

The State Port Pilot CLASSIFIEDS

National Kitten Day July 10

To place an ad call (910) 457-4568 or visit www.stateportpilot.com

AD DEADLINE: 2:00 PM MONDAY • CLASSIFIED RATES

Rates are based on 20 words or less.

Acceptance of classified advertising is in accordance with regulations that apply to other advertising in *The State Port Pilot*.

One insertion: \$10.00 • Two insertions: \$17.00 • Three insertions: \$24.00

Subsequent insertions, add \$7 per week. Rates are based on consecutive insertions. For each word over 20, add 25-cents per insertion.

REAL ESTATE

RENTALS

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 PRESERVE spacious 2-bedroom, 2-bath condominium with den/3rd-bed. Located on the third floor with elevator access. Features a private porch with Intracoastal Waterway views. Call (704) 277-1101 for details. (7/8, 15)

APARTMENT RENTAL: Southport, 612 North Lord Street. 2BR/1BA apartment. Central air, round level. Application, references and deposit required. No pets. \$1300/mo includes water and trash. (910) 231-2382 (6/24, 7/1, 8, 15)

3-BEDROOM, 1-bath brick home, approx. 1400 sq. ft., one mile south of Government Center, 3029 Old Ocean Hwy., Bolivia. For rental application, send request to paullinehankins@cloud.com. \$1,350 month. (6/24, 7/1, 8)

Available Long Term Rentals

ZHinson: 160 NE 6th Street. 3 bedroom, 2 bath. Unfurnished. No smoking. Pet negotiable. **\$2000 per month plus utilities.**

Zural: 5169 Minnesota Dr. 3 bedroom, 2 bath. Unfurnished. Garage. No smoking. Pet negotiable. **\$2175 per month plus utilities.**

ZPender: 1202 N. Atlantic Ave. 2 bedroom, 2 bath. Unfurnished. No smoking. No pets. **\$1850 per month plus utilities.**

ZTomasini2: 302 NE 39th Street. 2 bedroom, 1 bath. Unfurnished duplex. **\$1700 per month plus utilities (water, sewer, trash, lawn care are included).**



Finding Your Place by the Sea Since 1991!

888.265.9906 | LongTermBeachRentals.com

BOARDWALK MOBILE HOME PARK

Affordable Living at the Coast



RENT STARTING AT \$1,400

(910) 457-4464

7300 River Road SE
Southport

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!



8601 E. Oak Island Drive • Oak Island, NC 28465

Dawn McVicker
Long Term Property Manager
Broker/REALTOR

910-278-1147 ext 201

SERVICES

MUD-DOBBERS DRYWALL, LLC
Drywall Installation, repairs, renovations and new construction, Fully Insured. Call Fred P. Caudill, owner. (910) 523-0195
Free Estimates
(7/8, 15, 22, 29, 8/5, 12, 19, 26)

SALES

CKC MALE YORKIE PUPPIES
born 4/26/2026 first shots and worming. \$1200.00 with papers \$1000.00 without papers. Call or text (803) 924-8162 located in South Carolina.
(6/17, 24, 7/1, 8)

SELL IT
IN
THE



Classifieds



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.

Place an ad for your home sale or rental here.

NOTICES

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned, having qualified as Administrator of the Estate of RONALD DEAN LEWIS, SR., deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 8th day of July, 2026.

Ronald Dean Lewis Jr.,
Administrator
1601 Town Creek Rd.
Leland, NC 28451
(7/8, 15, 22, 29)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

26E000821-090

Wayne Lovelace, having qualified as Administrator of the Estate of CAROL ANN HONAHAN, deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms and corporations having claims against the estate of said decedent to present them to the undersigned at 2422 Sugargrove Trail NE, Leland, NC 28451 on or before three months from the date of the first publication of this notice or same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 8th day of July, 2026.

Wayne Lovelace, Administrator
c/o Paula Clarity, Esq.
Clarity Law PLLC
Attorney for Administrator
2422 Sugargrove Trail NE
Leland, NC 28451
(910) 239-8819
(7/8, 15, 22, 29)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned, Angela Marie Fronczak, having qualified as Executor of the Estate of TERRY D. FRONCZAK, deceased, late

of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 8th day of July, 2026.

Angela Fronczak, Executor
534 Sunset Point Drive SE
Bolivia, NC 28422
OR
Sandra L. Darby
Attorney at Law
1430 N. Howe Street
Southport, NC 28461
(7/8, 15, 22, 29)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of PATRICIA COLES, deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before ninety (90) days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 8th day of July, 2026.

Gail H. Coles
Executor of the Estate of
Patricia Coles
302 Sherrill Avenue
Oak Island, NC 28465
(7/8, 15, 22, 29)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

On June 8, 2026, Carter Nicole Launt Burnette qualified as Executor of the Estate of JONATHON TAYLOR LAUNT late of Calabash, Brunswick County, North Carolina who died on March 3, 2026. As the attorney for the Estate of Jonathon Taylor Launt, and on behalf of his Executor, the undersigned does hereby notify all persons, firms, and corporations having claims against the Estate of Jonathon Taylor Launt to exhibit them

to the undersigned at P.O. Box 471108, Charlotte, North Carolina 28247, on or before October 1, 2026, or this notice will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 1st day of July, 2026.

Richard G. Hoefling
Attorney for the Estate of
Jonathan Taylor Launt
P.O. Box 471108
Charlotte, NC 28247
(704) 641-5410
(7/1, 8, 15, 22)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

FILE NO: 26E000348-090

The undersigned, having qualified as Executor of the Estate of ALEXANDER DIFONZO, SR., deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 1st day of July, 2026.

Alexander DiFonzo, Jr., Executor
c/o Scott Donaldson, Attorney
Cline Donaldson PLLC
5725 Oleander Drive
STE G-3
Wilmington, NC 28403
(7/1, 8, 15, 22)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK FILE NO. 26E000670-090 ESTATE NOTICE

The undersigned, Arthur Slayton, having qualified as Executor for the Estate of JAMES DERRICK VAN SADERS, late of Brunswick County, North Carolina, does hereby notify all persons having claims against the Estate of said James Derrick Van Saders to present to the undersigned within (3) months from the date of the first publication of this notice or same will be pleaded in bar of their recovery.

All persons indebted to the said

estate please make immediate payment to the undersigned.

This is the 1st day of July, 2026.

Arthur Slayton, Executor
c/o Zachary Clouser, J.D.
Attorney at Law
Clouser Law
3921 Executive Park Blvd, Ste C
Southport, NC 28461
910-805-3411
(7/1, 8, 15, 22)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK

Having qualified as Executor of the Estate of MARY ANNE FAGERQUIST, late of Brunswick County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned, c/o Kathleen E. Horton, Post Office Box 4548, Wilmington, North Carolina 28406, on or before the 2nd day of October, 2026, or this notice will be pleaded in bar of their recovery.

All persons, firms and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 1st day of July, 2026.

Kristine Foley,
Executor of the Estate of
Mary Anne Fagerquist
c/o Kathleen E. Horton
Kaess Parker Lee, PLLC
P. O. Box 4548
Wilmington, NC 28406
(7/1, 8, 15, 22)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned, Matthew Joseph Gorkowski, having qualified as the Executor of the Estate of JOSEPH MICHAEL GORKOWSKI, deceased, hereby notifies all persons, firms or corporations having claims against the decedent to exhibit same to the said Matthew Joseph Gorkowski, at the address set out below, on or before October 2, 2026, or this notice may be pleaded in bar of any payment or recovery of same.

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

This the 1st day of July, 2026.

Matthew Joseph Gorkowski
Executor of the Estate of Joseph
Michael Gorkowski

c/o Robert H. Hochuli, Jr.
219 Racine Dr.
Suite A6
Wilmington, NC 28403
(7/1, 8, 15, 22)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned having qualified as Co-Administrator of the Estate of BENJAMIN GRAHAM RIVENBARK, III, deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned Co-Administrator on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 1st day of July, 2026.

Courtney Rivenbark Humphreys
Co-Administrator of the Estate of
Benjamin Graham Rivenbark, III
2808 Berry Patch Ct
Castle Hayne, NC 28429
(7/1, 8, 15, 22)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned, having qualified as Administrator of the Estate of JAMES MARVIN KISTLER, JR., deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

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

This 24th day of June, 2026.

Sandra L. Darby
Attorney at Law
1430 N. Howe Street
Southport, NC 28461
(6/24, 7/1, 8, 15)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned, having qualified as Administrator of the Estate of CAROL LEE POTTER, deceased, late of Brun-

swick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 24th day of June, 2026.

Lisa Potter King, Administrator
1706 Old Mill Creek Rd. SE
Winnabow, NC 28479
(6/24, 7/1, 8, 15)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK ESTATE NOTICE

The undersigned, Sandra L. Darby, having qualified as Public Administrator of the Estate of SAMUEL R. BABSON deceased, late of Brunswick County, State of North Carolina, does hereby notify all persons, firms and corporations having claims against the decedent to present them to the undersigned on or before three (3) months from the date of publication of this notice or same will be pleaded in bar of their recovery.

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

This 24th day of June 2026.

Sandra L. Darby
Attorney at Law
1430 N. Howe Street
Southport, NC 28461
(6/24, 7/1, 8, 15)

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK NOTICE TO CREDITORS

The undersigned, Eric David Checkowski, having qualified on the 8th day of June, 2026, as Executor of the Estate of CYNTHIA MARIE CHECKOWSKI (26E000767-090), deceased, does hereby notify all persons, firms, and corporations having claims against said estate that they must present them to the undersigned at David E. Anderson, PLLC, 9111 Market Street, Suite A, Wilmington, North Carolina, 28411, on or before the 28th day of September, 2026, or the claims will be forever barred thereafter, and this notice will be pleaded in bar of recovery.

All persons, firms, and corpora-

NOTICES

tions indebted to said estate will please make prompt payment to the undersigned at the above address.

This 24th day of June 2026.

Eric David Checkowski,
Executor
Estate of Cynthia Marie
Checkowski
David Anderson
Attorney at Law
9111 Market St, Ste A
Wilmington, NC 28411
(6/24, 7/1, 8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of TRAVIS DONALD TOMPKINS, deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to Carter D. Tompkins, Executor for the Estate of Travis Donald Tompkins, to the address listed below on or before September 24, 2026, or this notice will be pleaded in bar of recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 24th day of June, 2026.

Carter D. Tompkins, Executor
c/o Lisa Salines-Mondello,
Attorney
Salines-Mondello Law Firm, PC
Attorney for the Estate Travis
Donald Tompkins
6781 Parker Farm Drive
Suite 210
Wilmington, NC 28405
(6/24, 7/1, 8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of BONNIE LEE LEWIS, deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 24th day of June, 2026.

Debra Ann Carr, Executor
201 Holly Dr.
Southport, NC 28461
(6/24, 7/1, 8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

The undersigned, having qualified as Executor of the Estate of DIANE HUDSON SELLERS, deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 24th day of June, 2026.

Christopher Dale Sellers
Executor for the Estate of
Diane Hudson Sellers
3416 S River School Rd
Wade, NC 28395
(6/24, 7/1, 8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

The undersigned, having qualified as Administrator of the Estate of GARY MICHAEL DESCOMBES, deceased, late of Brunswick County, North Carolina, does hereby notify all persons, firms, and corporations having claims against the estate of said deceased to present them to the undersigned on or before 90 days from the first publication date of this notice, or the same will be pleaded in bar of their recovery.

All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned.

This the 17th day of June, 2026.

Kip R. DesCombes,
Administrator
c/o Geddings & Kleva, PLLC
Resident Agent of Process for
the Estate of
Gary Michael DesCombes

8721 E. Oak Island Drive
Oak Island, NC 28465
(6/17, 24, 7/1, 8)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

The undersigned, Cheryl Campbell, having qualified as Executor of the Estate of GEORGEANNE WIGGIN deceased, late of Brunswick County, State of North Carolina, does hereby notify all persons, firms and corporations having claims against the decedent to present them to the undersigned on or before three (3) months from the date of publication of this notice or same will be pleaded in bar of their recovery.

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

This 17th day of June 2026.

Cheryl Campbell
186 Autumn Breeze Ln. NE
Bolivia, NC 28461
OR
Sandra L. Darby
Attorney at Law
1430 N. Howe Street
Southport, NC 28461
(6/17, 24, 7/1, 8)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of MARCIAL VALENTIN, JR., late of Brunswick County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned, c/o Kathleen E. Horton, Post Office Box 4548, Wilmington, North Carolina 28406, on or before the 21st day of September, 2026, or this notice will be pleaded in bar of their recovery.

All persons, firms and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 17th day of June, 2026.

Maribel Valentin,
Executor of the Estate of Marcial
Valentin, Jr.
c/o Kathleen E. Horton
Kaess Parker Lee, PLLC
P. O. Box 4548
Wilmington, NC 28406
(6/17, 24, 7/1, 8)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

Elizabeth Russell, having qualified as Executor of the Estate of MICHAEL C. MATTERA, late of 6530 Adelina Court, Ocean Isle Beach, NC 28469, 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 6530 Adelina Court, Ocean Isle Beach, NC 28469, on or before September 17, 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 17th day of June 2026.

Elizabeth Russell,
Executor of the Estate of Michael
C. Mattera
c/o Kimberly B. Smithwick
Attorney for the Executor
BaxleySmithwick PLLC
P. O. Box 36
Shallotte, NC 28459
(910) 754-6582
(6/17, 24, 7/1, 8)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE TO CREDITORS

Michael Straight, having qualified as Executor of the Estate of PATRICIA D. STRAIGHT, late of 71 Calabash Drive, Calabash, NC 28467, 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 1095 Captain's Court, Carolina Shores, NC 28467, on or before September 17, 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 17th day of June 2026.

Michael Straight,
Executor of the Estate of Patricia
D. Straight
Kimberly B. Smithwick
Attorney for the Executor
BaxleySmithwick PLLC
P. O. Box 36
Shallotte, NC 28459
(910) 754-6582
(6/17, 24, 7/1, 8)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE OF
FORECLOSURE SALE

FILE NUMBER:
25SP001360-090

Under and by virtue of the power of sale contained in a Deed of Trust executed by JAMES LOCKAMY AND APRIL LOCKAMY dated May 25, 2023 in the amount of \$249,084.00 and recorded in Book 5022, Page 767 of the Brunswick County Public Registry by ANTHONY MASELLI OR GENEVIEVE JOHNSON, EITHER OF WHOM MAY ACT, Substitute Trustee, default having been made in the terms of agreement set forth by the loan agreement secured by the said Deed of Trust and the undersigned, ANTHONY MASELLI OR GENEVIEVE JOHNSON, EITHER OF WHOM MAY ACT, having been substituted as Successor Trustee in said Deed of Trust by an instrument duly recorded in the Official Records of Brunswick County, North Carolina, in Book 5425, Page 0650, and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in Brunswick County, North Carolina, or the customary location designated for foreclosure sales, on July 21, 2026 at 11:00 AM, and will sell to the highest bidder for cash the following real estate situated in the County of Brunswick, North Carolina, and being more particularly described as follows:

PARCEL IDENTIFICATION NUMBER(S):
ADDRESS: 505 GRAY BRIDGE RD SW SHALLOTTE, NC 28470

PRESENT RECORD OWNER(S):
JAMES LOCKAMY AND APRIL LOCKAMY

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF BRUNSWICK, AND IS DESCRIBED IN DEED BOOK 5022, PAGE 767, AS FOLLOWS:

BEGINNING AT A SPIKE LOCATED IN THE CENTERLINE OF SR 1134, SAID SPIKE BEING IN THE NORTHERN BOUNDARY LINE OF THE PARCEL CONTAINING 47.18 ACRES, MORE OR LESS, SHOWN AND DESCRIBED ON THE SURVEY RECORDED IN MAP CABINET 0, PAGE 172 OF THE BRUNSWICK COUNTY REGISTRY, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE; THENCE, SOUTH 85 DEGREES 04 MINUTES WEST 109.63 FEET TO AN OLD IRON PIPE AND LIGHTWOOD STUMP, THENCE SOUTH 29 DEGREES 00 MINUTES EAST 596.18 FEET TO ANOTHER SPIKE IN THE CENTERLINE OF SR 1134 (SOUTH OF THE ABOVE REFERENCED SPIKE IN THE CENTERLINE OF SR 1134), THENCE WITH THE CENTERLINE OF SR 1134 IN A NORTHERLY DIRECTION TO THE ABOVE REFERENCED SPIKE LOCATED IN THE CENTERLINE OF SR 1134, THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND BEING THAT PORTION OF THE PARCEL CONTAINING 47.48 ACRES, MORE OR LESS, LOCATED WEST OF SR 1134 AS SHOWN ON THE SURVEY RECORDED IN MAP CABINET 0, PAGE 172 OF THE BRUNSWICK COUNTY REGISTRY, WHICH SURVEY IS INCORPORATED HEREIN FOR GREATER CERTAINTY OF DESCRIPTION. THE ABOVE-DESCRIBED TRACT OF LAND BEING ALL OF BRUNSWICK COUNTY TAX PARCEL NO. 1980008006.

THE ABOVE-DESCRIBED TRACT OF LAND IS SUBJECT TO THE RIGHT-OF-WAY OF SR 1134 AS SHOWN ON THE ABOVE REFERENCED SURVEY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS, CONDITIONS AND COVENANTS:

1. THIS PARCEL OF LAND SHALL NOT BE SUBDIVIDED.
2. THE PROPERTY SHALL BE WELL MAINTAINED AND NO ACCUMULATION OF JUNK, TRASH, DEBRIS OR RUBBISH SHALL BE PERMITTED ON THE PROPERTY.
3. NO HOGS, PIGS OR LIVESTOCK OF ANY KIND SHALL BE KEPT OR MAINTAINED ON THE PROPERTY, EXCEPT FOR USUAL HOUSEHOLD PETS.
4. ALL MOTOR VEHICLES PARKED OR STORED ON THE PROPERTY SHALL BE CURRENTLY LICENSED, REGISTERED AND OPERABLE.
5. THE PROPERTY SHALL BE PROPERLY UNDERPINNED WITHIN 90 DAYS OF SET-UP

6. THE PROPERTY SHALL BE PLANTED WITH GRASS SEED OR SOD INSTALLED WITHIN 120 DAYS OF COMPLETION OF THE HOME. IF BUYER FAILS TO PERFORM THIS COVENANT, SELLER HAS THE RIGHT TO PLANT THE GRASS OR INSTALL SOD AND COLLECT THE COST FROM THE BUYER. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME: 2022 FLEETWOOD, PEGASUS MODEL # 270PE28643S SERIAL #FLE270VA22-77325A/B

Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. §45-21.23.

Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by N.C.G.S. §7A-308(a) (1).

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust/security agreement, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either the Trustee or the holder of the note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens or prior encumbrances of record and any recorded releases. Said property is also being sold subject to applicable Federal and State laws.

A deposit of five percent (5%) of the purchase price, or seven hundred fifty dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale.

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 its sole discretion, if it believes 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.

Additional Notice for Residential Property with Less than 15 rental units, including Single-Family Residential Real Property: An order for possession of the property may be issued pursuant to N.C.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 foreclosure 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 not more than 90 days, after the sale date contained in this notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. 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.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, except as stated below in the instance of bankruptcy protection. IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT,

ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

Sarah A. Waldron or Terrass
Scott Misher, Esq
ROBERTSON, ANSCHUTZ,
SCHNEID,
CRANE & PARTNERS, PLLC
Attorneys for the Substitute
Trustee
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Telephone: (470) 321-7112
(+7/8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE OF
FORECLOSURE SALE

26SP000095-090

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Jeffrey B Brooks to Law Office Of Jeffrey W. Porter, P.C., Trustee(s), which was dated August 16, 2023 and recorded on August 16, 2023 in Book 5059 at Page 1377, 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 July 22, 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:

Beginning at a stake in the southern edge of the Upper Town Creek Loop Road located North 70 degrees 30 minutes West 12 feet from the northwestern corner of that tract conveyed by James R. Rabon and wife, to Herman Rich and wife, by deed re-recorded in the Brunswick County Registry in Book 134 at Page 179; runs thence North 70 degrees 30 minutes West along the southern edge of the Upper Town Creek Loop Road to an iron stake a distance of 66 feet; runs thence South 30 degrees 30 minutes West 660 feet to a point; runs thence South 70 degrees 30 minutes East 66 feet to a point; runs thence North 30 degrees 30 minutes East 660 feet to the point of beginning, containing one acre more or less, and being Tract Two in a deed recorded in Book 379 at Page 740, Brunswick County Registry.

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

Said property is commonly known as 927 Town Creek Road Ne, Leland, NC 28451.

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 All lawful heirs of Mary Burke Brooks.

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 provid-

ing 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.

If the transaction is subject to the FinCEN Residential Real Estate Reporting Rule ("RRE") issued pursuant to the Bank Secrecy Act, information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

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.: 26-05594-FC01
(7/8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE OF
FORECLOSURE SALE

26SP000031-090

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Lewis Ball a/k/a Lewis E. Ball, Jr. and Deborah Ball to The Caudle Law Firm, P.A., Trustee(s), which was dated August 15, 2024 and recorded on August 28, 2024 in Book 5228 at Page 1, 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 July 22, 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 48, SECTION 4H, CAROLINA SHORES DEVELOPMENT, AS SHOWN AND DESCRIBED ON THAT CERTAIN SURVEY PLAT THEREOF RECORDED IN MAP CABINET L, AT PAGE 30 IN THE OFFICE OF THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTRY; PROVIDED THIS CONVEYANCE IS MADE SUBJECT TO THOSE CERTAIN RESERVATIONS AND RESTRICTIVE COVENANTS SET FORTH IN DEED BOOK 414, AT PAGE 788 IN THE OFFICE OF THE BRUNSWICK COUNTY, NORTH CAROLINA REGISTRY.

PARCEL ID: 2403B048

Being the same property as transferred by Warranty Deed on 03/05/2022 and recorded 04/13/2022 from LEWIS E. BALL, JR. MARRIED SPOUSE AND DEBORAH BALL to LEWIS E. BALL, JR. AND WIFE, DEBORAH BALL, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, recorded in Book 4832 and Page 649

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

Said property is commonly known as 11 Court 7 Northwest Drive, Carolina Shores, NC 28467.

A Certified Check ONLY (no per-



Town of Oak Island PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

The Oak Island Town Council will hold a Public Hearing beginning at 6:00 p.m., or as soon thereafter as possible, on Tuesday, July 14, 2026, in Council Chambers at the Oak Island Town Hall, 4601 E. Oak Island Drive. The purpose of the Public Hearing is to receive citizens' comments on a proposed Text Amendment. The proposed text amendment looks to reduce the setback requirement for detached garages and carports from principal structure setbacks to those for accessory structures. Each speaker will be allotted for three minutes for public comment. 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

(7-1, 8)



Town of Oak Island PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

The Oak Island Town Council will hold a Public Hearing beginning at 6:00 p.m., or as soon thereafter as possible, on Tuesday, July 14, 2026, in Council Chambers at the Oak Island Town Hall, 4601 E. Oak Island Drive. The purpose of the Public Hearing is to receive citizens' comments on a proposed Text Amendment to Appendix A – Definitions of the Unified Development Ordinance. The proposed text amendment looks to establish a definition for "Finished Ground Level" and "Ground Level Improvement". Each speaker will be allotted for three minutes for public comment. 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

(7-1, 8)

Town of Bolivia PUBLIC NOTICE

The Town of Bolivia Board of Aldermen will hold a Public Hearing on Tuesday, July 14, 2026, at 7:00 PM at the Bolivia Town Hall, 105 Danford Rd, Bolivia, NC 28422 to consider the following:

A request for a Special Use permit in R-15 (Residential-15) Zoning District to establish a licensed Daycare Center on Parcel # 12500016, 40 Knox St. Bolivia.

The Public is welcome to attend. Information is available at the Town Hall or by phone at 910-253-5303.

Mary Etta Hewett
Town Clerk

(7-1, 8)

NOTICES

sonal 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 Lewis E. Ball, Jr. and spouse, Deborah Ball.

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.

If the transaction is subject to the FinCEN Residential Real Estate Reporting Rule ("RRE") issued pursuant to the Bank Secrecy Act, information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

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.: 25-34732-FC01
(7/8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE OF
FORECLOSURE SALE
26SP000094-090

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Michael Spence Dobson to James P. Hodges, Esq., Trustee(s), which was dated August 22, 2022 and recorded on August 24, 2022 in Book 4901 at Page 555, 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 July 22, 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 35, Phase 1, Avalon of the Carolinas, as shown on plat recorded in Map Book 35, Page 92, Brunswick County Registry; reference to

which is made for a more particular description.

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

Said property is commonly known as 1446 Evergreen Forest Drive 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 All Lawful Heirs of Michael Spence Dobson.

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.

If the transaction is subject to the FinCEN Residential Real Estate Reporting Rule ("RRE") issued pursuant to the Bank Secrecy Act, information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

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.: 25-31019-FC01
(7/8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

NOTICE OF FORECLOSURE
26SP000109-090

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by William Chandler Jones and Aubrey Victoria Jones to Bagwell Holt Smith P.A., Trustee(s), which was dated July 31, 2023 and recorded on August 1, 2023 in Book 5052 at Page 413, 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 July 22, 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 C55, Eagle Creek Subdivision, Phase 5, per plat and survey thereof recorded in Map Cabinet 139, Pages 76 through 78, inclusive, Brunswick County Registry, to which plat reference is hereby made for a more particular description of same.

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

Said property is commonly known as 193 Spotted Owl Way NE, 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 William Chandler Jones.

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.

If the transaction is subject to the FinCEN Residential Real Estate Reporting Rule ("RRE") issued pursuant to the Bank Secrecy Act, information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

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.: 26-07126-FC01
+(7/8, 15)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

26SP000008-090

NOTICE OF
FORECLOSURE SALE

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Shanell Monique Johnson and Shamus Alexander Bland to Tim Williams, Trustee(s), which was dated August 19, 2024 and recorded on August 20, 2024 in Book 5223 at Page 1314, Brunswick County Registry, North Carolina.

Default having been made of the Note thereby secured by the said Deed of Trust and the undersigned, NC R.E. Trustee, LLC, Substitute Trustee, 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, July 15, 2026 at 11:00 am, and will sell to the highest bidder the following described property situated in Brunswick County, North Carolina, to wit:

** INCLUDING A 2024, LIVE OAK V-5562K-E, 15X56, WITH A SERIAL NUMBER OF LOHGA20039103

BEING all of Lot 70, Section I, of Little Shallotte River Estates Subdivision, located in Lockwood Folly Township, as shown on a plat entitled "Little Shallotte River Estates, Section I, by Jan K. Dale, R.L.S., dated July 1, 1976, which is recorded in Map Cabinet H at Page 309, in the office of the Brunswick County Registry.

Provided, however, that this conveyance is expressly made subject to the exceptions, reservations, covenants, conditions, restrictions and easements, if any, granted by or otherwise acquired from the parties of the first part and their predecessors in title to said land. Including but not limited to the restrictions in an instrument recorded in Book 358 at Page 40 of the Brunswick County Registry.

Parcel# 230DC042

Property address: 1727 Little Shallotte River Dr. SW, Shallotte, NC 28470

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

Said property is commonly known as 1727 Little Shallotte River Dr. SW, Shallotte, NC 28470

A Certified Funds Check deposit (No Personal Checks, No Cash) 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. 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 prior 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 Shanell Monique Johnson and Shamus Alexander Bland.

An Order for Possession of the property may be issued pursuant to N.C.G.S. §45-21.29, in favor of the purchaser and against the party(ies) in possession of the property, 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 ten (10) days, but not more than ninety (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 [N.C.G.S.

§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.

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 or substitute trustee. If the validity of the sale is challenged by any party, the trustee or substitute 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.

NC R.E. Trustee, LLC,
Substitute Trustee
Jason K. Purser, Attorney
Angelita Phillips, Attorney
Crawford & von Keller, PLLC
710 Military Cutoff Road, Suite 250
Wilmington, NC 28405
Phone: (910) 363-1637
Fax: (910) 363-1650
+(7/1, 7/8)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

FILE NUMBER:
26SP000090-090

NOTICE OF SUBSTITUTE
TRUSTEE'S FORECLOSURE
SALE OF REAL PROPERTY

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by Aaron Mitchell dated September 22, 2011 and recorded on September 29, 2011, in Book 3196 at Page 0303, in the Office of the Register of Deeds of Brunswick County, North Carolina; and because of default in the payment of the indebtedness secured thereby and, pursuant to demand of the holder of the Note secured by said Deed of Trust, the undersigned Goddard & Peterson, PLLC (Substitute Trustee) will offer for sale at the courthouse door in the City of Bolivia, Brunswick County, North Carolina, or the customary location designated for foreclosure sales, on July 15, 2026 at 2:00 PM and will sell to the highest bidder for cash the following real estate situated in the County of Brunswick, North Carolina and being more particularly described in the above referenced Deed of Trust, together with all improvements located thereon:

Address of Property:
Shallotte, NC 28470
Tax Parcel ID: 230GE033 and 230GE034

Present Record Owner: Heirs of Aaron Mitchell Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. §45-21.23. Said property is sold subject to applicable Federal and State laws. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty Dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale.

The real property described above is being offered for sale "AS IS, WHERE IS" and will be sold subject to all superior liens, unpaid taxes, and special assessments and any liens or encumbrances that would not be extinguished by non-judicial foreclosure. Neither the Substitute Trustee nor the holder of the Note secured by the Deed of

Trust being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Substitute Trustee or the holder of the Note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

The sale will be held open for ten (10) days for upset bids as required by law. Should the property be purchased by a third party, that party must pay the excise tax, and any Land Transfer Tax as required by N.C.G.S. §7A-308(a)(1). Third party, must pay the full bid amount, less any deposit that has been paid to the Substitute Trustee, immediately upon demand after the conclusion of the final upset bid period. Failure of the bidder to comply with the bid shall result in the resale of the property, with the defaulting bidder remaining liable upon their bid under the provisions of N.C.G.S. §45-21-30. If the Trustee or Substitute 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 title include, but are not limited to, the filing of a bankruptcy petition prior to the sale and reinstatement of the loan without knowledge of the Substitute Trustee(s). If the validity of the sale is challenged by any party, the Substitute Trustee(s), in its/their sole discretion, if it/they believe(s) the challenge to have merit, may declare the sale to be void and return the deposit. The purchaser will have no further remedy. Additional Notice where the Real Property is Residential with less than 15 Rental Units: An order for possession of the property may be issued pursuant to N.C.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 ten (10) days, but no more than ninety (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. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of such termination. This is a communication from a debt collector.

The purpose of this Communication is to collect a debt and any information obtained will be used for that purpose, except as stated below in the instance of bankruptcy protection. If you are under the protection of the bankruptcy court or have been discharged as a result of a bankruptcy proceeding, this notice is given to you pursuant to statutory requirement and for informational purposes and is not intended as an attempt to collect a debt or as an act to collect, assess, or recover all or any portion of the debt from you personally.
FN# 3051.01225 61007
(7/1, 8)



SERVICE DIRECTORY

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