
7300 River Road SE
Southport

BETTER BEACH Rentals & Sales

Better Beach Sales is expanding and looking for experienced and motivated brokers to join our family.

We offer a great Commission split with NO franchise fees! Our ideal candidates are ready to expand their business and earn more money for each transaction.

Please contact Julie Eastman at julie@betterbeachrentals.com for a private appointment.

APARTMENT RENTALS

APARTMENT RENTAL: SOUTHPORT, 612 North Lord Street. 2-bedroom, 1-bath apartment. Central air, ground level. Application, references and deposit required. No pets. \$1,300 monthly includes water and trash. (910) 231-2382. (12/10, 12/17,12/24,12/31,1/7,1/14,1/21,1/28)

FOR SALE

For Sale – Like new, 2-piece, all leather, navy color living room set, \$1000. Call (910)524-2013 (1/7,1/14,1/21)

Seasoned firewood for sale. Call (910)713-0348. (11/5-3/4)

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NOTICES

NOTICE TO CREDITORS
The undersigned having qualified as Executor for the Estate of Robert Muckin, 25E002712-090, deceased, in the office of the Clerk of Superior Court of Brunswick, North Carolina, does hereby notify all persons, firms and corporations having claims against said decedent to present the same to the undersigned, on or before said date being at least three months from the date of the first publication or posting of this Notice as indicated below, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said Estate, please make immediate payment. This, the 7th day of January, 2026.

Old North State Trust, LLC
Executor of the Robert Muckin Estate
131 Racine Drive, Ste 102
Wilmington, NC 28403
(1/7,1/14,1/21,1/28)

NOTICE TO CREDITORS STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK
File No: 25E002704-090
The undersigned having qualified as Executor of the Estate of Audre Marie Quinlan, deceased, late of Brunswick County this is to notify all persons, firms

or corporations having claims against the Estate of said Audre Marie Quinlan to present them to the undersigned on or before 9th day of April, 2026, or this notice will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

This the 7th day of January, 2026.

John Dacy Stevens Jr
3215 Boulder Ct
Dexter, MI 48130
Executor of the Estate of Audre Marie Quinlan
Johnson Legal, PLLC
123 N. Cardinal Extension Drive
Ste. 100
Wilmington, NC 28405
(1/7,14,21,28)

NOTICE TO CREDITORS, STATE OF NORTH CAROLINA, COUNTY OF BRUNSWICK
The undersigned, Stephen F. Snyder, has qualified as Executor of the Estate of Anna W. Snyder aka Anna Willoughby Snyder, late of Brunswick County, North Carolina, and this is to notify all persons having claims against said Estate to present them to the undersigned on or before April 9, 2026, pursuant to North Carolina General Statute 28A-14-1, or this notice shall be pled

in bar of their recovery.

All persons indebted to said Estate will please make immediate payment to the undersigned at the address below.

This the 7th day of January, 2026.

Stephen F. Snyder, EXECUTOR
7248 N. Red Ledge Drive
Paradise Valley, AZ 85253
(1/7,1/14,1/21,1/28)

ESTATE NOTICE
ESTATE FILE: 25E001614-090
The undersigned, having qualified as EXECUTOR of the Estate of BETTY SUE JOHNSON deceased, late of Brunswick County, North Carolina, does hereby notify all persons having claims against the estate of such decedent to present them to the undersigned on or before three months from the date of publication of this notice or same will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

This the 17th day of December, 2025.

Kenneth L. Johnson
EXECUTOR
c/o BACHARA LAW
200 Country Club Drive, Suite A
Oak Island, NC 28465
(1/7,1/14,1/21,1/28)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK
In the Matter of the Estate of Bruce Allan Kirdahy, Deceased
NOTICE TO CREDITORS:
The undersigned, having qualified as Executor of the Estate of Bruce Allan Kirdahy, deceased, late of Brunswick County, North Carolina, this is to notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before April 10, 2026, or this Notice will be pleaded in bar of recovery.

All persons indebted to the said decedent or estate shall please make immediate payment to the undersigned.

This the 7th day of January, 2026.

Angela Franco Kirdahy, Executor of the Estate of Bruce Allan Kirdahy
c/o Anthony L. Register
ALLEY, REGISTER & MCEACHERN
701 North 4th Street
Wilmington, NC 28401
(1/7,1/14,1/21,1/28)

NOTICE TO CREDITORS AND DEBTORS OF CHRISTINE MARIE CHAMBERS
WILLIAM CHAMBERS, having qualified as Administrator of

the Estate CHRISTINE CHAMBERS, late of 4628 Bluff Drive, Shallotte, NC 28470, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at 1553 Grandiflora Drive, Leland, NC 28451, on or before April 9, 2026 or this notice will be pleaded in bar of recovery. All persons, firms and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 31st day of December 2025.

WILLIAM CHAMBERS,
Administrator of the Estate of CHRISTINE MARIE CHAMBERS

Kimberly B. Smithwick
Attorney for the Administrator
BaxleySmithwick PLLC
P. O. Box 36
Shallotte, NC 28459
(910) 754-6582
(1/7,1/14,1/21,1/28)

ESTATE NOTICE
The undersigned, having qualified as EXECUTOR of the ESTATE of Lela Mae Ray Tobler, deceased, late of Brunswick County, North Carolina, does hereby notify all persons having claims against the estate of said decedent to present them to the undersigned on or before three months from the date of publication of this notice or same will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

This the 7th day of January 2025.

Minerva Ray-Davis
Administrator of the Estate
925 Hankinsville Rd.
Southport NC 28461
(1/7,1/14,1/21,1/28)

ESTATE NOTICE
The undersigned, having qualified as EXECUTOR of the ESTATE of Kerry Freeman Gray, deceased, late of Brunswick County, North Carolina, does hereby notify all persons having claims against the estate of said decedent to present them to the undersigned on or before three months from the date of publication of this notice or same will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

This the 31st day of December, 2025.

Matthew A. Bowen
Executor of the Estate

9256 Mellaney Lane SE
Winnabow NC 28479
(12/31,1/7,1/14,1/21)

ESTATE NOTICE
The undersigned, having qualified as the Administrator of the Estate of Estate of Philo N. Joyner AKA Phil N. Joyner Philo Napoleon Joyner deceased, late of Brunswick County, North Carolina, this is to notify all persons having claims against said estate to present them to the undersigned within ninety (90) of the publication of this notice, or the same will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

This the 31st day of December, 2025.

Tamala D. Joyner
Administrator of the Estate of Philo N. Joyner
AKA Phil N. Joyner
Philo Napoleon Joyner
2050 Saponi Village Ct.
Winston Salem, NC 27127
(12/31,1/7,1/14,1/21)

ESTATE NOTICE
The undersigned, having qualified as EXECUTOR of the ESTATE of Ann Phelps Bradley, deceased, late of Brunswick County, North Carolina, does hereby notify all persons having claims against the estate of said decedent to present them to the undersigned on or before three months from the date of publication of this notice or same will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

This the 24th day of December, 2025.

Rhonda Benson Bradley
Executor of the Estate
9194 Southern Blvd SE
Winnabow NC 28479
(12/24,12/31,1/7,1/14)

ESTATE NOTICE
ESTATE FILE: 25E001614-090
The undersigned, having qualified as EXECUTOR of the Estate of BETTY SUE JOHNSON deceased, late of Brunswick County, North Carolina, does hereby notify all persons having claims against the estate of such decedent to present them to the undersigned on or before three months from the date of publication of this notice or same will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

Town of Oak Island PUBLIC NOTICE

The Oak Island Town Council will hold a Public Hearing beginning at 6:00 p.m., or as soon thereafter as possible, on Tuesday, January 20, 2026, in Council Chambers at the Oak Island Town Hall, 4601 E. Oak Island Drive. (Please note that the January Town Council Meeting is on the third Tuesday rather than the typical second Tuesday; the change is for this month only). The purpose of the Public Hearing is to receive citizens' comments on Proposed Text Amendments to Section 7 of the Town's Unified Development Ordinance. A proposed amendment to Section 7.2.3 would add "structures" to the prohibition against placement of accessory buildings within the utility easement and add "recorded access easements" to prohibited areas whereby accessory structures may not be constructed or placed. A proposed amendment to Section 7.12.2 would remove the thirty- (30) day gap between placement of a temporary storage facility (portable storage unit) and the requirement for a zoning permit. There is a proposed amendment to revise the allowed hours of operation for sexually oriented businesses. Additional amendments proposed for this section are related to food truck operations, including times, required trash receptacles, allowed outdoor seating and an annual expiration date for permits.

Each speaker will be allotted three minutes. Written comments may be provided for the record to the Town Clerk prior to or during the hearing. For more information, contact the Planning Department at 910-278-5011.

Lisa P. Stites, MMC
Town Clerk

(1-7, 14)

Town of Oak Island PUBLIC NOTICE

The Oak Island Town Council will hold a Public Hearing beginning at 6:00 p.m., or as soon thereafter as possible, on Tuesday, January 20, 2026, in Council Chambers at the Oak Island Town Hall, 4601 E. Oak Island Drive. (Please note that the January Town Council Meeting is on the third Tuesday rather than the typical second Tuesday; the change is for this month only). The purpose of the Public Hearing is to receive citizens' comments on Proposed Text Amendments to Section 5.3 Administrative Approval—Major/Minor Site Plan, Minor Subdivision, or Major Subdivision Preliminary/Final Plat; Section 8.1 Dimensional Requirements Table; Section 10.19 Off-Street Parking Requirements; and Section 10.26 District Signs. The proposed amendments aim to incentivize specific urban form development standards as they relate to off-street parking for commercial properties (that parking be established or relocated to the rear of the property, behind the building, such that visibility of the parking area from the street is reduced); incentivize the relocation of driveways off Oak Island Dr. to the side streets in effort to reduce traffic conflicts and congestion along one of Oak Island's busiest roads; and to offer expedited review of plans containing the recommended urban form development standards.

Each speaker will be allotted three minutes. Written comments may be provided for the record to the Town Clerk prior to or during the hearing. For more information, contact the Planning Department at 910-278-5011.

Lisa P. Stites, MMC
Town Clerk

(1-7, 14)

NOTICES

This the 17th day of December, 2025.

Kenneth L. Johnson
EXECUTOR
c/o BACHARA LAW
200 Country Club Drive, Suite A
Oak Island, NC 28465
(12/24,12/31,1/7,1/14)

ESTATE NOTICE

The undersigned, having qualified as EXECUTOR of the ESTATE of Donald Wayne Welch, deceased, late of Brunswick County, North Carolina, does hereby notify all persons having claims against the estate of said decedent to present them to the undersigned on or before three months from the date of publica-

tion of this notice or same will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned.

This the 24th day of December, 2025.

Delores Cathy Welch
Executor of the Estate
4074 Harrisonburg Road
Montgomery LA 71454
(12/24,12/31,1/7,1/14)

NOTICE OF ADMINISTRATION

Having qualified as Executor of the estate of Ann Frisbee Stefa, deceased, late of Brunswick County, North Carolina, this is to notify all persons, firms and cor-

porations having claims against said estate to present them, duly verified, to the undersigned at 9 Hoptree Drive, Greer, South Carolina 29650 on or before the 17th day of March, 2026, or this notice will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate settlement with the undersigned.

This the 17th day of December, 2025.

Karl R. Stefka, Executor
File # 25E002525-090
(12/17,12/24,12/31,1/7)

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, BRUNSWICK COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Cynthia H. Reaves and Thomas L. Reaves to LILSS & GODBEY, PC, Trustee(s), which was dated November 3, 2004 and recorded on November 8, 2004 in Book 2040 at Page 292, Brunswick County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on January 21, 2026 at 11:00 AM, and will sell to the highest bidder for cash the following described property situated in Brunswick County, North Carolina, to wit:

Being all of a certain tract or parcel containing 1.0 acre, more or less, together with that 60 foot easement for ingress and egress between SR 1316 and the aforementioned 1.0 acre, more particularly described in a plat of survey entitled "Survey for Thomas & Cynthia Reaves", surveyed by James R. Tompkins, R.L.S., dated February 7, 2003 and recorded in Map Cabinet 27, Page 317, Brunswick County Registry, reference to which is hereby made for a more particular description.

SUBJECT TO that certain right away easement of 15 feet in width reserved in a Deed dated March 1983 from Kenneth Buckner to Catherine M. Porter recorded in Book 527 at Page 601 of the Brunswick County Registry.

Together with a non-exclusive appurtenant easement for septic installation and maintenance as recorded in Book 1701, Page 982 and Map 27, Page 317 of Brunswick County Registry.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 6324 Old Shallotte Rd NW, Ocean Isle Beach, NC 28469.

A Certified Check ONLY (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX AND THE RECORDING COSTS**

FOR THEIR DEED.

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. Substitute Trustee does not have possession of the property and cannot grant access, prior to or after the sale, for purposes of inspection and/or appraisal. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Cynthia H. Reaves.

An Order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination [NCGS § 45-21.16A(b)(2)]. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Pursuant to NCGS §45-21.25A, this sale may be subject to remote bids placed by bidders not physically present at the place of sale, which may be accepted by the person conducting the sale, or their agent".

If the trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the trustee, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
File No.: 25-16846-FC01
(1/7 & 1/14)

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, BRUNSWICK COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Diane Foye to First American Title Insurance Company, Trustee(s), which was dated May 7, 2007 and recorded on May 14, 2007 in Book 2607 at Page 0579, Brunswick County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on January 21, 2026 at 11:00 AM, and will sell to the highest bidder for cash the following described property situated in Brunswick County, North Carolina, to wit:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF SOUTHPORT IN THE COUNTY OF BRUNSWICK, AND STATE OF NC AND BEING DESCRIBED IN A DEED DATED 10/07/2003 AND RECORDED 10/10/2003 IN BOOK 1841 PAGE 818 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 76, SECTION 9, NORTH HILLS PART 4, BOILING SPRING LAKES NC, AS SHOWN ON PLAT RECORDED IN MAP CABINET G AT PAGE 278, BRUNSWICK COUNTY REGISTRY, SAID LOT HAVING THE METES, BOUNDS AND LOCATION AS SHOWN ON SAID MAP ALL OR A PORTION OF THE PROPERTY HEREINABOVE DESCRIBED

WAS ACQUIRED BY GRANTOR BY INSTRUMENT RECORDED IN BOOK 1581, PAGE 623, BRUNSWICK COUNTY REGISTRY A MAP SHOWING THE ABOVE DESCRIBED PROPERTY IS RECORDED IN PLAT BOOK , PAGE , AND REFERENCED WITHIN THIS INSTRUMENT

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 883 Sweetbrier Road, Southport, NC 28461.

A Certified Check ONLY (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX AND THE RECORDING COSTS FOR THEIR DEED.**

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. Substitute Trustee does not have possession of the property and cannot grant access, prior to or after the sale, for purposes of inspection and/or appraisal. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Alyssa Foye, Travis Calypso and Shareef Harvey.

An Order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination [NCGS § 45-21.16A(b)(2)]. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Pursuant to NCGS §45-21.25A, this sale may be subject to remote bids placed by bidders not physically present at the place of sale, which may be accepted by the person conducting the sale, or their agent".

If the trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the trustee, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
File No.: 20-02072-FC02
(1/7 & 1/14)

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, BRUNSWICK COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Christian Cippolletti and Taylor Yeaton to The Gordon Law Firm, PLLC, Trustee(s), which was dated December 22, 2021 and recorded on December 22, 2021 in Book 4769 at Page 1001, Brunswick County Registry, North Carolina.

Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on January 21, 2026 at 11:00 AM, and will sell to the highest bidder for cash the following described property situated in Brunswick County,

North Carolina, to wit:

Being all of Lot 70, Station V, River Run Plantation (formerly Pier 66 Subdivision), as shown on a revised plat of Station V recorded in Map Cabinet 18 at Page 163 of the Brunswick County Registry.

There is excepted from this conveyance the Mineral Rights which have been retained by Weyerhaeuser Real Estate Company as appears in Book 424 at Page 79 of the Brunswick County Registry.

This conveyance is made subject to the Consolidated Master Declaration and Development Plan which appears in Book 728 at Page 702 of the Brunswick County Registry; said Consolidated Master Declaration Plan, Covenants and Restrictions as identified are included herein to the same effect and which the same legal force as if they were repeated fully in this Instrument, said covenants and restrictions shall be deemed appurtenant to the lot and shall run with the lot in all future conveyances.

Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 3181 Island Dr Se, Bolivia, NC 28422.

A Certified Check ONLY (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX AND THE RECORDING COSTS FOR THEIR DEED.**

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations of 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. Substitute Trustee does not have possession of the property and cannot grant access, prior to or after the sale, for purposes of inspection and/or appraisal. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Christian Cippolletti, single and Taylor Yeaton, single.

An Order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination [NCGS § 45-21.16A(b)(2)]. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Pursuant to NCGS §45-21.25A, this sale may be subject to remote bids placed by bidders not physically present at the place of sale, which may be accepted by the person conducting the sale, or their agent".

If the trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the trustee, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
File No.: 25-11907-FC01
(1/7 & 1/14)

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, BRUNSWICK COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Daniel James Power a/k/a Daniel Power to Pamela S. Cox, Trustee(s), which was dated June 28, 2021 and recorded on June 28, 2021 in Book 4650 at Page 1256, Brunswick County Regis-



Brunswick County PUBLIC NOTICE

BRUNSWICK COUNTY TAX LISTING FOR 2026

DUTY TO LIST

It is the duty of every person and/or business to list all taxable property with the Brunswick County Tax Department during the listing period. The listing period begins the first business day of January and ends on January 31 as stated in NCGS 105-307(a).

You may now list online by going to <https://www.brunswickcountync.gov/455/Forms-Documents>. The online listing process does require your abstract number and online access code which can be found on the front of your listing form unless you are listing for the first time.

EXAMPLES OF WHAT TO LIST

NON-BUSINESS	BUSINESSES
Mobile Homes not considered Real Property	Machinery & Equipment
Motor Vehicles without License Plates	Computers
Boats & Boat Motors	Furniture & Shelving
Campers	Fixtures & Signs
Motorcycles	Farm Machinery
Tiny Homes	Supplies
Airplanes	Airplanes & Boats
Improvements on Real Property	Furnishings in Rental Properties
Multi-Year Tagged Motor Vehicle	Construction in Progress, etc....
Permanent Multi-Year Tagged Motor Vehicle	Permanent Multi-Year Tagged Motor Vehicle & IRP

DO NOT LIST- Registered Vehicles, Personal Furnishings or Business Inventory

LATE LISTING

Any taxable property that has not been listed by January 31st is subject to a 10% penalty. Any person who willfully fails or refuses to list is subject to a Class 2 misdemeanor.

ELDERLY/DISABLED EXCLUSION

To be eligible for this exclusion, you must be 65 years of age or 100% disabled on or before January 1st. You must be a permanent resident of Brunswick County and live on the property for which you request the exclusion. Your total gross income for the previous year cannot exceed \$38,800 set by the State of North Carolina. See G.S. 105-277.1 for the full text of the statute.

DISABLED VETERAN EXCLUSION

Veteran who, is a permanent resident and as of January 1st has a permanent and total (100%) disability that is service connected or receives benefits for specially adapted housing under 38 U.S.C. 2101. See G.S. 105-277.1C for full text of statute.

To apply for the exclusions/deferment listed above you must contact the Brunswick County Tax Department and request a form or visit our website at <https://www.brunswickcountync.gov/455/Forms-Documents>. The application deadline for the above-mentioned is June 1st of each year.

GENERAL INFORMATION

All property is to be listed according to its value as of January 1, unless otherwise specified. Under NCGS 105-311, tax listing by mail or online is permissible. Anyone may list at the County Tax Office in the Governmental Complex at any time during the regular listing period. Our office hours are 8:30am – 5:00pm, Monday through Friday. In addition, we can be reached at P.O. Box 269, Bolivia, NC 28422 or you may call 910-253-2829/800-527-9001. We can also be reached at www.brunswickcountync.gov where you may download listing forms and exclusion applications.

(12-24, 1-7, 1-14)



Notice of Availability

Record of Decision (ROD) for the Implementation of Master Planning Activities at Military Ocean Terminal Sunny Point (MOTSU), North Carolina

The United States Army (Army) announces the availability of the ROD for implementing real property master planning activities at MOTSU. The Army has reviewed the Final Environmental Impact Statement (FEIS) for Real Property Master Plan Activities at MOTSU and will proceed with the full implementation alternative for explosive safety, waterfront maintenance, security, linear infrastructure, and development projects needed to maintain and modernize MOTSU's infrastructure.

The ROD is available on the US Army ARTRANS Environmental website:
<https://www.army.mil/artrans#org-about>

For further information, contact the Public Affairs Office, U.S. Army Transportation Command, at (618) 220-6119.



Brunswick County Board of Commissioners PUBLIC HEARING

Notice is hereby given that the Brunswick County Board of Commissioners will hold a public hearing on January 20, 2026 at 6:00 p.m. in the Commissioners Chambers of the David R. Sandifer Administration Building located at 30 Government Center Drive at the Brunswick County Government Center concerning the following rezoning:

REQUEST: CHANGE OF ZONING – ZONING CASE Z-928
FROM: RR (RURAL LOW DENSITY RESIDENTIAL)
TO: R-6000 (HIGH DENSITY RESIDENTIAL)
LOCATION: 9110 SOUTHERN BLVD SE NEAR WINNABOW, NC.
TAX PARCEL(S): 0720000116
DESCRIPTION: THE APPLICANT REQUESTED TAX PARCEL 0720000116 BE ZONED R-6000 (HIGH DENSITY RESIDENTIAL). THE ENTIRE ZONING AREA ENCOMPASSES APPROX. 0.95 ACRES.

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from RA (Rural/ Agricultural to MDR-M (Medium Density Residential-Mixed Use) for Tax Parcel 0720000116 located at 9110 Southern Blvd SE near Winnabow, NC. This Land Use Plan Amendment totals approximately 0.95 acres.

For more information, please contact the
Brunswick County Planning Department at 910-253-2025 or 800-621-0609.

(12-31, 1-7)

