

The State Port Pilot CLASSIFIEDS

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AD DEADLINE: 2:00 PM MONDAY • CLASSIFIED RATES

Rates are based on 20 words or less.

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

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REAL ESTATE

RENTALS

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



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



Southern Winds 2BR/2BA VILLA FOR RENT

Great Location in St James with pool and access to Oak Island Beach Club

- No pets
- Available now through July 10th.
- \$1,975 includes all utilities & basic cable.
- Reference & security deposit required

Call 716.474.0016 for more information.

Available Long Term Rentals

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.

ZLewis: 220 NE 46th Street. 3 bedroom, 1.5 bath. Furnished. \$2200 per month, utilities are included.



Finding Your Place by the Sea Since 1991!

888.265.9906 | LongTermBeachRentals.com



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.

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, 612 North Lord Street. 2-bedroom, 1-bath apart-

ment. 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)

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

FOR SALE



3931 Members Club on Members Club golf course in St James is a 4 bedroom 4.5 Bath 2 Car Side Load Garage. This Southern Living William Poole Designed home with entertaining huge front porch is ready for you to be in for the Holidays. \$845,000. Call Listing Agent Laura Olszewski 505.980.0850 or Coastal Properties 910.256.8171 the-coastalproperties@gmail.com

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

SALES

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

NOTICES

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION

FILE NO.: 25cv004912-090

James R. Evans and Tonia Evans, Plaintiffs, v. Unknown Holder of an Interest in a Parcel of Real Property Known as Brunswick County Tax Parcel Number 237DA001 Defendant

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

To: Unknown Holder of an Interest in a Parcel of Real Property Known as Brunswick County Tax Parcel Number 237DA001, the above named Defendant:

Take notice that a pleading seeking relief against you has been filed in the above entitled action. The nature of the relief being sought is as follows: Action to Quiet Title

You are required to make a defense to such pleading not later than the 19th day of January, 2026, said date being 40 days from the first publication of this notice, or from the date or from the date complaint is required to be filed, whichever is later; and upon your failure to do so, the party seeking service against you will apply to the Court for the relief sought. This the 4th Day of December 2025.

Gregory Kleva
Attorney for Plaintiffs

Geddings and Kleva, PLLC 8721 E. Oak Island Drive Oak Island, NC 28465 910-278-8998 919-278-8982 Bar #: 34651 (12/10,12/17,12/24,12/31)

File # 25CV004405-090 IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION

STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK Plaintiff vs. SHEREE RAMSEY LADUKE and DARYL W. LADUKE, Defendants,

NOTICE OF SERVICE BY PUBLICATION

TO: DARYL W. LADUKE

Take notice that a pleading seeking relief against you has been filed in the above-entitled action and notice of service of process by publication began on December 10, 2025.

The nature of the relief being sought is a foreclosure sale to satisfy unpaid property taxes and legal fees on your interest in the property as hereinafter described:

That tract, parcel or lot of real estate situated in Brunswick County, North Carolina, and more particularly described as follows:

PARCEL # 141AC00201:

BEGINNING at a stake located South 86 degrees 02 minutes East 300 feet from the junction of the Eastern right-of-way line of Audubon Way with the Southern right-of-way line of Bluebird Lane as the same are established in the Wildwood Acres Subdivision; running thence from the Point of Beginning

South 86 degrees 02 minutes East 100 feet along said line of Bluebird Lane to a point; thence South 3 degrees 58 minutes West 160 feet to a point; thence North 86 degrees 02 minutes West 100 feet to a point; thence North 3 degrees 58 minutes East 160 feet to the point of Beginning, being all of Lots 7 and 8 in Tract 11 of Wildwood Acres.

You are required to defend such pleading not later than forty days after the date of the first publication of notice stated above, exclusive of such date, being forty days after December 10, 2025, or by January 12, 2026 upon your failure to do so, the party seeking service of process by publication will apply to the court for the relief sought.

This the 10th day of December, 2025.

Ryan S. King
Attorney for Plaintiff
Post Office Box 249
Bolivia, NC 28422
910-253-2400
(12/10,12/17,12/24,12/31)

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 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 17th day of December, 2025.

Kenneth L. Johnson
EXECUTOR
c/o BACHARA LAW
200 Country Club Drive, Suite A
Oak Island, NC 28465
9(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 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.

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 Stefka, deceased, late of Brunswick County, North Carolina, this is to notify all persons, firms and corporations 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 TO CREDITORS
STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

File No: 840000316-090

The undersigned having qualified as Administrator of the Estate of William James Stutzenburg, deceased, late of BRUNSWICK County this is to notify all persons, firms or corporations having claims against the Estate of said William James Stutzenburg to present them to the undersigned on or before 10th 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 payment to the undersigned.

This 10th day of December, 2025.

Michael Dewayne Stutzenburg
2367 Captains Wheel Ave SW
Supply NC 28462
Administrator of the Estate of William James Stutzenburg
Johnson Legal, PLLC
123 N. Cardinal Extension Drive Ste. 100
Wilmington, NC 28405
(12/10,12/17,12/24,12/31)

STATE OF NORTH CAROLINA IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION COUNTY OF BRUNSWICK BEFORE THE CLERK 25E002580-090 NOTICE TO DEBTORS AND CRED-

Town of Oak Island PUBLIC NOTICE

BOARD AND COMMITTEES VACANCIES

The Oak Island Town Council is now accepting applications from interested persons for the following appointed boards/committees:

- Environmental Advisory Committee (unexpired term ending June 2026)
- Planning Board (unexpired term ending August 2027)

Appointments may be made at the January 13, 2026, Council meeting. Please submit applications to the Deputy Town Clerk by noon on Wednesday, December 31, 2025, at 4601 E. Oak Island Drive, or via email to ebaker@oakislandnc.gov.

Erin Baker, Deputy Town Clerk

(12-24)

City of Boiling Spring Lakes PUBLIC NOTICE

LEGISLATIVE HEARING

PLEASE TAKE NOTICE that a legislative hearing shall be held on January 6, 2026 at 6:30 pm at City Hall, 9 East Boiling Spring Road, to hear and invite public comment with regard to proposed text amendments to the City's Unified Development Ordinance:

The purpose of this hearing is to consider amendments to Article 7, Section 7-9 of the City's Unified Development Ordinance to shift the responsibility for driveway installations from the City to property owners and implement plan review requirements prior to permit issuance. Copies of the proposed text amendments can be reviewed at City Hall, between the hours of 8:00 am and 4:30 pm, Monday through Friday, or on the City's website, at www.cityofbsl.org.

The Board will consider all discussions during public hearing and may modify the proposal, based upon public comment, if said modifications do not change the general intent of the proposal. All interested persons are encouraged to attend. Following the hearing, the Board of Commissioners may adopt the amendment.

(12-17, 24)

City of Boiling Spring Lakes PUBLIC NOTICE

LEGISLATIVE HEARING

PLEASE TAKE NOTICE that a legislative hearing shall be held on January 6, 2026 at 6:30 pm at City Hall, 9 East Boiling Spring Road, to hear and invite public comment with regard to proposed text amendments to the City's Unified Development Ordinance:

The purpose of this hearing is to consider amendments to Article 7 of the City's Unified Development Ordinance to create provisions for regulating stormwater runoff on standalone lots and establishing a minimum finished floor elevation requirement for new single-family and two-family residential construction. Copies of the proposed text amendments can be reviewed at City Hall, between the hours of 8:00 am and 4:30 pm, Monday through Friday, or on the City's website, at www.cityofbsl.org.

The Board will consider all discussions during public hearing and may modify the proposal, based upon public comment, if said modifications do not change the general intent of the proposal. All interested persons are encouraged to attend. Following the hearing, the Board of Commissioners may adopt the amendment.

(12-17, 24)

NOTICES

ITORS
The undersigned having duly qualified as Executor of the Estate of JOHN BRUCE JARVIS, late, of Brunswick County, North Carolina, does hereby notify all persons, firms and corporations having claims against said Estate to exhibit them to the Clerk of Superior Court of Brunswick County, with a copy to the undersigned care of Block, Crouch, Keeter, Behm & Sayed, LLP, Post Office Box 4, Wilmington, North Carolina 28402, on or before the 10th day of March, 2026 or this notice will be pleaded in bar of their recovery.

All persons, firms and corporations indebted to said Estate are requested to make immediate payment to the undersigned.

This the 10th day of December, 2025

Joan McLean Jarvis
Executor
Estate of John Bruce Jarvis
Jeffrey P. Keeter, Esq.
Block, Crouch, Keeter, Behm & Sayed, L.L.P.
P.O. Box 4
Wilmington, NC 28402
(12/10,12/17,12/24,12/31)

**NORTH CAROLINA
COUNTY OF BRUNSWICK
ESTATE NOTICE**

The undersigned, IVEY M. GASKILL, Jr., having qualified as Executor of the Estate of PRISCILLA R. GASKILL, 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 this 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 10th day of December 2025.

IVEY M. GASKILL, JR.
133 PARK AVENUE
SOUTHPORT, NC 28461

SANDRA L. DARBY
ATTORNEY AT LAW
1430 N. HOWE STREET
SOUTHPORT, NC 28461
(12/10,12/17,12/24,12/31)

ESTATE NOTICE

The undersigned, having qualified as Administrator of the ESTATE of Jimmy Dean West, 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.

ed in bar of their recovery.
All persons indebted to said estate will please make immediate payment to the undersigned.

This the 10th day of December, 2025.

Jennifer LeAnne West
301 Sherrill St. Apt. C
Oak Island, NC 28465
(12/10,12/17,12/24,12/31)

ESTATE NOTICE

The undersigned, having qualified as EXECUTOR of the ESTATE of Darlene Baker Myers, 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 10th day of December, 2025.

Kevin Allen Myers
Executor of the Estate
228 E. Chocolate Ave Apt. 1
Hershey, PA 17033
(12/10,12/17,12/24,12/31)

ESTATE NOTICE

The undersigned, having qualified as EXECUTOR of the ESTATE of Nancy Fay Harber, 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 10th day of December, 2025.

Karen Spradley
Executor of the Estate
114 SE 6th Street
Oak Island, NC 28465
(12/10,12/17,12/24,12/31)

NOTICE TO CREDITORS AND DEBTORS OF ALAN PHILLIP COTRONE

PATRICIA ELLEN COTRONE, having qualified as Executor of the Estate of ALAN PHILLIP COTRONE, late of 188 Windsor Circle SW, 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 188 Windsor Circle

SW, Ocean Isle Beach, NC 28469, on or before March 5, 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 3rd day of December 2025.

PATRICIA ELLEN COTRONE,
Executor of the Estate of ALAN PHILLIP COTRONE
Kimberly B. Smithwick
Attorney for the Executor
BaxleySmithwick PLLC
P. O. Box 36
Shallotte, NC 28459
(910) 754-6582
(12/3,12/10,12/17,12/24)

ESTATE NOTICE

The undersigned, having qualified as ADMINISTRATOR of the ESTATE of Mary L. Sayer, 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 3rd day of December, 2025.

Leslie Nelson
Administrator of the Estate
197 Englewood Ct. SE
Bolivia NC 28422
(12/3,12/10,12/17,12/24)

ESTATE NOTICE

The undersigned, having qualified as the Administrator of the Estate of Estate of Mark Edward Wilsey 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 24th day of November 2025.

Chelsea Wilsey
Administrator of the Estate of Mark Edward Wilsey
1130 President Road
Southport, NC 28461
(12/3,12/10,12/17,12/24)

ESTATE NOTICE

The undersigned, having qualified as EXECUTOR of the ESTATE of Mary Lee Sharp, 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 3rd day of December, 2025.

Edward Earl Tharp
Executor of the Estate
49 North Shore Drive
Southport NC 28461
(12/3,12/10,12/17,12/24)

NOTICE TO CREDITORS

PUBLIC AUCTION

Pursuant to Article 4, Chapter 44; of the North Carolina General Statute, Midway Commons Storage hereby gives notice of a lien sale to the persons hereafter named and to all whom it may concern, that the contents of the following leased spaces, subject to our lien assertion for non-payment of rent and other expenses, will be sold at public auction on Wednesday December 31st at 10:30 am.

Unit 303 – Christopher Taylor – Tools, TV, Surfboard, miscellaneous household items and furniture

Unit 133 – William Robinson- Miscellaneous furniture and household items

Location of Sale:
Midway Commons Storage
2651 Midway Rd SE
Bolivia, NC 28422

(12-24)

Having qualified as Administrator of the Estate of Douglas Eugene Swisher, Sr., 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 on or before March 6, 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 3rd day of December, 2025.

Douglas E. Swisher, Jr., Administrator
c/o L Howard Law, PLLC
PO Box 2161
Greensboro, NC 27402
336-303-1284
(12/03,12/10,12/17,12/24)

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Donald Kealey Kessel, 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 on or before March 6 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 3rd day of December, 2025.

Adam K. Kessel, Executor
c/o L Howard Law, PLLC
PO Box 2161
Greensboro, NC 27402
336-303-1284
(12/03,12/10,12/17,12/24)

ESTATE NOTICE

The undersigned, having qualified as EXECUTOR of the ESTATE of Beatrice Willis Kinston, 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 3rd day of December, 2025.

Gilda Waddell
Executor of the Estate
1073 Paddington Ave NE
Leland NC 28451
(12/3,12/10,12/17,12/24)

**IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
BRUNSWICK COUNTY
25sp001067-090**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY ANNELIESE F. DASILVA AKA ANNELIESE DASILVA DATED OCTOBER 31, 2013 AND RECORDED IN BOOK 3470 AT PAGE 688 AND REAFFIRMED BY REAFFIRMATION RECORDED MAY 8, 2014 IN BOOK 3525, PAGE 76 IN THE BRUNSWICK COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in payment of the secured debt and failure to perform the agreements contained therein and, pursuant to demand of the holder of the secured debt, the undersigned will expose for sale at public auction at the usual place of sale at the Brunswick County courthouse at 11:00AM on January 7, 2026, the following described real estate and any improvements situated thereon, in Brunswick County, North Carolina, and being more particularly described in that certain Deed of Trust executed Anneliese F. DaSilva aka Anneliese DaSilva, dated October 31, 2013 to secure the original principal amount of \$125,000.00, and recorded in Book 3470 at Page 688 of the Brunswick County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property:
6055 Funston Road Southeast,
Winnabow, NC 28479

Tax Parcel ID:
120004709, 1120004717 & 1120004714
Present Record Owners:
Anneliese F. Dasilva and Michelle DaDilva

The record owner(s) of the property, according to the records of the Register of Deeds, is/are Anneliese F. Dasilva and Michelle DaDilva. 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 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 offered for sale. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is subject to all prior liens and encumbrances and unpaid taxes and assessments including any transfer tax associated with the foreclosure. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00), whichever is greater, is required from the highest bidder and must be tendered in the form of certified funds at the time of the sale. Cash will not be accepted. This sale will be held open ten days for upset bids as required by law. After the expiration of the upset period, all remaining amounts are IMMEDIATELY DUE AND OWING. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at the property: be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at the property: be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is December 4, 2025.

Jason K. Purser
N.C. State Bar No. #28031
Aaron Gavin
N.C. State Bar No. #59503
Attorney for LLG Trustee, LLC, Substitute Trustee
LOGS Legal Group LLP
8520 Cliff Cameron Dr., Suite 330
Charlotte, NC 28269
(704) 333-8107 | (704) 333-8156
Fax | www.LOGS.com
24-119476
(12/24,12/31)

**IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
BRUNSWICK COUNTY
25sp001138-090**

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY MARY LOUISE MCMILLAN AND DONALD TOMAZE BRYANT AND JERNELLA LAKKITEE BRYANT AND JEREMIAH GASTON WILSON DATED JUNE 3, 1999 AND RECORDED IN BOOK 1308 AT PAGE 353 IN THE BRUNSWICK COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in payment of the secured debt and failure to perform the agreements contained therein and, pursuant to demand of the holder of the secured debt, the undersigned will expose for sale at public auction at the usual place of sale at the Brunswick County courthouse at 10:00AM on January 7, 2026, the following described real estate and any improvements situated thereon, in Brunswick County, North Carolina, and being more particularly described in that certain Deed of Trust executed Mary Louise McMillan and Donald Tomaze Bryant and Jernella Lakkitee Bryant and Jeremiah Gaston Wilson, dated June 3, 1999 to secure the original principal amount of \$57,400.00, and recorded in Book 1308 at Page 353 of the Brunswick County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Address of property: 5568 Port Royal Road, Riegelwood, NC 28456
Tax Parcel ID: 00800018
Present Record Owners: The Estate

of Mary Louise McMillan

The record owner(s) of the property, according to the records of the Register of Deeds, is/are The Estate of Mary Louise McMillan. 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 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 offered for sale. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is subject to all prior liens and encumbrances and unpaid taxes and assessments including any transfer tax associated with the foreclosure. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00), whichever is greater, is required from the highest bidder and must be tendered in the form of certified funds at the time of the sale. Cash will not be accepted. This sale will be held open ten days for upset bids as required by law. After the expiration of the upset period, all remaining amounts are IMMEDIATELY DUE AND OWING. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS residing at the property: be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon 10 days written notice to the landlord. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is December 4, 2025.

Jason K. Purser
N.C. State Bar No. #28031
Aaron Gavin
N.C. State Bar No. #59503
Attorney for LLG Trustee, LLC, Substitute Trustee
LOGS Legal Group LLP
8520 Cliff Cameron Dr., Suite 330
Charlotte, NC 28269
(704) 333-8107 | (704) 333-8156
Fax | www.LOGS.com
25-120315
(12/24,12/31)

NOTICE OF FORECLOSURE SALE
25SP001223-090

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Isaac Jerome Teigen and Tonia Denise Teigen (PRESENT RECORD OWNER(S): Isaac Jerome Teigen and Tonia Denise Teigen) to Bagwell, Holt, Smith, P.A., Trustee(s), dated June 30, 2022, and recorded in Book No. 4875, at Page 820 in Brunswick County Registry, North Carolina, default having been made in the payment of the promissory note secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds Brunswick County, North Carolina 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 Bolivia, Brunswick County, North Carolina, or the customary location designated for foreclosure sales, at 1:00 PM on January 7, 2026 and will sell to the highest bidder for cash the following real estate situated in Bolivia in the County of Brunswick, North Carolina, and being more particularly described as follows:

BEING all of Lot C63, Eagle Creek Subdivision, Phase 2, per plat and survey thereof recorded in Map Deed of Trust executed Mary Louise McMillan and Donald Tomaze Bryant and Jernella Lakkitee Bryant and Jeremiah Gaston Wilson, dated June 3, 1999 to secure the original principal amount of \$57,400.00, and recorded in Book 1308 at Page 353 of the Brunswick County Public Registry. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended.

Trustee may, in the Trustee's sole discretion, delay the sale for up to three hours 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).



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.**



City of Boiling Spring Lakes PUBLIC NOTICE

LEGISLATIVE HEARING

PLEASE TAKE NOTICE that a legislative hearing shall be held on January 6, 2026 at 6:30 pm at City Hall, 9 East Boiling Spring Road, to hear and invite public comment with regard to proposed text amendments to the City's Unified Development Ordinance:

The purpose of this hearing is to consider amendments to Article 7, Section 7-13 of the City's Unified Development Ordinance to revise parking minimums for various non-residential uses. Copies of the proposed text amendments can be reviewed at City Hall, between the hours of 8:00 am and 4:30 pm, Monday through Friday, or on the City's website, at www.cityofbsl.org.

The Board will consider all discussions during public hearing and may modify the proposal, based upon public comment, if said modifications do not change the general intent of the proposal. All interested persons are encouraged to attend. Following the hearing, the Board of Commissioners may adopt the amendment.

Town of Bolivia PUBLIC NOTICE

Notice is hereby given that the Board of Aldermen of the Town of Bolivia will hold a public hearing on Tuesday, January 13, 2026, at 7:00 p.m. at the Town Hall, 105 Danford Road, Bolivia, NC. The purpose of the public hearing is to consider a request for a Special Use Permit in the C-3 (Commercial 3) Zoning District for a Volleyball Complex under the Sports & Recreation Complex land use.

The Public is invited to attend.

Mary Etta Hewett
Town Clerk

NOTICES

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.

SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

c/o Hutchens Law Firm, LLP
P.O. Box 1028
Fayetteville, NC 28302
4317 Ramsey Street
Fayetteville, NC 28311
Phone No: (910) 864-3068
<https://sales.hutchenslawfirm.com>
Firm Case No: 26414 - 134428
(12/24 & 12/31)

NOTICE OF FORECLOSURE SALE
25SP001274-090

Under and by virtue of the power of sale contained in a certain Deed of Trust made by James M. Bengé and Maria A. Bengé (PRESENT RECORD OWNER(S): James M. Bengé and Maria A. Bengé) to The Webster Law Firm, P.C., Trustee(s), dated March 4, 2019, and recorded in Book No. 4163, at Page 0871 in Brunswick County Registry, North Carolina, default having been made in the payment of the promissory note secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds Brunswick County, North Carolina 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 Bolivia, Brunswick County, North Carolina, or the customary location designated for foreclosure sales, at 1:30 PM on January 7, 2026 and will sell to the highest bidder for cash the following real estate situated in Supply in the County of Brunswick, North Carolina, and being more particularly described as follows:

Being all of Lot 312, Section III, Coastal Retreat Subdivision, all according to a survey by Thomas W. Morgan, RLS, dated February 4, 1980, a copy of the plat of which is recorded in Map Cabinet L at Page 47-51, of the Brunswick County Registry. Together with improvements located thereon; said property being located at 867 Boxwood Lane Southwest, Supply, North Carolina. For back reference see Book 3839, Page 883, Brunswick County Registry.

The above-described lot or parcel of land is also known and identified as Brunswick County Tax Parcel No. 216FB135.

Trustee may, in the Trustee's sole discretion, delay the sale for up to three hours 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.

SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

c/o Hutchens Law Firm, LLP
P.O. Box 1028
Fayetteville, NC 28302
4317 Ramsey Street
Fayetteville, NC 28311
Phone No: (910) 864-3068
<https://sales.hutchenslawfirm.com>
Firm Case No: 25750 - 129742
(12/24 & 12/31)

NORTH CAROLINA
BRUNSWICK COUNTY
IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION
BEFORE THE CLERK 25-SP-001200-090

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST FROM HARRIE WATSON AND DIANE WATSON TO BROCK, SCOTT & INGERSOLL, PLLC TRUSTEE, DATED OCTOBER 19, 2001, RECORDED IN BOOK 1513, PAGE 165, BRUNSWICK COUNTY REGISTRY

NOTICE OF FORECLOSURE SALE

Pursuant to an order entered DECEMBER 2, 2025, in the Superior Court for Brunswick County, and the power of sale contained in the captioned deed of trust ("Deed of Trust"), the undersigned Substitute Trustee will offer for sale at auction, to the highest bidder for cash,

AT THE COURTHOUSE DOOR IN BOLIVIA, BRUNSWICK COUNTY, NORTH CAROLINA ON JANUARY 5, 2026, AT 11:00 AM

the real estate and the improvements thereon secured by the Deed of Trust, less and except of any such property released from the lien of the deed of trust prior to the date of this sale, lying and being in Brunswick County, North Carolina, and being more particularly described as follows:

Tract One: BEGINNING at a stake on the northern edge of U.S. Highway 74-76, which said stake is the southwest corner of the tract heretofore conveyed by Hancey W. Evans and husband, E.V. Evans to Elizabeth Evans Simmons by deed dated November 8, 1994 and recorded in Book 83 at Page 261, in the office of the Register of Deeds for Brunswick County, North Carolina, runs thence in a westerly direction and with the northern edge of said highway 25 feet to a stake; thence north 13 degrees 30 minutes east to the back line of the original tract hereinafter referred to; thence with said back line north 82 degrees 35 minutes east to the northwestern corner of the tract heretofore conveyed to Elizabeth Evans Simmons

by deed referenced above; thence with the western line of the tract heretofore conveyed to Elizabeth Evans Simmons in the southerly direction to the BEGINNING, and being a part of the property shown on a map of the Clairmont Subdivision designated as "Evans Land", which said map is duly recorded in Book of Maps 1, at Page 127, in the Office of the Register of Deeds for Brunswick County, North Carolina, and being the same property conveyed to Elizabeth E. Simmons by the deed recorded in Book 150, Page 86 of the Brunswick County Registry.

Tract Two: BEING a part of Clairmont, a subdivision of the Gore Estate Corporation located in the vicinity of the intersection of the U.S. Highways 17, 74 and 76 and specifically set out by a survey M.R. Lander, C.E. on November 1, 1938, and recorded in Book of Maps 1, at Page 127 in the office of the Register of Deeds of Brunswick County, N.C., more specifically described as follows: BEGINNING in the Southwest corner of Lot No. 9 in Section B, and in the edge of U.S. Highway No. 74 and No. 76, running thence North 76 degrees 30 minutes West 134 feet, thence North 13 degrees 30 minutes East, parallel with the Western line of Lot No. 9 in Section B, to the Northern line of Hancey W. Evans and E.V. Evans property, thence North 82 degrees 35 minutes East to the Northwest corner of Lot No. 9 in Section B, thence with the Western line of the said lot No. 9 in section B, South 13 degrees 30 minutes West 617 feet to the point of BEGINNING, and being the same property conveyed to Elizabeth Evans Simmons.

In the Trustee's sole discretion, the sale may be delayed for up to one (1) hour as provided in Section 45-21.23 of the North Carolina General Statutes.

The record owner(s) of the real property not more than ten days prior to the date hereof are the heirs of Harriet Watson (24E000978).

A five percent cash deposit, or a cash deposit of \$750.00, whichever is greater, will be required of the last and highest bidder. The balance of the bid purchase price shall be due in full in cash or certified funds at a closing to take place within thirty (30) days of the date of sale. The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." The undersigned Substitute Trustee shall convey title to the property by nonwarranty deed.

This sale will be made subject to all prior liens of record. If any, and to all unpaid ad valorem taxes and special assessments, if any, which became a lien subsequent to the recordation of the Deed of Trust. This sale will be further subject to the right, if any, of the United States of America to redeem the above-described property for a period of 120 days following the date when the final upset bid period has run. There are no representations of warranty relating to the title or any physical, environmental, health or safety conditions existing in, on or at the property being offered for sale.

The purchaser of the property described above shall pay the Clerk's Commissions in the amount of \$.45 per \$100.00 of the purchase price (up to a maximum amount of \$500.00), required by Section 7A 308(a)(1) of the North Carolina General Statutes.

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. An inability to convey title, includes, but is not limited to, the filing of a bankruptcy petition prior to confirmation of the sale and reinstatement of the loan without the knowledge of the Trustee. If the sale is challenged by any party, the Trustee in his/her/its' sole discretion, if they believe the challenge has merit, may request the court to declare the sale void and to return any deposit. The purchaser shall have no further remedy.

To the extent of this sale involves residential property with less than fifteen (15) rental units, you are hereby notified of the following:

a. An order for possession of the property may be issued pursuant to Section 45-21.29 of the North Carolina General Statutes in favor of the purchaser and against the party or parties in possession by the clerk or superior court, of the county in which the property is sold; and

b. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving this 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. Upon termination of the rental agreement by the tenant, the tenant shall still be liable for rent due under the rental agreement prorated to the effective date of the termination.

Bailey & Busby, PLLC
Substitute Trustee
PO Box 818
Hampstead, NC 28443
Ph: 910-270-8830; Fax: 910-270-8831
(12/24 & 12/31)

NORTH CAROLINA
BRUNSWICK COUNTY

IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION
BEFORE THE CLERK 25SP001394-090

IN THE MATTER OF FORECLOSURE OF A DEED OF TRUST FROM WILMINGTON RESORT AND CLUB, LLC, DATED SEPTEMBER 20, 2023, RECORDED IN BOOK RB 6667, PAGE 9, NEW HANOVER COUNTY REGISTRY, AND RECORDED IN BOOK 5079, PAGE 1124, BRUNSWICK COUNTY REGISTRY

NOTICE OF FORECLOSURE SALE

THIS PROCEEDING IS SUBJECT TO NORTH CAROLINA GEN. STAT. § 45-21.7 – SALE OF SEPARATE TRACTS IN DIFFERENT COUNTIES – When the property to be sold consists of separate tracts of real property situated in different counties, there shall be a separate advertisement, sale and report of sale of the property in each county but only one hearing is necessary in one designated county

Pursuant to an order entered December 2, 2025, in the Superior Court for New Hanover County, and the power of sale contained in the captioned deed of trust ("Deed of Trust"), the undersigned Substitute Trustee will offer for sale at auction, to the highest bidder for cash,

AT THE COURTHOUSE DOOR IN BOLIVIA, BRUNSWICK COUNTY, NORTH CAROLINA ON JANUARY 5, 2026, AT 2:00 P.M.

the real estate and the improvements thereon secured by the Deed of Trust, less and except any of such property released from the lien of the deed of trust prior to the date of this sale, lying and being in Brunswick County, North Carolina, and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

THIS PROPERTY IS SUBJECT TO THE BROWNFIELDS AGREEMENT ATTACHED AS EXHIBIT A TO THE NOTICE OF BROWNFIELDS PROPERTY RECORDED IN BOOK 4376, PAGE 713 OF THE BRUNSWICK COUNTY REGISTRY.

In the Trustee's sole discretion, the sale may be delayed for up to one (1) hour as provided in Section 45-21.23 of the North Carolina General Statutes.

The record owner of the real property not more than ten days prior to the date hereof is Wilmington Resort and Club, LLC.

A five percent cash deposit, or a cash deposit of \$750.00, whichever is greater, will be required of the last and highest bidder. The balance of the bid purchase price shall be due in full in cash or certified funds at a closing to take place within thirty (30) days of the date of sale. The undersigned Substitute Trustee shall convey title to the property by non-warranty deed. The property 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 expressly are disclaimed.

This sale will be made subject to all prior liens of record, if any, and to all unpaid ad valorem taxes and special assessments, if any, which became a lien subsequent to the recordation of the Deed of Trust. This sale will be further subject to the right, if any, of the United States of America to redeem the above-described property for a period of 120 days following the date when the final upset bid period has run.

The purchaser of the property described above shall pay the Clerk's Commissions in the amount of \$.45 per \$100.00 of the purchase price (up to a maximum amount of \$500.00), required by Section 7A 308(a)(1) of the North Carolina General Statutes. If the purchaser of the above described property is someone other than the Beneficiary under the Deed of Trust, the purchaser shall also pay, to the extent applicable, the land transfer tax in the amount of one percent (1%) of the purchase price.

To the extent this sale involves residential property with less than fifteen (15) rental units, you are hereby notified of the following:

a. An order for possession of the property may be issued pursuant to Section 45-21.29 of the North Carolina General Statutes 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; and

b. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving this 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 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 3rd day of December, 2025.

NCFC SERVICES LLC, Substitute Trustee
By: /s/ James S. Livermon, Jr.
James S. Livermon, Jr., Manager
P.O. Box 217
Enfield, NC 27823
Telephone: (252) 445-5188

EXHIBIT A-1
LEGAL DESCRIPTION OF BRUNSWICK COUNTY PROPERTY

TRACT I:
Beginning at an existing solid iron (EIR I) marking the South West corner of a tract of land conveyed to Team Carolina Marine Inc. by deed recorded in Deed Book 5939, Page 2250 recorded in the office of the register of deeds of New Hanover County, North Carolina. Said point being N 75 0 03' 06" W 524.70 from a 40" Cypress stump on the west bank of the Cape Fear River and along the county boundary line between New Hanover and Brunswick Counties per a unrecorded map provided by NCDOT prepared by Stuart Benson, PLS, entitled, "W.W. Skeets Winner Docking Facility", dated March 2000; said property corner being the point and place of beginning having localized ground coordinates in U.S. survey feet of Northing 176,957.973 Easting 2,316,156.0852 based upon North Carolina FIP3200 state plane coordinates for survey localization point NGS monument "V215" lying a localized ground distance of S 510 03' 42" E 2,989.81' from EIRI;

Commencing at the Point of Beginning and running N 750 21' 55" W 177.20' along a common line of the Northern line of a parcel owned by Holdings of TCM to an existing iron pipe; thence N 75026'50" W 300.00' along a common line of the Northern line of a parcel owned by Carolina Christian Radio, Inc. to and existing iron pipe; thence S 1403314" W 123.69' along a common line of the Western line of a parcel owned by Carolina Christian Radio, Inc. to an existing iron pipe; thence N 89058'51" W 938.89' along a common line of the Northern line of a parcel owned by NEUSE, Inc. to a set iron rebar; thence running N 04013"53" E 150.28' along the Eastern Right of Way of rte 421 to a set iron rebar; thence running N 07010"21" E 196.63' along the Eastern Right of Way of rte 421 to a set iron rebar; thence running N 08019'21" E 449.54' along the Eastern Right of Way of rte 421 to a set iron rebar; thence running N 84052'01" E 1332.66' along the Southern Right of way of U.S.S. N.C. Battleship Rd. (S.R. #1352) to an existing iron pipe; thence running S 00027'47" E 1165.86' along a common line of the Western line of a parcel owned by Team Carolina Marine, Inc. to the point of beginning.

TRACT II:
Commencing at an existing solid iron (EIR2) marking the north east corner of a tract of land conveyed to Jeffrey Broadcasting Corporation by deed recorded in Deed Book 162, Page 341 and depicted on a survey recorded within Map Book 6 Page 101 in the office of the register of deeds of Brunswick County, North Carolina. Said point being N 750 21' 54" W from a corner (EIR1) along the county boundary line between New Hanover and Brunswick Counties per a unrecorded map provided by NCDOT prepared by Stuart Benson, PLS, entitled, "W.W. Skeets Winner Docking Facility", dated March 2000; said property corner being located N 750 21' 54" W 177.26 from a corner along the Brunswick /New Hanover County property line also being the point and place of beginning having localized ground coordinates in U.S. survey feet of Northing 176,957.97 Easting 2,316,156.09 based upon North Carolina FIP3200 state plane coordinates for survey localization point NGS monument "V215" lying a localized ground distance of S 510 03' 42" E 2,989.81' from EIR1; thence running along the Northern property line of the Carolina Christian Radio tract N 750 26' 50" W 300.00' to a corner; thence running along the Western property line of the Carolina Christian Radio tract S 140 33' 14" W 123.69' to a corner set; said point being the Point of Beginning;

Commencing at the Point of Beginning and running S 140 33' 14" W 176.31' along a common line adjoining the Western boundary of the Carolina Christian Radio tract to an existing iron pipe; thence S 14035'06" W 193.73' along the Western boundary of the Holdings of TCM, Inc. tract to and existing iron pipe; thence N 75031'22" W 854.49' along the Northern line of the Holdings of TCM, Inc tract to an existing iron pipe being the eastern Right of Way of Rte. 421; thence N 07056'29" W 125.55' along the Eastern Right of Way to Rte. 421 to a new iron pin set; thence running N 03004'14" W 20.52' along the Eastern Right of Way to Rte. 421 to an existing iron pipe; thence running S 89058'51" E 938.89' to the point of beginning containing 5.19 acres.

TRACT III:
Parcel 1:
BEGINNING at an iron pipe in the Northern line of the Hamme Marine Railway lands, that is North 71 degrees 00 minutes West 288.3 feet from a point where said line is intersected by the center line of Government Yard Road (State maintained and 60.0 feet in width), said intersection point being North 71 degrees 00 minutes West

413.59 feet from and old iron pipe on the West bank of the Cape Fear River and on the North edge by a large dead cypress, said intersection point also being 1,270.00 feet, more or less, southwardly as measured along the center line of said road from its intersection with the center line of the old Ferry Road (opposite Market Street in Wilmington, NC); running thence from said beginning point South 19 degrees 00 minutes West 300.0 feet to an iron pipe; thence North 71 degrees 00 minutes West 300.0 feet to an iron pipe; thence North 19 degrees 00 minutes East 300.0 feet to an iron pipe in said Hamme Line; thence South 71 degrees 00 minutes East with said line 300.0 feet to the point of BEGINNING, the same containing 2.07 acres and being a portion of that land described in the grant from the State of North Carolina to R.F. Hamme, Sr., and R.F. Hamme, Jr., and J. L. Hamme, recorded in the office of the Register of Deeds of Brunswick County in Book 37 at Page 209, and also being a portion of the lands now belonging to Hamme Marine Railway, Inc.

Parcel 2:
TOGETHER WITH an easement or right-of-way for the purpose of ingress and egress, 25 feet in width, the Northern line of the Hamme Marine Railway lands, and said easement or right of way extending westwardly from the Government Yard Road to the Eastern line of the above described tract.

TRACT IV:
Parcel 1:

COMMENCE at a mag nail under the Cape Fear Memorial Bridge in the centerline of Battleship Road, S. R. #1300 (60' public R/W) at its intersection with centerline of U.S. Highways 17, 74 and 76; thence and with the centerline of aforementioned Battleship Road North 14 degrees 30 minutes 00 seconds East a distance of 230.43 feet to an existing mag nail; North 14 degrees 54 minutes 59 seconds East a distance of 164.27 feet to an existing mag nail; said existing mag nail being the POINT of BEGINNING; thence leaving aforementioned centerline of Battleship Road North 75 degrees 02 minutes 13 seconds West a distance of 30.00 to existing iron pipe; located in the west R/W line of Battleship Road, S. R. #1300 (60' public R/W); thence North 75 degrees 02 minutes 13 seconds West a distance of 78.45 feet to an existing 2" iron pipe; thence South 13 degrees 27 minutes 44 seconds West a distance of 207.83 feet to an existing iron axle (under-water) located northern right of way line of U.S. Highways 17, 74 and 76 (164.0 feet from the centerline thereof); running thence along the northern right of way line of said U. S. Highways, North 64 degrees 18 minutes 32 seconds West distance of 651.68 feet to an existing iron pipe, the beginning of a curve to the right at the U. S. Highway 421 Exit; running thence around said curve to the right, along the northeastern right of way line of said Highway 421 Exit (150.0 feet from the centerline thereof) the following courses and chord distances from the preceding point: North 58 degrees 55 minutes 42 seconds West a distance of 228.25 feet to an existing iron pipe, North 49 degrees 46 minutes 15 seconds West a distance of 180.72 feet to an existing iron pipe, North 33 degrees 57 minutes 01 seconds West a distance of 210.34 feet to an existing iron pipe and North 17 degrees 29 minutes 41 seconds West a distance of 115.63 feet to an existing aluminum pipe; thence leaving east R/W line of U. S. Highway 421 Exit (150.0 feet from the centerline thereof) the following courses and chord distances from the preceding point: North 58 degrees 55 minutes 42 seconds West a distance of 228.25 feet to an existing iron pipe, North 49 degrees 46 minutes 15 seconds West a distance of 180.72 feet to an existing iron pipe, North 33 degrees 57 minutes 01 seconds West a distance of 210.34 feet to an existing iron pipe and North 17 degrees 29 minutes 41 seconds West a distance of 115.63 feet to an existing aluminum pipe; thence leaving east R/W line of U. S. 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NOTICES

Battleship Road (0.34 acres, more or less), the same being the now or formerly TRACT 1: (BURGESS GROUP CONSOLIDATED, LLC) Tract of Land, together with and subject to the right of ingress and egress on and over said Battleship Road, subject also, to the right of ways of Carolina Power & Light Company (formerly Tidewater Power Company) across said property.

Parcel 2:
COMMENCE at a mag nail under the Cape Fear Memorial Bridge in the centerline of Battleship Road, S. R. #1300 (60' public R/W) at its intersection with centerline of U.S. Highways 17, 74 and 76; thence along and with the centerline of aforementioned Battleship Road North 14 degrees 30 minutes 00 seconds East a distance of 230.43 feet an existing mag nail; thence North 14 degrees 54 minutes 59 seconds East a distance of 164.27 feet to existing mag nail; North 15 degrees 43 minutes 50 seconds East a distance of 56.71 feet to a point; thence following curve to the right (R=1949.00', Arc=187.94') having a

chord which bears North 18 degrees 29 minutes 35 seconds East a distance 187.87 feet to an existing mag nail; said existing mag nail being the POINT of BEGINNING; thence leaving aforementioned centerline of Battleship Road North 73 degrees 10 minutes 37 seconds West a distance of 30.09 feet to an existing iron pipe; located in the west R/W line of Battleship Road. S. R. #1300 (60' public R/W); thence North 73 degrees 10 minutes 37 seconds West a distance of 474.97 feet to an existing iron pipe(under-water); thence North 16 degrees 57 minutes 41 seconds East a distance of 193.53 feet to an existing iron pipe (rusted off in marsh); South 73 degrees 01 minutes 08 seconds East distance of 299.87 feet to an existing iron pipe(old); North 16 degrees 53 minutes 17 seconds East a distance of 299.88 feet to an existing iron rebar; thence South 72 degrees 58 minutes 49 seconds East a distance of 177.73 feet to an iron rebar; thence South 72 degrees 40 minutes 28 seconds East a distance of 80.03 feet to an existing iron pipe(bent) located in west R/W line of Battle-

ship Road, S. R. #1300 (60' public R/W); thence South 72 degrees 40 minutes 28 seconds East a distance of 30.54 feet to a point located in the centerline of said R/W; thence South 72 degrees 40 minutes 28 seconds East, a distance of 30.54 feet to an existing iron rebar located in the east R/W line of Battleship Road, S. R. #1300 (60' public R/W); thence South 72 degrees 40 minutes 28 seconds East a distance of 383.58 feet to a point at the approximate high water line of the western channel of the Cape Fear River; running thence along the western channel of the Cape Fear River in a southwardly direction the following course and distances: South 12 degrees 58 minutes 37 seconds East a distance of 29.99 feet to a point; South 01 degrees 45 minutes 54 seconds West a distance of 58.67 feet a point; South 24 degrees 13 minutes 32 seconds East a distance of 56.79 feet to a point; South 69 degrees 41 minutes 02 seconds West a distance of 30.00 feet to a point; North 87 degrees 34 minutes 46 seconds West a distance of 33.60 feet to a point; North 66 degrees 38 min-

utes 13 seconds West a distance of 45.82 feet to a point; South 72 degrees 48 minutes 21 seconds West a distance of 30.04 feet to a point; South 02 degrees 22 minutes 18 seconds East a distance of 33.13 feet to a point; South 14 degrees 52 minutes 42 seconds East distance of 29.07 feet to a point; South 83 degrees 33 minutes 23 seconds East a distance of 44.58 feet to a point; South 79 degrees 36 minutes 11 seconds East a distance of 18.14 feet to a point; South 53 degrees 44 minutes 18 seconds East a distance of 13.53 feet to a point; South 74 degrees 27 minutes 27 seconds West a distance of 7.13 feet to a point; North 75 degrees 17 minutes 54 seconds West a distance of 20.40 feet to a point; South 88 degrees 25 minutes 30 seconds West a distance of 40.71 feet to a point; South 68 degrees 40 minutes 53 seconds West a distance of 35.36 feet to a point; North 64 degrees 15 minutes 09 seconds West a distance of 31.03 feet to a point; North 76 degrees 55 minutes 11 seconds West a distance of 23.93 feet to a point; North 86 degrees 54

minutes 25 seconds West a distance of 42.85 feet to a point; South 05 degrees 43 minutes 02 seconds West a distance of 11.05 feet to a point; South 31 degrees 22 minutes 30 seconds East a distance of 33.5 feet to a point; South 63 degrees 37 minutes 55 seconds East a distance of 61.12 feet to a point; South 62 degrees 56 minutes 33 seconds East a distance of 31.74 feet to a point; South 42 degrees 47 minutes 30 seconds East a distance of 38.70 feet to a point; South 55 degrees 08 minutes 38 seconds East a distance of 31.51 feet to a point; South 70 degrees 00 minutes 34 seconds East a distance of 34.86 feet to a point; South 49 degrees 42 minutes 45 seconds East a distance of 14.70 minutes 49 seconds West a distance of 22.60 feet to a point; South 41 degrees 05 minutes 34 seconds West a distance of 34.89 feet to a point; South 19 degrees 26 minutes 18 seconds West distance of 33.75 feet to a point; South 29 degrees 01 minutes 25 seconds West distance of 22.62 feet a point; North 80 degrees 05 minutes 01 sec-

onds West distance of 29.13 feet to a point; South 65 degrees 02 minutes 10 seconds West a distance of 23.86 feet to a point; South 40 degrees 07 minutes 40 seconds West a distance of 12.63 feet to a point; thence leaving western channel of the Cape Fear River North 73 degrees 10 minutes 37 seconds West a distance of 475.69 feet to an existing iron rebar located in the east R/W line of Battleship Road, S. R. #1300 (60' public R/W); thence North 73 degrees 10 minutes 37 seconds West a distance of 30.09 feet to the POINT OF BEGINNING; containing 9.31± Acres(Gross) of land, more or less, including the right of way of aforementioned Battleship Road (0.69 acres, more or less), the same being the now or formerly TRACT 2: (BURGESS GROUP CONSOLIDATED, LLC) Tract of Land, together with and subject to the right of ingress and egress on and over said Battleship Road, subject also, to the right of ways of Carolina Power & Light Company (formerly Tidewater Power Company) across said property. (12/24&12/31)