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| **STATE OF NORTH CAROLINA** | **IN THE GENERAL COURT OF JUSTICE** |
| **COUNTY OF BEAUFORT** | **SUPERIOR COURT DIVISION** |
|  | **BEFORE THE CLERK** |
|  | **FILE NO.: 22SP000150-060** |

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| **AGNES KEYI,** | **)** |  |
| Petitioner, | **)** |  |
| **v.** | **)** | **NOTICE OF SALE** |
| **RAY ANTHONY WALLACE-CASEY,** | **)**  **)** |  |
| Respondent. | **)** |  |

**PUBLICATION DATES: July 9, 2025**

**July 16, 2025**

Pursuant to the Order of the Honorable Sherry L. Gravely, Clerk of Superior Court of Beaufort County, North Carolina, dated April 2, 2025, and as amended by subsequent Order entered in this matter on June 27, 2025, notice is hereby given that the undersigned Commissioner, Sarah Beth Withers, having been duly appointed and qualified by the Court, will offer for public sale the following real property:

**Date and Time of Sale:** **10:00 a.m.** on **July 23, 2025**

**Location of Sale:** On-site at the subject property **97 River Road, Blounts Creek, North Carolina 27814**

And will sell to the highest bidder for cash a parcel of real estate commonly known as **97 River Road, Blounts Creek, North Carolina**, and more particularly described as follows:

**All that parcel of land in Beaufort County, State of North Carolina, as more fully described in Deed Book 816, Page 573, ID# 14-025262, being known and designed as all of Lot 22, Block 16, Subdivision of Crystal Beach Estates filed in Plat Book 16, Page 23. Together with improvements located thereon; said property being located at 97 River Road, Blounts Creek, North Carolina.**

The property will be sold **"AS IS, WHERE IS"**, in its current condition. 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. The property is in a state of disrepair. Entry onto the premises is **at your own risk** and is **strongly discouraged** by the Commissioner. The Commissioner, the Court, the Auction Company, and any associated agents **disclaim all liability for personal injury, loss, or damage** sustained by anyone who enters the premises before or during the auction.

This sale is made subject to all prior liens, outstanding ad valorem 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 knowledge and belief of the Commissioner, the current owner(s) of the property is/are *Anges Keyi and Ray Anthony Wallace-Casey*.

The opening bid price is **$5,000.00**.The highest bidder must immediately deposit the greater of **five percent (5%) of the purchase price or Seven Hundred Fifty Dollars ($750)** in cash or certified funds (no personal checks).

The sale is further subject to the upset bid procedure in accordance with N.C.G.S. § 1-339.25 and must be confirmed by the Clerk of Superior Court pursuant to N.C.G.S. § 1-339.28. Pursuant to N.C.G.S. § 1-339.29, an Order for Possession may be issued in favor of the purchaser and against any party or parties in possession of the property.

In the event the validity of the sale is challenged, the Commissioner, in her sole discretion and upon a determination that the challenge has merit, may petition the Court to declare the sale void and return the deposit to the purchaser. The purchaser shall have no further remedy.

This the 27th day of June, 2025.

INNER BANKS LEGAL SERVICES, INC.

BY:

/s/ Sarah Beth Withers

Sarah Beth Withers, Esq.

Commissioner

130A East 2nd Street

Washington, North Carolina 27889

Phone: (252) 495-0585

State Bar No.: 46510

**CERTIFICATE OF SERVICE**

I, Sarah Beth Withers, Commissioner, do hereby certify that a copy of the foregoing **Notice of Sale** has been duly served on the parties in this case in accordance with the North Carolina Rules of Civil Procedure addressed as follows:

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| Agnes Keyi  c/o John W. King, Esq.  Post Office Box 1112  New Bern, NC 28563 | Ray Anthony Wallace-Casey  1205 Argyle Avenue  Baltimore, MD 21217 |
| Ray Anthony Wallace-Casey  97 River Road  Blounts Creek, NC 27814 |  |

This the 27th day of June, 2025.

INNER BANKS LEGAL SERVICES, INC.

BY:

/s/ Sarah Beth Withers

Sarah Beth Withers, Esq.

Commissioner

130A East 2nd Street

Washington, North Carolina 27889

Phone: (252) 495-0585

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