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Spartan Weekly

Community news from Spartanburg and the surrounding upstate area
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AROUND TOWN

The Peach Cobbler Factory opening in Spartanburg

The Peach Cobbler Factory is holding a grand opening at their new Spartanburg location (98 Southport Road) on July 22 at noon. The Spartanburg location will be the fourth in South Carolina; 20 more are planned including one in Greenville. The company offers 12 flavors of cobbler, along with banana pudding, cookies and cinnamon rolls.

The Spartanburg store's hours will be 11 a.m. - 10 p.m. Monday through Thursday, Friday through Saturday 11 a.m. - midnight and Sunday 12 Noon - 10 p.m. For more information visit www.peachcobblerfactory.com

KD Trial Lawyers welcomes new family law attorney, Seth Johnson

KD Trial Lawyers recently announced the addition of attorney, Seth Johnson. He will practice primarily with the Family Law section, but brings with him years of courtroom experience as a former Assistant Solicitor for the Seventh Judicial Circuit and attorney for the Department of Social Services. Seth can be contacted at sjohnson@spartanlaw.com or 864.585.5100.

Wellford student graduates from Ellsworth Community College

IOWA FALLS, Ia - Eighty-six students have completed all requirements of their respective degree programs as of the end of the Spring 2023 semester and are now graduates of Ellsworth Community College in Iowa Falls. Grace Marino of Wellford was among the graduates. She graduated with an AAS in Equine Science.

Spartanburg Water's Customer Calendar Photo Contest kicks off

Spartanburg Water's Customer Calendar Photo Contest is back, running through Friday, August 4.

The 2024 theme is "Connections." Water is a huge part of our world – and they want to see the spots where you're soaking it all in. All photos must be taken in the Spartanburg Water service area.

Fourteen photos will be selected to feature in Spartanburg Water's 2024 calendar – one for each month, as well as photos for the front and back covers. The lucky winners will receive a \$100 cash prize for each photo selected for the calendar. The photographers and winning photos will also be recognized on social media.

Entries can be submitted through Friday, August 4, at <https://www.spartanburgwater.org/2024-calendar-photo-contest>. Winners will be notified by email or phone no later than Friday, August 25. For questions, please contact Lisa Oliphant, Communications Specialist, by email at loliphant@spartanburgwater.org or by phone at 864-580-5672.

Creative Conversations | The ART of Entrepreneurship and Small Business July 27, 5:30 pm - 7:00 pm FREE

There are some misnomers and inaccurate information about entrepreneurship and small business in the ART world. Jay Jenkins is prepared to clear up the confusion and equip you with the tools to become successful creative entrepreneurs!

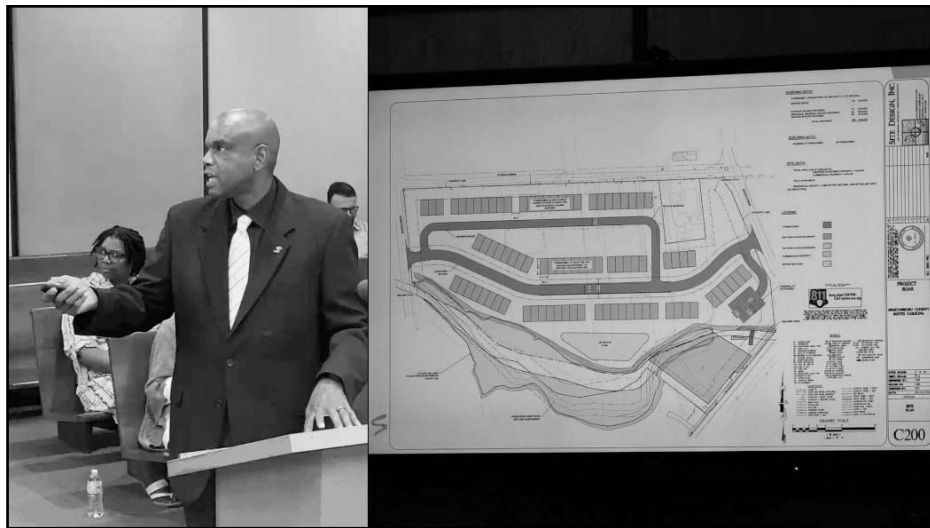
Mr. Jenkins is the Director of Small & Minority Business Development at OneSpartanburg, Inc. He is active and committed to business development and community involvement. He is passionate about helping people and enabling small businesses to develop and prosper in their local communities. RSVP at <https://www.mayfairartstudios.org/event/the-art-of-entrepreneurship-and-small-business/>

Hot Air Balloon Festival | SCHA Aug 5, 2023 / 1pm - 8 pm

Did you know some of our Founding Fathers were involved in the history of hot air balloons? Or that hot air balloons were used to gather intelligence during the Civil War? Don't miss our next Living History Saturday celebrating HOT AIR BALLOONS on August 5th, 1:00 pm - 8:00 pm at Walnut Grove Plantation, 1200 Otts Shoals Road in Roebuck. Learn about the history of hot air balloons, talk to the pilots, see them in flight, and check out the group sunset flight. Visit <https://www.spartanburghistory.org/tickets/p/balloon-festival> for tickets.

Big Brothers Big Sisters of the Upstate needs volunteers

Big Brothers Big Sisters of the Upstate is in need of more male mentors to help with their mission of providing one-on-one mentorships to kids. Currently there are 30 boys awaiting a mentor in Spartanburg, as enrollments have increased but volunteers have decreased in number. Please contact the organization if you would like to volunteer or need more information at <https://bbbsupstate.com/get-involved/>



Spartanburg City Council recently approved an annexation of property for a new mixed used development featuring 86 townhomes and a restaurant space. City of Spartanburg photo

Spartanburg City Council approves annexation for new mixed use development

Information courtesy of the City of Spartanburg

A new mixed use development featuring 86 townhomes and a restaurant space will be coming to a nine acre site along North Church Street after City Council voted to approve an annexation agreement for the property at their meeting on Monday, July 10. Located near Spartanburg Medical Center along North Church Street, the development site

is bound by Florida Avenue and Dakota Street to the north, Little Chinquapin Creek to the south, and West Wood Street to the west.

Site plans show the townhome development located behind the site's restaurant space, which will front North Church Street and be separated from the residences by Little Chinquapin Creek. The developer also plans to include a trail along the creek. Also as part of the development, a new neigh-

borhood street will be created through the property, connecting Dakota and West Wood streets. Prior to Council's approval, the annexation was approved by the City Planning Commission 5-0 at their meeting on June 15.

For more from Monday's City Council meeting, view the agenda packet and full video by visiting the City Council meeting portal at <https://www.cityofspartanburg.org/425/Agendas-Minutes>

Spartanburg attorney Larry Flynn appointed to University of South Carolina's Board of Visitors

Larry Flynn, an attorney with Pope Flynn, a South Carolina-based law firm concentrating in public finance and governmental law, has been appointed to the University of South Carolina's Board of Visitors. The 31-member board is elected by the board of trustees of USC from various categories, including "from each of the 16 judicial circuits, four at-large members, 11 appointed members, and five ex officio members;" Flynn was elected from the 7th Judicial Circuit. The Board of Visitors assists with the overall advancement of the University of South Carolina and the statewide system, and works "to enhance the University's image, encourage alumni participation, invite public and private support, and facilitate internal and external communication."

"The University of South Carolina has had a profound influence on my career and on my family," said Larry Flynn. "I received my undergraduate and law school degrees at USC, my son received his JD from USC, and all of my siblings attended as well – in fact, there was a consecutive 20-year period where one of the Flynn siblings was in Columbia attending USC. I began volunteering with USC through my work with USC Upstate Advisors and my wife Anne currently serves as the vice-chair of the USC Upstate Commission. It is a great privilege to be asked to continue my service to this great university by serving on the Board of Visitors."

Flynn, who works out of Pope Flynn's downtown Spartanburg office, has served as counsel to a number



Larry Flynn

of cities and towns, and provided legal advice to other governmental and business entities. His clients have included municipalities, water districts, and electric cooperatives throughout South Carolina; his practice combines public sector law with a general civil practice. In 2022 and 2023, Flynn was listed by The Best Lawyers in America® for Utilities Law in Spartanburg; the Best Lawyers® lists are compiled through peer-review surveys. Flynn is a certified mediator and arbitrator and a Planning Commission Instructor.

Flynn is serving his second three-year term on the South Carolina Supreme Court Historical Society board, and is also a member of the South Carolina Bar's "Memory Hold the Door" committee, which "honors deceased lawyers and judges who provided distinguished service to the public and the Bar." He is a 30-year member of the Spartanburg Rotary Club and past chair of the Spartanburg County School District Seven School Board.

In 2015, Flynn received the Compleat Lawyer Award -

Platinum, the University of South Carolina School of Law's highest recognition for outstanding civic and professional accomplishments; the nominee must be a University of South Carolina School of Law graduate. The then members of the Compleat Lawyer awards selection committee were then Chief Justice Jean Toal, Chief Judge John Few, President of the South Carolina Bar Calhoun Watson, Co-Chair Law School Alumni Council James Bradley, and the Dean of the USC School of Law Robert Wilcox.

With offices in Columbia, SC, Charlotte, NC, Charleston, SC, and Spartanburg, SC, Pope Flynn focuses in public finance and governmental counsel and represents cities and towns, counties, special purpose districts, school districts, state institutions, hospitals, colleges and universities, and other public entities, as well as private entities, including banks, underwriters, and nonprofit institutions. For more information on Pope Flynn, visit <http://www.popeflynn.com>



2023 Sales Tax Free Weekend begins August 4th

Computers, clothes, school supplies, and a variety of other school-year essentials can be purchased free of Sales Tax during South Carolina's annual 72-hour Tax Free Weekend. The South Carolina Department of Revenue (SCDOR) reminds shoppers that the 2023 Tax Free Weekend runs Friday, August 4 at 12:00 a.m. through Sunday, August 6 at 11:59 p.m.

Eligible items can be purchased online and in-store without paying the state's 6% Sales Tax and any applicable local taxes during Tax Free Weekend, often called the Sales Tax Holiday.

"With the increased cost of inflation, this year's Sales Tax Holiday is a welcome relief for families. Everyone saves money during Tax Free Weekend, particularly on back-to-school essentials," said SCDOR Director Hartley Powell.

Generally, exempt items include clothing and accessories, footwear, school supplies used for school assignments, computers, software, and printers, certain bed and bath supplies. Check out the shopping lists at <https://dor.sc.gov/taxfree> weekend for examples of exempt and non-exempt items.

The exemption does not apply to items for use in a trade or business, items placed on layaway or a similar deferred payment and delivery plan, clothing and footwear rentals, cosmetics, eyewear, furniture, and jewelry. Check out the shopping lists at <https://dor.sc.gov/taxfreeweekend> for examples of exempt and non-exempt items.

The Tax Free Weekend in South Carolina first started in 2000.

In past years, shoppers have saved between \$2 million and \$3 million during the weekend.

There are 20 taxes in the Sales & Use Tax family, though not all of them apply to retail sales. Some of these 20 are local taxes that counties may choose to adopt to fund things like transportation projects and schools or to reduce Property Taxes.

There are several education-related state tax credits the SCDOR wants parents and teachers to consider as another school year draws near.

Legal Notices

MASTER'S SALE

By virtue of a Decree of the Court of Common Pleas for Spartanburg county, South Carolina, heretofore granted in the case of Pro Funding USA, LLC vs. National Commerce Logistics, LLC, Case No. 2022-CP-42-03693, I, the undersigned Shannon Metz Phillips, Master-In-Equity for Spartanburg County, will sell the following on August 7, 2023, at 11:00 a.m. at the Spartanburg County Judicial Center, 180 Magnolia St., Spartanburg, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, being shown and designated as Lot Number 192, as shown upon Plat Number 3 of a series of five plats made for Paolet Manufacturing Company by Piedmont Engineering Service, dated May 1955 and recorded in Plat Book 32 at Pages 416-426 in the Register of deeds Office for Spartanburg County, SC.

This is the same property conveyed to National Commerce Logistics, LLC by Deed of Joe Louis Vasquez, dated February 28, 2017 and recorded February 28, 2017 in Deed Book 114-X at Page 426, Register of Deeds Office for Spartanburg County, South Carolina.

Block Map No. 3-26-13-023.00

Property Address: 243 Green St., Pacolet, SC 29372

Terms of Sale: For cash, purchaser to pay for Deed and stamps and deposit with me 5% of the amount of the bid, same to be applied to the purchase price only upon compliance with the bid, but in the case of noncompliance within a reasonable time, same to be forfeited and applied to the cost and Plaintiff's debt and the property re-advertised for sale upon the same terms at the risk of the highest bidder. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 8% per annum.

DEFICIENCY JUDGMENT IS WAIVED: As a Deficiency Judgment has been waived, bidding on the sales day shall be FINAL.

Sale is subject to taxes, easements, assessments and restrictions of record, specifically SUBJECT TO 2023 AD VALOREM TAXES. If the Plaintiff or the Plaintiff's representative does not appear at the scheduled sale of the above-referenced property, then the sale of the property will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next available sale day.

/s/ George Brandt, III
George Brandt, III, Esquire
HENDERSON, BRANDT & VIETH, P.A.
360 E. Henry Street, Suite 101
Spartanburg, SC 29302
Phone: (864) 583-5144
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: Kelly Trang Huynh vs. Michael Porter and Endicott Group, LLC, C/A No. 2021-CP-42-00053, the following property will be sold on August 7, 2023 at 11:00AM, or any other date thereafter is approved by the court, at the Spartanburg County Courthouse, located at 180 Magnolia St. Spartanburg, SC 29306, to the highest bidder:

All that certain piece, parcel or lot of land, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as 0.41 acres, more or less, as shown on plat prepared for Virginia Faye Cogdill by Wolfe & Huskey, Inc., dated August 27, 1986 and recorded in Plat Book 98, Page 476, RMC Office for Spartanburg County, S.C. Further reference in hereby made to plat prepared for Kelly T. Huynh & Kiet T. Nguyen containing 0.42 acres, more or less, by Archie S. Deaton & Associates dated July 27, 1994 to be recorded herewith in the RMC Office for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

This being the same property conveyed to Kelly T. Huynh and recorded in Deed Book 121-K at Page 632, RMC Office for Spartanburg County, S.C., see also deed recorded in book 61-T at page 458.

TMS: 6-12-00-080.01

Property Address: 178 Wingo Heights Spartanburg, SC 29303
SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RES-

TRIBUTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2021CP4200053.

NOTICE: The deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

WARREN R. HERNDON, JR.
Attorney for Plaintiff

218 East Main Street
Lexington, SC 29070

HON. SHANNON M. PHILLIPS

Master in Equity for
Spartanburg County, S.C.

7-20, 27, 8-3

MASTER'S SALE

CIVIL ACTION NO. 2023CP4201446

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of MidFirst Bank, against Shanika D. Moore, et al., the Master in Equity for Spartanburg County, or his/her agent, will sell on August 7, 2023, at 11:00 A.M., at Spartanburg County Courthouse; 180 Magnolia Street, Spartanburg, SC, to the highest bidder:

All that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 38, Oakmont Estates, Phase 2, on survey dated February 24, 1993, revised March 5, 1993, by Neil R. Phillips & Company, Inc., recorded in Plat Book 122 at page 370, Register of Deeds for Spartanburg County, South Carolina. Reference is made to the above-mentioned plat for a more particular description as to metes and bounds.

TMS No: 7-08-04-119.00

Property Address: 169 Belle Flower Court, Spartanburg, SC 29303

This being the same property conveyed to Shanika D. Moore by deed of Charles W. Fields, III, dated October 31, 2008, recorded in the Office of the Register of Deeds for Spartanburg County November 4, 2008, in Deed Book 92-Q at Page 637.

TERMS OF SALE: FOR CASH. The Master in Equity will require a deposit of 5% of the bid amount in cash or certified funds, which is to be applied on the purchase price upon compliance with the bid. Interest on the balance of the bid at 5.000% shall be paid to the day of compliance. In case of noncompliance within 20 days, after the sale, the deposit of 5% is to be forfeited and applied to Plaintiff's judgment debt and the property re-advertised for sale upon the same terms at the risk of the former highest bidder. Purchaser to pay for deed recording fees and deed stamps.

Deficiency judgment not being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold, but shall be re-advertised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent, is present.

The sale shall be subject to taxes and assessments, existing easements and easements and restrictions of record.

Any sale pursuant to this order is without warranty of any kind. Neither Plaintiff nor Court warrant title to any third-party purchaser. All third-party purchasers are made parties to this action and are deemed to have notice of all matters disclosed by the public record, including the status of title. See Ex parte Keller, 185 S.C. 283, 194 S.E. 15 (1937); Wells Fargo Bank, N.A. v. Turner, 378 S.C. 147, 662 S.E.2d 424 (Ct. App. 2008).

FINKEL LAW FIRM LLC
Attorneys for Plaintiff
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Phone: (843) 577-5460
HON. SHANNON M. PHILLIPS
Master in Equity for

Spartanburg County, S.C.

7-20, 27, 8-3

MASTER'S SALE

Amended Notice of Sale

Case No. 2023-CP-42-00119

BY VIRTUE of that certain Decree of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore granted in the case of Founders Federal Credit Union v. Shelly L. Lowe and South Carolina Department of Revenue, I, the undersigned Master in Equity for Spartanburg County, South Carolina or my agent, will sell on August 7, 2023, at 11:00 a.m., at the Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, South Carolina, to the highest bidder, the following described property:

All that certain piece, parcel or lot of land, lying situate in the County of Spartanburg, State of South Carolina, being known and designated as Lot 6 as shown on a plat entitled "Carolina Ridge", prepared for Marshall F. Cooley a/k/a Marshall Cooley by Huskey & Huskey, Inc. Professional Land Surveyors, dated October 12, 1998, recorded in Plat Book 143 at Page 971, Register of Deeds for Spartanburg County, South Carolina.

This property is conveyed subject to those certain Land Use Restrictions Covenants and Building Standards recorded January 22, 1999, in Deed Book 69-F, Page 994, Register of Deeds for Spartanburg County, South Carolina.

DERIVATION: This being the same property conveyed to Shelly L. Lowe by deed of Stephen D. Brown and Michelle C. Brown recorded November 18, 2011, in Deed Book 99, Page 318, ROD Office for Spartanburg County, South Carolina.

TMS No: 2-07-00-105.06

ADDRESS: 8181 Parris Bridge Road, Chesnee, South Carolina 29323

TERMS OF SALE: The successful bidder, other than Plaintiff, will deposit with the Master in Equity or her agent, at the conclusion of the bidding, five (5%) percent of the bid, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of noncompliance. Should the last and highest bidder fail or refuse to comply with the other terms of the bid within twenty (20) days, then the Master in Equity or her agent may resell the property on the same terms and conditions on some subsequent sales day at the risk of the said highest bidder.

The sale shall be subject to Spartanburg County taxes and assessments and to existing easements and restrictions of record.

THIS PROPERTY IS BEING SOLD SUBJECT TO PRIOR LIENS THAT MAY BE ENCUMBRANCES AGAINST TITLE TO THE PROPERTY.

Purchaser to pay for the preparation of the Deed, documentary stamps on the Deed, recording of the Deed, and interest on the balance of the bid from date of sale to date of compliance with the bid at the contract rate of interest of 18.00% per annum.

Attention is drawn to the Court Order on file with the Clerk of Court for Spartanburg County. The terms and conditions of the actual Court Order, to the extent of any inconsistencies, control over any terms or conditions contained in the Notice of Sale.

As this is a judicial lien foreclosure action, the bidding will not remain open and the sale will close on the day of the sale. Any proceeds realized from the sale of the property will be used and applied to reduce the amount of the judgments.

If Plaintiff or its representative does not appear at the scheduled sale of the above-described property, then the sale of the property will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Suzanne Taylor Graham Grigg MAYNARD NEXSEN, PC
1230 Main St., Suite 700 (29201)
Post Office Box 2426
Columbia, South Carolina 29202
Phone: (803) 771-8900
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

Case No. 2022-CP-42-04718

BY VIRTUE of that certain Decree of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore granted in the case of Founders Federal Credit Union vs. [Estate of] Jerry L. Smith a/k/a Jerry Lee Smith (deceased) et al., I, the undersigned Master-In-Equity for Spartanburg County, South

Carolina or my agent, will sell on August 7, 2023, at 11:00 a.m., at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC, to the highest bidder, the following described property:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, known and designated as Lot No. 17, containing 2.282 acres, more or less, as shown upon a plat of a survey prepared for Long Branch Acres, Phase III, dated July 17, 1998, and recorded in Plat Book 144 at Page 174. Reference is made to said plat and the record thereof for a more complete and accurate description.

DERIVATION: This being the same property conveyed to Jerry Smith a/k/a Jerry Lee Smith by Deed of Distribution from the Estate of Cornelius Carl Smith a/k/a Carl J. Smith dated January 20, 2020, and recorded February 7, 2020, in Deed Book 126-W at Page 398; see also Deed of conveyance to Jerry Smith a/k/a Jerry Lee Smith by Michael Smith a/k/a Michael Ray Smith and Tammy Marie Smith dated December 28, 2021, recorded January 5, 2022, in Book 135-G at Page 839, Spartanburg County Register of Deeds Office.

ALSO includes that certain 1999 (26x52) Cavalier Mobile Home, VIN NO. A1CA0998556943033AB

TMS No.: 2-11-00-011.19

ADDRESS: 485 Long Branch Road, Chesnee, SC 29323

TERMS OF SALE: The successful bidder, other than Plaintiff, will deposit with the Master-In-Equity or her agent, at the conclusion of the bidding, five (5%) percent of the bid, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of noncompliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of the bid or comply with the other terms of the bid within twenty (20) days, then the Master-In-Equity or her agent may resell the property on the same terms and conditions on some subsequent sales day at the risk of the said highest bidder.

The sale shall be subject to Spartanburg County taxes and assessments and to existing easements and restrictions of record.

Purchaser to pay for the preparation of the Deed, documentary stamps on the Deed, recording of the Deed, and interest on the balance of the bid from date of sale to the date of compliance with the bid at the contract rate of interest of 8.50% per annum.

Attention is drawn to the Court Order on file with the Clerk of Court for Spartanburg County. The terms and conditions of the actual Court Order, to the extent of any inconsistencies, control over any terms or conditions contained in the Notice of Sale.

As a deficiency judgment is being demanded, the bidding will remain open for thirty (30) days after the date of sale as provided by law. PLAINTIFF RESERVES THE RIGHT TO WAIVE THE DEFICIENCY UP TO AND INCLUDING THE DATE OF SALE.

If Plaintiff or its representative does not appear at the scheduled sale of the above-described property, then the sale of the property will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Suzanne Taylor Graham Grigg MAYNARD NEXSEN PC
Post Office Box 2426
Columbia, South Carolina 29202
Phone: (803) 771-8900
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2019-CP-42-02809

BY VIRTUE of that certain Decree of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore granted in the case of Founders Federal Credit Union vs. Roy L. Brown; et al., I, the undersigned Master-In-Equity for Spartanburg County, South Carolina or my agent, will sell on August 7, 2023, at 11:00 a.m., at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC, to the highest bidder, the following described property:

All that piece, parcel, or lot of land located, lying and being on the south side of Bond Park Road about one mile west of U.S. Highway 176, containing 1.07 acres, more or less and being more particularly

shown on a plat made for Sam A. Nesbitt by J.R. Smith dated April 18, 1970 and recorded July 31, 1970 in Plat Book 62, at Page 239 in the RMC Office for Spartanburg County. Reference to said plat is hereby made for a more complete legal description thereof. (Also see a more recent plat dated May 29, 1998 entitled closing survey f or Roy L. Brown and Shirley A. Brown prepared by S.W. Donald Land Surveying and according to said plat containing 1.035 acres).

DERIVATION: This is the same property conveyed to Roy L. Brown and Shirley A. Brown by deed of Richard Gosnell on January 16, 1989 and recorded on January 16, 1989 in Deed Book 55-A at Page 500 in the RMC Office for Spartanburg County.

TMS No.: 2-54-00-002.01

ADDRESS: 705 John Dodd Rd, Spartanburg, South Carolina 29303

TERMS OF SALE: The successful bidder, other than Plaintiff, will deposit with the Master-In-Equity or her agent, at the conclusion of the bidding, five (5%) percent of the bid, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of noncompliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of the bid or comply with the other terms of the bid within twenty (20) days, then the Master-In-Equity or her agent may resell the property on the same terms and conditions on some subsequent sales day at the risk of the said highest bidder.

The sale shall be subject to Spartanburg County taxes and assessments and to existing easements and restrictions of record.

Purchaser to pay for the preparation of the Deed, documentary stamps on the Deed, recording of the Deed, and interest on the balance of the bid from date of sale to the date of compliance with the bid at the contract rate of interest of 7% per annum.

Attention is drawn to the Court Order on file with the Clerk of Court for Spartanburg County. The terms and conditions of the actual Court Order, to the extent of any inconsistencies, control over any terms or conditions contained in the Notice of Sale.

As a deficiency judgment is being demanded, the bidding will remain open for thirty (30) days after the date of sale as provided by law. PLAINTIFF RESERVES THE RIGHT TO WAIVE THE DEFICIENCY UP TO AND INCLUDING THE DATE OF SALE.

If Plaintiff or its representative does not appear at the scheduled sale of the above-described property, then the sale of the property will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next available sales day.

Suzanne Taylor Graham Grigg MAYNARD NEXSEN PC
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HON. SHANNON M. PHILLIPS
Master in Equity for
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7-20, 27, 8-3

MASTER'S SALE

2020-CP-42-00291

BY VIRTUE of a decree heretofore granted in the case of: Nationstar Mortgage LLC d/b/a Mr. Cooper against Brian Keith Wilson, I, the undersigned Master in Equity for Spartanburg County, will sell on August 7, 2023, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property, to-wit:

All that certain piece, parcel or tract of land, lying and being situate partially in the County of Union, State of South Carolina, and partially in the County of Spartanburg, State of South Carolina, and being shown as containing 5.12 acres, more or less, on plat prepared for C. Alfred Lawson by Thomas D. Shertbert, Jr. RLS, dated June 17, 1975 and recorded in Plat Book 75, Page 559, RMC Office for Spartanburg County, South Carolina. Being the same property conveyed unto Brian Keith Wilson and Mary Jane Wilson by corrective deed from Gerald W. Lawson dated April 15, 1993 and recorded May 13, 1993 in Deed Book 60A at Page 606 in the ROD Office for Spartanburg County, South Carolina and in the Office of the ROD for Union County in Deed Book 209 at Page 452. By Order Quieting and Confirming Ttiel filed on July

8, 2019 in Spartanburg County in Case No. 2019-CP-42-00993, title to the subject property was vested solely in Brian Keith Wilson.

TMS No. 6-68-00-022.04 (Spartanburg)

Property Address: 1620 Mount Lebanon Road, Pauline, SC 29374

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five per cent (5%) of said bid, by certified funds, cashier's check, or money order, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 4.1250%.

THIS SALE IS SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

Since a deficiency judgment is being demanded, the bidding will remain open for thirty (30) days after the date of sale, pursuant to S.C. Code ANN. Section 15-39-720, (1976). The deficiency judgment may be waived by the Plaintiff upon written request prior to sale.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date.

RILEY POPE & LANEY, LLC
Post Office Box 11412
Columbia, SC 29211
Phone: (803) 799-9993
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2020-CP-42-00291

BY VIRTUE of a decree heretofore granted in the case of: MCLP Asset Company, Inc. against Willie W. Carter and Fernbrook Association, Inc., I, the undersigned Master in Equity for Spartanburg County, will sell on August 7, 2023, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property, to-wit:

All that certain piece, parcel or unit, situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 32-A in Fernbrook Condominiums Horizontal Property Regime, situate on or near the southeaster side of Fernwood-Glendale Road and being more particularly described in Master Deed and recorded in Deed Book 41-B at Page 782, Register of Deeds Office for Spartanburg County, and Certificate of Amendment dated June 20, 1974, recorded in Deed Book 42-A at Page 290 and Deed Book 42-B at Page 1, ROD Office for Spartanburg County. For a more complete and accurate description of the subject property.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s) and the grantee's (s') heirs (or successors), executors, and administrators to warrant forever defend all and singular said premises unit the grantee (s' and the grantee's (s') heirs (or successors) and assigns against the grantor(s) and grantor's (s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to conditions, reservations, restrictions and easements of record, if any.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s) and the grantee's (s') heirs (or successors), executors, and administrators to warrant forever defend all and singular said premises unit the grantee (s' and the grantee's (s') heirs (or successors) and assigns against the grantor(s) and grantor's (s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to conditions, reservations, restrictions and easements of record, if any.

Legal Notices

Being the same property conveyed to Willie W. Carter by deed of Benjamin R. Pickens, Jr. and Hayward S. Edmunds, dated September 14, 2007 and recorded December 21, 2007 in Deed Book 90G at Page 694. TMS No. 7-13-08-147.00

Property Address: 73 Summer-creek Drive, Unit 32-A, Spartanburg, SC 29307

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five per cent (5%) of said bid, by certified funds, cashier's check, or money order, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 7.8750%.

THIS SALE IS SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

No personal or deficiency judgment being demanded, the bidding will conclude at the fall of the gavel on the date of the sale. Compliance with the bid may be made immediately.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date.

RILEY POPE & LANEY, LLC
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Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
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7-20, 27, 8-3

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-00166 BY VIRTUE OF THE decree heretofore granted in the case of: NATIONSTAR MORTGAGE LLC v. MICHELLE L. SAWYER; SOUTH CAROLINA DEPARTMENT OF REVENUE, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 7, 2023 at 11:00 AM, at the Spartanburg County Courthouse, 180 Magnolia Street, Suite 901, 3rd floor lobby of Courthouse, Spartanburg, SC 29306, to the highest bidder:

ALL THOSE CERTAIN PIECES, PARCEL OR LOTS OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, LOCATED ON DAVIS TRADING POST ROAD, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT NO 2 AND LOT NO. 4, ON PLAT FOR TRADING POST ACRES, DATED JUNE 18, 2008, PREPARED BY HUSKEY & HUSKEY INC., PLS RECORDED IN PLAT BOOK 166 PAGE 446, IN THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY. REFERENCE TO SAID PLAT IS MADE FOR A MORE DETAILED DESCRIPTION. THIS IS THE SAME PROPERTY CONVEYED TO MORTGAGOR BY DEED OF DONALD J. SAWYER & DAWN M. SAWYER OF EVEN DATE HEREOF, TO RECORDED HERewith.

TMS No. 2-33-00-005.00 and 2-33-00-005.02

Property Address: 367 DAVIS TRADING POST ROAD, CHESNEE, SC 29323

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the cost incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in the manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master in Equity may resell the property on the same terms and conditions on some subsequent Sales Day.

A personal or deficiency

judgment being waived by Plaintiff, the sale shall close on the day of the Sale. Purchaser to pay for documentary stamps on the deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 4.250% per annum. The sale shall be subject to any past due or accruing property taxes, assessments, existing easements, and restrictions of record and any other senior encumbrances. The sale shall be subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding, you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

In the event an agent of the Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC Attorneys for Plaintiff 110 Frederick, Suite 200 Greenville, SC 29607 Telephone: (470) 321-7112 Facsimile: (404) 393-1425 HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C. 7-20, 27, 8-3

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-01100 BY VIRTUE OF THE decree heretofore granted in the case of: LAKEVIEW LOAN SERVICING, LLC v. AMANDA B. GENTRY; UNITED STATES OF AMERICA ACTING BY AND THROUGH ITS AGENCY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 7, 2023 at 11:00 AM, at the Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

BEING ALL OF THAT ONE ACRE AS SHOWN ON THAT PLAT FOR PAUL R. GENTRY FILED AT PLAT BOOK 172, PAGE 348 OF THE SPARTANBURG COUNTY REGISTER OF DEEDS.

BEING THE SAME PROPERTY CONVEYED TO AMANDA B GENTRY BY DEED FROM PAUL R GENTRY RECORDED ON MARCH 31ST, 2017 AT BOOK 115-G, PAGE 845, REGISTER OF DEEDS FOR SPARTANBURG COUNTY.

TMS No. 5-29-00-110.02

Property Address: 232 MAYFIELD RD, DUNCAN, SC 29334

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the cost incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in the manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions on some subsequent Sales Day.

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the day of the Sale. Purchaser to pay for documentary stamps on the deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 3.875% per annum. The sale shall be subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances. If the United States is named as a defendant, the sale shall be subject to the United States right of redemption pursuant to 28 U.S.C. § 2410(c). The sale shall be subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value

of the property offered for sale. Prior to bidding, you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

In the event an agent of the Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC Attorneys for Plaintiff 110 Frederick, Suite 200 Greenville, SC 29607 Telephone: (470) 321-7112 Facsimile: (404) 393-1425 HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C. 7-20, 27, 8-3

MASTER'S SALE

BY VIRTUE OF A decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Shane J. Enscoe; Midland Funding LLC; C/A No. 2022CP4200004, the following property will be sold on August 7, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, and being more particularly shown and designated as Lot No. 17 of Scenic View Heights #1 subdivision, as shown on a survey prepared for Mitchell D. Henderson, dated March 12, 1992, prepared by James B. Gregory, PLS, recorded in Plat Book 115, Page 794, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference to said survey is made for a more detailed description.

Book 105-L at Page 366
223 Scenic View Road,
Chesnee, SC 29323
TMS/PIN# 2-26-02-017.00

SUBJECT TO ASSESSMENTS, SPARTANBURG AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at his risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 4.875% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2022CP4200004.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

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HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

BY VIRTUE OF A decree heretofore granted in the case of: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I vs. Kelvin Donald Foster; Spring Lakes Estates Homeowners Association, Inc.; C/A No. 2019CP4203676, the following property will be sold on August 7, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being known and designated as Lot 19 of Spring Lake Subdivision, Phase I on a plat dated October 19, 2007, prepared by Grambling Brothers Surveying, Inc., and recorded in the Office of the Register

of Deeds for Spartanburg County, South Carolina in Plat Book 162, Page 319, reference to said plat is hereby craved for a complete metes and bounds description.

Book 99-R at Page 484
608 Hedgeapple Lane, Lyman, SC 29365
TMS/PIN# 5-11-00-032.20

SUBJECT TO ASSESSMENTS, SPARTANBURG AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at his risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 4.875% per annum. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2019CP4203676.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

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7-20, 27, 8-3

MASTER'S SALE

BY VIRTUE OF A decree heretofore granted in the case of: AmeriHome Mortgage Company, LLC vs. Adam J. Hopkins; C/A No. 2022CP4203494, the following property will be sold on August 7, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, just off of the road from Cherokee Springs to Converse, shown and designated as Lots 11 and 12, on a plat of Bellview Acres on a survey for Paul E. Bennett by Archie S. Deaton, Registered Survey, recorded in the Office of the Register of Deeds for said County in Plat Book 65 at Page 256; reference to said plat being hereby made for a more complete metes and bounds description thereof.

Derivation: Book 123-H at Page 526
138 Sprouse Rd, Spartanburg, SC 29307

TMS/PIN# 3-09-00-156.00
SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the balance of the bid after the date of sale to date of compliance with the bid at the rate of 5.125% per annum. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2022CP4203494.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

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7-20, 27, 8-3

MASTER'S SALE

BY VIRTUE OF A decree heretofore granted in the case of: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RBO Trust 2017-RPL1 vs. Antoinette Wyatt; Robert W Wyatt; Midland Funding LLC Assignee GE Capital Retail Bank/Lowes; C/A No. 2022CP4200641, the following property will be sold on August 7, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that piece, parcel, and lot of land fronting 100 feet on Mason Road near the Town of Inman, in the County of Spartanburg, State of South Carolina, known and designated as Lot No. 31 on plat of Plush Meadows Subdivision made by Blackwood Associates, Inc., Surveyors and Engineers, dated June 21, 1984 and recorded in Spartanburg County in plat book 92 pages 449 and 449-A, RMC Office for Spartanburg County. For a more particular description, reference is directed to the aforesaid plat.

Derivation: Book 57A at page 298

400 Mason Road, Inman, SC 29349
TMS/PIN# 1-44-11-055.00

SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at his risk. Personal or deficiency judgment having been demanded or reserved, the sale will remain open for thirty (30) days pursuant to S.C. Code Ann. §15-39-720 (1976). The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 10.2249% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2022CP4200641.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale.

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7-20, 27, 8-3

MASTER'S SALE

BY VIRTUE OF A decree heretofore granted in the case of: PennyMac Loan Services, LLC vs. Ebony Gory; LeBryan Marquise Thomas; Melvin Donnelle Gory, Jr; Marina Michelle Gory; Ka'Tyggie Monniya Smith; Any Heirs-at-Law or Devises of Melvin D. Gory, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe; C/A No. 2022CP4202525, The following property will be sold on August 7, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot A, containing 0.678 acre, more or less, as shown on survey prepared for John T. Hill and Gloria B. Hill, dated April 30, 1997, and recorded in Plat Book 137, Page 685, RMC Office for Spartanburg County, South Carolina. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

Derivation: Book 88-S at Page 869
123 Greenway Dr, Cowpens, SC 29330-9730
TMS/PIN# 3-10-11-232.01
SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or

more particularly shown and designated as Lot No. 2 and Lot No. 3, Block B of Disposal Unit No. 10 at Camp Croft, on plat of Spartanburg County Foundation Subdivision, recorded in Plat Book 28, Pages 246-247 and more recently shown on a survey prepared for Toby Hamilton, dated November 23, 1994, Prepared by Archie S. Deaton & Associates, RLS, recorded in Plat Book 127, Page 568, in the Register of Deeds for Spartanburg County, Reference to said plat and survey is made for a more detailed description.
Derivation: Book 126-H at Page 79

251 Anderson Dr, Spartanburg, SC 29302
TMS/PIN# 7 22-01 040.00

SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the balance of the bid after the deposit is applied from date of sale to date of compliance with the bid at the rate of 4.25% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2023CP4201244.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

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HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-13, 20, 27

MASTER'S SALE

BY VIRTUE OF A decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Any Heirs-At-Law or Devises of Barbara Ann Parker, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe; C/A No. 2022CP4202525, The following property will be sold on August 7, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot A, containing 0.678 acre, more or less, as shown on survey prepared for John T. Hill and Gloria B. Hill, dated April 30, 1997, and recorded in Plat Book 137, Page 685, RMC Office for Spartanburg County, South Carolina. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

Derivation: Book 88-S at Page 869
123 Greenway Dr, Cowpens, SC 29330-9730
TMS/PIN# 3-10-11-232.01

SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or

Legal Notices

deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the balance of the bid after the deposit is applied from date of sale to date of compliance with the bid at the rate of 5.5% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2022CP4202525.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

John J. Hearn, Esq.
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Website: www.rogerstownsensend.com (see link to Resources/Foreclosure Sales)

HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-13, 20, 27

MASTER'S SALE

2022-CP-42-04528

BY VIRTUE of a decree heretofore granted in the case of: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Sharon A. Lazenga, et al I, the undersigned Master in Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM, Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, SC, 29303, to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, and being more particularly shown and designated as Lot No. 25, containing 0.39 acres, more or less, as shown on plat for Hi-Van, Inc., dated October 6, 1980, prepared by Blackwood & Associates, Engineers, recorded in Plat Book 85, Page 769, Office of the Register of Deeds for Spartanburg County.

Being the same property conveyed to Robert A. Lazenga and Sharon A. Lazenga by Steven P. Lim, by deed dated July 23, 2007 and recorded August 1, 2007 of record in Deed Book 89E, page 286, in the Office of the Clerk of Court for Spartanburg County.

Property Address: 2556 W Croft Circle, Spartanburg, SC 29302

Parcel No. 7-22-01-122.00

Pursuant to South Carolina Supreme Court Administrative Order 2022-02-17-02, protective masks are no longer required in county courthouses; however, any person who is at risk or concerned about the dangers of COVID-19 may continue to wear a mask inside any courthouse, subject to a request from judges, courthouse staff, or law enforcement to briefly remove that mask during the presentation of a case or when necessary for security or identification purposes.

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of the amount bid, in certified check, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions (at risk of the said highest bidder).

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 4.99% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next

available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
BELL CARRINGTON PRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 22-52138
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2022-CP-42-00473

BY VIRTUE of a decree heretofore granted in the case of: NewRez LLC d/b/a Shellpoint Mortgage Servicing against The Estate of Barbara R. Maxton, et al, I, the undersigned Master in Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM, Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, SC, 29303, to the highest bidder:

All that lot or parcel of land in the County of Spartanburg, State of South Carolina, being shown and designated as Lot No. 11, Block H on a plat of Vanderbilt Hills Subdivision, dated September 29, 1961, made by Gooch & Taylor, Surveyors recorded in Plat Book 44, pages 342-344, RMC Office for Spartanburg County.

This being the same property conveyed to Barbara R. Maxton and Rose E. Maxton, by deed of Richard E. Finch and Maxine S. Finch, dated March 31, 1999 and recorded April 1, 1999 in the Office of the Register of Deeds for Spartanburg County in Book 69-R at Page 324. Rose Ella N. Maxton died on May 14, 2004, her estate being probated in the Office of the Probate Court for Spartanburg County in Estate No. 2004ES4200969. Subsequently, the Estate of Rose Ella N. Maxton conveyed the property to Barbara R. Maxton by Deed of Distribution dated November 16, 2004 and recorded February 3, 2005 in the Office of the Register of Deeds for Spartanburg County in Book 82-F, at Page 723.

Property Address: 146 Dover Road, Spartanburg, SC 29301
Parcel No. 6-18-14-036.00

Pursuant to South Carolina Supreme Court Administrative Order 2022-02-17-02, protective masks are no longer required in county courthouses; however, any person who is at risk or concerned about the dangers of COVID-19 may continue to wear a mask inside any courthouse, subject to a request from judges, courthouse staff, or law enforcement to briefly remove that mask during the presentation of a case or when necessary for security or identification purposes.

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of the amount bid, in certified check, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions (at risk of the said highest bidder).

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 6.875% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
BELL CARRINGTON PRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 22-40699
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for

Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2022-CP-42-00649

BY VIRTUE of a decree heretofore granted in the case of: Freedom Mortgage Corporation against Terry Kimbrell, Lona Parker, I, the undersigned Master in Equity for Spartanburg County, will sell on August 7th, 2023 at 11:00 AM, Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, SC, 29303, to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 61 on Map 2 on a plat of The 3 Pines dated October 7, 1966 by Neil R. Phillips, Surveyor and recorded in the Office of the Register of Deeds for said County in Plat Book 54, at Page 468- 470; reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to Terry Kimbrell and Lona Parker by Deed of Steven Hyatt as Personal Representative of the Estate of Rosie S. Thomas dated October 30, 2018 and recorded November 7, 2018 in the Office of the Register of Deeds for Spartanburg County in Book 121-T, at page 478.

Property Address: 107 Forest Drive, Woodruff, SC 29388
Parcel No. 4-20-00-070.00

Pursuant to South Carolina Supreme Court Administrative Order 2022-02-17-02, protective masks are no longer required in county courthouses; however, any person who is at risk or concerned about the dangers of COVID-19 may continue to wear a mask inside any courthouse, subject to a request from judges, courthouse staff, or law enforcement to briefly remove that mask during the presentation of a case or when necessary for security or identification purposes.

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions (at risk of the said highest bidder).

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 5.75% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BELL CARRINGTON PRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 22-40790
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2022-CP-42-03937

BY VIRTUE of a decree heretofore granted in the case of: TD Bank, N.A against The Estate of Paul Brian Soler, et al, I, the undersigned Master in Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM, Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, SC, 29303, to the highest bidder:

All that certain piece or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Lot No. 31, on a final plat prepared for Mistwood, Phase 2 by 3D Land

Surveying, Inc., dated November 20, 2017, last revised January 18, 2018, and recorded January 26, 2018 in Plat Book 173 at page 636, Register of Deeds for Spartanburg County, South Carolina.

This is the same property conveyed to Paul Brian Soler and Stavroula Andrinopoulos, as joint tenants with rights of survivorship, by deed of Enchanted Construction, LLC, dated December 5, 2018 and recorded December 6, 2018 in the Register of Deeds for Spartanburg County, South Carolina in Book 122-A, at page 372. Thereafter, Stavroula Andrinopoulos died on or about July 29, 2020 vesting her interest in the subject property to Paul Brian Soler by law.

Property Address: 151 Mistwood Lane, Boiling Springs, SC 29316
Parcel No. 2-51-00-008.94

Pursuant to South Carolina Supreme Court Administrative Order 2022-02-17-02, protective masks are no longer required in county courthouses; however, any person who is at risk or concerned about the dangers of COVID-19 may continue to wear a mask inside any courthouse, subject to a request from judges, courthouse staff, or law enforcement to briefly remove that mask during the presentation of a case or when necessary for security or identification purposes.

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of the amount bid, in certified check, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions (at risk of the said highest bidder).

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 4.750% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BELL CARRINGTON PRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 22-50787
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2023-CP-42-00232

BY VIRTUE of a decree heretofore granted in the case of: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. George Barnes a/k/a George E. Barnes; A.J. Beale a/k/a Anna Jane Beale; et al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 7, 2023 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that piece, parcel, or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying, and being in the State of South Carolina, County of Spartanburg, being known and designated as Lot No. Seventy-four (74) on plat of Country Club Estates, Addition, which plat is recorded in Plat Book 68 at Page 262 in the Office of the Register of Deeds for Spartanburg County. Reference is made to said plat for a more complete property description.

This being the same property conveyed to A.J. Beale and George Barnes by deed of Catherine J. Simmons, same as Catherine Simmons and Robert

Simmons dated April 13, 2005 and recorded April 19, 2005 in Book 82-V at Page 386 in the Office of the Clerk of Court/ Register of Deeds for Spartanburg County.

TMS No. 9-02-02-136.00

Property address: 2114 Gap Creek Road, Greer, SC 29651
TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in certified funds or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 30 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 4.625% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

The sale will not be held unless either Plaintiff's attorney or Plaintiff's bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for this captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may advise this Court directly of its authorized bidding instructions. In the event a sale is inadvertently held without Plaintiff's Counsel or Counsel's bidding agent entering the authorized bid of Plaintiff for this captioned matter, the sale shall be null and void and the property shall be re-advertised for sale on the next available sale date.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

SCOTT AND CORLEY, P.A.
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2023-CP-42-00882

BY VIRTUE of a decree heretofore granted in the case of: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Marla Williams a/k/a Marla Jeanette Williams a/k/a Marla J. Williams, Individually, as Legal Heir or Devisee of the Estate of Harley D. Coleman a/k/a Danny Coleman, Deceased; et al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 7, 2023 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as a portion of Lot No. 8, Cameron Place, on a plat prepared by

James V. Gregory, PLS, dated November 11, 1996, recorded in Plat Book 136, Page 003, Register of Deeds for Spartanburg County.

This being the same property conveyed to Harley D. Coleman by deed of Joseph Bowen and Nikki Bowen dated October 25, 2014 and recorded November 6, 2014 in Book 107M at Page 175 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. Subsequently, Harley D. Coleman a/k/a Harley Daniel Coleman a/k/a Danny Coleman died intestate on September 12, 2021, leaving the subject property to his heirs, namely Marla Williams a/k/a Marla Jeanette Williams a/k/a Marla J. Williams; Ansley Lynn Coleman a/k/a Ansley L. Coleman; Gavin C., a minor; Harley C., a minor; Nadia C., a minor; Arianna C. a/k/a Arrianna C., a minor, as shown in Probate Estate Matter Number 2022-ES-42-00094.

TMS No. 2-37-00-296.00
Property address: 341 Golden Carriage Run, Boiling Springs, SC 29316

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in certified funds or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 30 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 3.750% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

The sale will not be held unless either Plaintiff's attorney or Plaintiff's bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for this captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may advise this Court directly of its authorized bidding instructions. In the event a sale is inadvertently held without Plaintiff's Counsel or Counsel's bidding agent entering the authorized bid of Plaintiff for this captioned matter, the sale shall be null and void and the property shall be re-advertised for sale on the next available sale date.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

SCOTT AND CORLEY, P.A.
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

2023-CP-42-01055

BY VIRTUE of a decree heretofore granted in the case of: Specialized Loan Servicing LLC vs. Blake Evan Rowley, Indi-

Legal Notices

vidually, as Legal Heir or Devisee of the Estate of Terri M. Rowley a/k/a Terri Michelle Rowley a/k/a Terri Rowley, Deceased; et.al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 7, 2023 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that certain piece, parcel or lot of land lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot No. 1, containing 0.424 acre, more or less, upon a plat prepared for Kimberlee B. Welch by S.W. Donald Land Surveying, dated February 28, 2000, and recorded in Plat Book 147, Page 163, Office of the Register of Deeds for Spartanburg County.

This being the same property conveyed to Terri M. Rowley by deed of Key Bank U.S.A., N.A. dated November 30, 2004 and recorded December 8, 2004 in Book 81-V at Page 428 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County.

This being the same property conveyed to Terri M. Rowley by deed of Key Bank U.S.A., N.A. dated November 30, 2004 and recorded December 8, 2004 in Book 81-V at Page 428 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. Subsequently, Terri M. Rowley a/k/a Terri Michelle Rowley a/k/a Terri Rowley died on or about February 19, 2011, leaving the subject property to his/her heirs, namely Blake Evan Rowley and Chad Alan Rowley. TMS No. 3-10-00-011.18

Property address: 124 Martin Lane, Compens, SC 29330

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in certified funds or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 30 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 5.875% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

The sale will not be held unless either Plaintiff's attorney or Plaintiff's bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for this captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may advise this Court directly of its authorized bidding instructions. In the event a sale is inadvertently held without Plaintiff's Counsel or Counsel's bidding agent entering the authorized bid of Plaintiff for this captioned matter, the sale shall be null and void and the property shall be re-advertised for sale on the next available sale date.

Neither the Plaintiff nor its

counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

SCOTT AND CORLEY, P.A. Attorney for Plaintiff
HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE 2021-CP-42-01221

BY VIRTUE of a decree heretofore granted in the case of: Quicken Loans, LLC vs. Maranda Hall, individually as Heir or Devisee of the Estate of Ronald Houston Hall a/k/a Ronald Hall, Deceased; et.al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 7, 2023 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 3 as shown on survey prepared for Melody Creek Subdivision dated September 19, 1996 and last revised February 26, 1998 and recorded in Plat Book 140, Page 571, RMC Office for Spartanburg County, S.C. Further reference is hereby made to plat prepared for Ronald Hall and Nancy Hall by S.W. Donald dated November 23, 1998 and recorded December 8, 1998 in Book 143 at Page 251 in the RMC Office for Spartanburg County, S.C. For a more complete and particular description, references is hereby made to the above referred to plats and records thereof.

Please note that the above legal description has been modified to correct a minor, immaterial clerical error regarding the date of the subdivision plat, and to add recording information for the individual plat.

Being the same property conveyed to Ronald Houston Hall and Nancy Hall by Jack D. Moyer, by deed dated November 25, 1998 and recorded December 8, 1998 in Deed Book 68-Z at Page 930 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. Subsequently, Nancy Hall a/k/a Nancy Kay Hall a/k/a Nancy Kay Garland Hall died intestate on or about September 20, 2018, leaving the subject property to her heirs, namely Wanda Kay Ward, Anita Carole Foster, and Maranda Hall. Subsequently, Ronald Houston Hall a/k/a Ronald Hall died on or about April 17, 2020, leaving the subject property to his heir, namely Maranda Hall. TMS No. 2-56-04-110.00

Property address: 112 Caroway Court, Spartanburg, SC 29303

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in certified funds or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 30 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 3.990% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

The sale will not be held unless either Plaintiff's attorney or Plaintiff's bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for this captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may advise this Court directly of its authorized bidding instructions. In the event a sale is inadvertently held without Plaintiff's Counsel or Counsel's bidding agent entering the authorized bid of Plaintiff for this captioned matter, the sale shall be null and void and the property shall be re-advertised for sale on the next available sale date.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

SCOTT AND CORLEY, P.A. Attorney for Plaintiff
HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE 2019-CP-42-01568

BY VIRTUE of a decree heretofore granted in the case of: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F vs. Stanley Holmes; et.al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 7, 2023 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 32, Linville Hills Subdivision, containing 0.51 acres, more or less and fronting on Old Anderson Mill Road, as shown on survey prepared for Sandy D. Hayslip dated August 26, 1993 in Plat Book 122, Page 140 RMC Office for Spartanburg County, S.C. Further reference is hereby made to plat recorded July 24, 1986 in Plat Book 98, Page 11, RMC Office for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

Please note that the above description has been modified to correct a minor, immaterial clerical error in the legal description regarding the plat reference (correcting from "Plat Book 122, Page 146" to "Plat Book 122, Page 140").

This being the same property conveyed to Stanley Holmes by deed of Sandy Welch f/k/a Sandy D. Hayslip, dated April 17, 2002 and recorded April 19, 2002 in Book 75-R at Page 182 in the Office of the Register of Deeds for Spartanburg County.

TMS No. 6-25-09-021.00
Property address: 1125 Old Anderson Mill Road, Moore, SC 29369

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in certified funds or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 30 days, then the Master in Equity may re-sell the property on the same terms

and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 3.500% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

The sale will not be held unless either Plaintiff's attorney or Plaintiff's bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for this captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may advise this Court directly of its authorized bidding instructions. In the event a sale is inadvertently held without Plaintiff's Counsel or Counsel's bidding agent entering the authorized bid of Plaintiff for this captioned matter, the sale shall be null and void and the property shall be re-advertised for sale on the next available sale date.

der will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 3% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-01532 BY VIRTUE of the decree heretofore granted in the case of: MidFirst Bank vs. Any heirs-at-law or devisees of Broncher Hosley a/k/a Broncher E. Hosley deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as Richard Roe; and any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as John Doe.; Thomasha Wells Pilgrim, as Personal Representative of the Estate of Broncher Hosley a/k/a Broncher E. Hosley, deceased; Thomasha Wells Pilgrim; Norma Hickerson; Priscilla Wells; Cynthia P. Wells; Foundation Finance Company LLC; Undray Baxter; Destry Spears; Any heir-at-law or devisees of Vera Halley, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; Oscar Reid; Abriel Reid; Forrest Reid, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 7, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, 180 Magnolia Street, Spartanburg, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND IN SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA SHOWN AND DESIGNATED AS LOT NO. 83 ON A PLAT OF LAKEWINDS SUBDIVISION, PHASE 5" PREPARED BY NEIL R. PHILLIPS & COMPANY DATED MAY 26, 1998, AND RECORDED IN PLAT BOOK 141, PAGE 534, OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY.

THIS BEING THE SAME PROPERTY CONVEYED TO JESSE R. KUEBLER AND KATIE A. KUEBLER BY DEED OF KENNETH W. TUCK AND DONNA J. TUCK DATED APRIL 17, 2007, AND RECORDED APRIL 18, 2007, IN BOOK 88-H AT PAGE 984 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 912 Still Spring Run, Inman, SC 29349

TMS: 2-21-00-009.07

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day. No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-01026 BY VIRTUE of the decree heretofore granted in the case of: Metropolitan Life Insurance Company vs. Jesse R. Kuebler; Katie A. Kuebler; Lakewinds Subdivision Home Owners Association, Inc., the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 7, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, 180 Magnolia Street, Spartanburg, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING, IN THE STATE OF SOUTH CAROLINA, THE COUNTY OF SPARTANBURG, BEING SHOWN AND DELINEATED ON PLAT ENTITLED " SURVEY FOR THOMASENA G. WELLS", DATED OCTOBER 1978, BY RICHARD WOLF & HUSKEY, INC. AND DESCRIBED ACCORDING TO SAID PLAT AS 1.00 ACRE, MORE OR LESS, AND RECORDED IN PLAT BOOK 82, PAGE 761, ROD OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA. SEE ALSO PLAT PREPARED FOR BRONCHER E. HOSLEY BY S.W. DONALD LAND SURVEYING, DATED MAY 20, 1995 AND RECORDED IN PLAT BOOK 141, PAGE 363, ROD OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THIS BEING THE SAME PROPERTY CONVEYED TO BRONCHER HOSLEY, HARVEY WELLS, SHEILA SPEARS, PRISCILLA WELLS, CYNTHIA WELLS, AND NORMA THOMAS BY DEED OF DISTRIBUTION FROM THE ESTATE OF THOMASENA G. WELLS DATED APRIL 25, 1996, AND RECORDED APRIL 6, 1998, IN BOOK 67-R AT PAGE 62 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. SUBSEQUENTLY, BRONCHER HOSLEY A/K/A BRONCHER E. HOSLEY, HARVEY WELLS, SHEILA SPEARS, PRISCILLA WELLS, CYNTHIA WELLS AND NORMA THOMAS CONVEYED THE SUBJECT PROPERTY TO BRONCHER E. HOSLEY BY DEED DATED MAY 20, 1998, AND RECORDED MAY 21, 1998, IN BOOK 67-X AT PAGE 160. THEREAFTER, BRONCHER E. HOSLEY, DIED INTESTATE ON AUGUST 27, 2021, LEAVING THE SUBJECT PROPERTY TO HER HEIRS, NORMA HICKERSON, PRISCILLA WELLS, CYNTHIA P. WELLS, UNDRAY BAX-

TER, DESTRY SPEARS, VERA HALLEY, OSCAR REID, ABRIEL REID, AND FORREST REID, AS IS MORE FULLY PRESERVED IN THE PROBATE RECORDS FOR SPARTANBURG COUNTY IN CASE NO. 2021-ES-42-02073.

CURRENT ADDRESS OF PROPERTY: 659 Fosters Grove Road, Chesnee, SC 29323
TMS: 2-39-00-032.03

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty(30) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day. No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder

will sell on August 7, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, 180 Magnolia Street, Spartanburg County Judicial Center, 180 Magnolia Street, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, BEING KNOWN AND DESIGNATED AS LOT 47 OF PLUM RIDGE SUBDIVISION ON PLAT THEREOF RECORDED IN THE RMC OFFICE FOR SPARTANBURG COUNTY, SC IN PLAT BOOK 147 AT PAGE 304, REFERENCE TO SAID PLAT BEING CRAVED FOR A MORE COMPLETE DESCRIPTION BY METES AND BOUNDS.

THIS BEING THE SAME PROPERTY CONVEYED TO TOMMY MOSS BY DEED OF FRED AHO DATED SEPTEMBER 7, 2006, AND RECORDED SEPTEMBER 11, 2006, IN BOOK 86-S AT PAGE 86 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. TOMMY MOSS DIED INTESTATE ON OR ABOUT SEPTEMBER 18, 2020, LEAVING THE SUBJECT PROPERTY TO HIS HEIRS, NAMELY JACOB EVANS, KEVIN DAVENPORT, KEILYN HINTON, AND BRANDI DAVENPORT, AS IS MORE FULLY PRESERVED IN THE PROBATE RECORDS FOR SPARTANBURG COUNTY IN ESTATE FILE 2021-ES-42-00681.

CURRENT ADDRESS OF PROPERTY:

TER, DESTRY SPEARS, VERA HALLEY, OSCAR REID, ABRIEL REID, AND FORREST REID, AS IS MORE FULLY PRESERVED IN THE PROBATE RECORDS FOR SPARTANBURG COUNTY IN CASE NO. 2021-ES-42-02073.

CURRENT ADDRESS OF PROPERTY: 659 Fosters Grove Road, Chesnee, SC 29323
TMS: 2-39-00-032.03

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty(30) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day. No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder

will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 3% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
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HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-01532 BY VIRTUE of the decree heretofore granted in the case of: MidFirst Bank vs. Any heirs-at-law or devisees of Broncher Hosley a/k/a Broncher E. Hosley deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as Richard Roe; and any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as John Doe.; Thomasha Wells Pilgrim, as Personal Representative of the Estate of Broncher Hosley a/k/a Broncher E. Hosley, deceased; Thomasha Wells Pilgrim; Norma Hickerson; Priscilla Wells; Cynthia P. Wells; Foundation Finance Company LLC; Undray Baxter; Destry Spears; Any heir-at-law or devisees of Vera Halley, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as Richard Roe; and any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as John Doe.; Thomasha Wells Pilgrim, as Personal Representative of the Estate of Broncher Hosley a/k/a Broncher E. Hosley, deceased; Thomasha Wells Pilgrim; Norma Hickerson; Priscilla Wells; Cynthia P. Wells; Foundation Finance Company LLC; Undray Baxter; Destry Spears; Any heir-at-law or devisees of Vera Halley, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; Oscar Reid; Abriel Reid; Forrest Reid, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 7, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, 180 Magnolia Street, Spartanburg, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING, IN THE STATE OF SOUTH CAROLINA, THE COUNTY OF SPARTANBURG, BEING SHOWN AND DELINEATED ON PLAT ENTITLED " SURVEY FOR THOMASENA G. WELLS", DATED OCTOBER 1978, BY RICHARD WOLF & HUSKEY, INC. AND DESCRIBED ACCORDING TO SAID PLAT AS 1.00 ACRE, MORE OR LESS, AND RECORDED IN PLAT BOOK 82, PAGE 761, ROD OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA. SEE ALSO PLAT PREPARED FOR BRONCHER E. HOSLEY BY S.W. DONALD LAND SURVEYING, DATED MAY 20, 1995 AND RECORDED IN PLAT BOOK 141, PAGE 363, ROD OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THIS BEING THE SAME PROPERTY CONVEYED TO BRONCHER HOSLEY, HARVEY WELLS, SHEILA SPEARS, PRISCILLA WELLS, CYNTHIA WELLS, AND NORMA THOMAS BY DEED OF DISTRIBUTION FROM THE ESTATE OF THOMASENA G. WELLS DATED APRIL 25, 1996, AND RECORDED APRIL 6, 1998, IN BOOK 67-R AT PAGE 62 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. SUBSEQUENTLY, BRONCHER HOSLEY A/K/A BRONCHER E. HOSLEY, HARVEY WELLS, SHEILA SPEARS, PRISCILLA WELLS, CYNTHIA WELLS AND NORMA THOMAS CONVEYED THE SUBJECT PROPERTY TO BRONCHER E. HOSLEY BY DEED DATED MAY 20, 1998, AND RECORDED MAY 21, 1998, IN BOOK 67-X AT PAGE 160. THEREAFTER, BRONCHER E. HOSLEY, DIED INTESTATE ON AUGUST 27, 2021, LEAVING THE SUBJECT PROPERTY TO HER HEIRS, NORMA HICKERSON, PRISCILLA WELLS, CYNTHIA P. WELLS, UNDRAY BAX-

TER, DESTRY SPEARS, VERA HALLEY, OSCAR REID, ABRIEL REID, AND FORREST REID, AS IS MORE FULLY PRESERVED IN THE PROBATE RECORDS FOR SPARTANBURG COUNTY IN CASE NO. 2021-ES-42-02073.

CURRENT ADDRESS OF PROPERTY: 659 Fosters Grove Road, Chesnee, SC 29323
TMS: 2-39-00-032.03

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty(30) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day. No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder

will sell on August 7, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, 180 Magnolia Street, Spartanburg County Judicial Center, 180 Magnolia Street, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, BEING KNOWN AND DESIGNATED AS LOT 47 OF PLUM RIDGE SUBDIVISION ON PLAT THEREOF RECORDED IN THE RMC OFFICE FOR SPARTANBURG COUNTY, SC IN PLAT BOOK 147 AT PAGE 304, REFERENCE TO SAID PLAT BEING CRAVED FOR A MORE COMPLETE DESCRIPTION BY METES AND BOUNDS.

THIS BEING THE SAME PROPERTY CONVEYED TO TOMMY MOSS BY DEED OF FRED AHO DATED SEPTEMBER 7, 2006, AND RECORDED SEPTEMBER 11, 2006, IN BOOK 86-S AT PAGE 86 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. TOMMY MOSS DIED INTESTATE ON OR ABOUT SEPTEMBER 18, 2020, LEAVING THE SUBJECT PROPERTY TO HIS HEIRS, NAMELY JACOB EVANS, KEVIN DAVENPORT, KEILYN HINTON, AND BRANDI DAVENPORT, AS IS MORE FULLY PRESERVED IN THE PROBATE RECORDS FOR SPARTANBURG COUNTY IN ESTATE FILE 2021-ES-42-00681.

CURRENT ADDRESS OF PROPERTY:

will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 3% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-00825 BY VIRTUE of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Any heirs-at-law or devisees of Tommy Moss, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as Richard Roe; and any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as John Doe; Oscar Reid; Abriel Reid; Forrest Reid, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 7, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, 180 Magnolia Street, Spartanburg County Judicial Center, 180 Magnolia Street, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, BEING KNOWN AND DESIGNATED AS LOT 47 OF PLUM RIDGE SUBDIVISION ON PLAT THEREOF RECORDED IN THE RMC OFFICE FOR SPARTANBURG COUNTY, SC IN PLAT BOOK 147 AT PAGE 304, REFERENCE TO SAID PLAT BEING CRAVED FOR A MORE COMPLETE DESCRIPTION BY METES AND BOUNDS.

THIS BEING THE SAME PROPERTY CONVEYED TO TOMMY MOSS BY DEED OF FRED AHO DATED SEPTEMBER 7, 2006, AND RECORDED SEPTEMBER 11, 2006, IN BOOK 86-S AT PAGE 86 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. TOMMY MOSS DIED INTESTATE ON OR ABOUT SEPTEMBER 18, 2020, LEAVING THE SUBJECT PROPERTY TO HIS HEIRS, NAMELY JACOB EVANS, KEVIN DAVENPORT, KEILYN HINTON, AND BRANDI DAVENPORT, AS IS MORE FULLY PRESERVED IN THE PROBATE RECORDS FOR SPARTANBURG COUNTY IN ESTATE FILE 2021-ES-42-00681.

CURRENT ADDRESS OF PROPERTY:

Legal Notices

846 Damson Plum Court, Spartanburg, SC 29301-6263

TMS: 5-27-00-217.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master In Equity may resell the property on the same terms and conditions on some subsequent Sales Day. No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 6.25% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, of record and any other senior encumbrances.

Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 6.25% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-01176 BY VIRTUE of the decree heretofore granted in the case of: PennyMac Loan Services, LLC vs. LaShaunda Cowan; The United States of America, acting by and through its agency, The Secretary of Housing and Urban Development; Peachtree Park Homeowners Association, Inc., the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on August 7, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT U-4 ON A PLAT ENTITLED "FINAL PLAT - PEACHTREE PARK - PHASE 1", PREPARED BY 3D LAND SURVEYING, DATED JUNE 19, 2018, LAST REVISED JANUARY 20, 2020, AND RECORDED JANUARY 28, 2020 IN PLAT BOOK 177 AT PAGE 9 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. REFERENCE IS MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BE ALL MEASUREMENTS A LITTLE MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED TO LASHAUNDA COWAN BY DEED OF ESSEX HOMES SOUTHEAST, INC., DATED FEBRUARY 21, 2020, AND RECORDED FEBRUARY 25, 2020, IN BOOK 127-A AT PAGE 515 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 110 Clingstone Trl, Duncan, SC 29334

TMS: 5-26-00-045.55

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master In Equity may resell the property on the same

terms and conditions on some subsequent Sales Day. No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 3.875% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, of record and any other senior encumbrances. The Defendant United States of America waived in writing any federal right of redemption under 28 U.S.C. § 2410(c).

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

C/A No: 2023-CP-42-00668

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Guild Mortgage Company LLC vs. Joseph A Hart; Ashley Hart; The United States of America, by and through its Agency, the Department of Veteran Affairs; Mary Sue Sailor and if Mary Sue Sailor be deceased then any children and heirs at law to the Estate of Mary Sue Sailor, distributees and devisees at law to the Estate of Mary Sue Sailor, and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe I the undersigned as Master-in-Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM at Spartanburg County Court House, 180 Magnolia Street, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 191, as shown on a survey prepared for Beaumont Mill Village, dated February 1954, and recorded in Plat Book 30, Pages 452-460, Office of the Register of Deeds for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

The above referenced property is conveyed SUBJECT to any Restrictive Covenants, Set Back Lines, Zoning Ordinances, Utility Easements and Rights of Ways, if any, as may be recorded in the Office of the Register of Deeds for Spartanburg County, S.C.

THIS BEING the same property conveyed unto Joseph A. Hart and Ashley Hart, as joint tenants with right of survivorship, by virtue of a Deed from Miguel Diego Tellez and Josefina Serrato Tellez dated April 18, 2017 and recorded April 19, 2017 in Book 115-M at Page 314 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

472 Sloan Street Spartanburg, SC 29303
TMS# 7-08-15-224.00

TERMS OF SALE: For cash. Interest at the current rate of 4.5% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said

premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record. Pursuant to Section 2410(c), Title 28, United States Code, the Defendant United States of America has a right to redeem the subject property within One Year after the date of the foreclosure sale.

HUTCHEM LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

C/A No: 2020-CP-42-03439

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for Legacy Mortgage Asset Trust 2020-GS3 vs. Jerry L. Jones aka Jerry Lyn Jones; Robin P. Jones; South Carolina Department of Motor Vehicles; Ditech Financial LLC, I the undersigned as Master in Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM, at the 180 Magnolia Street, Spartanburg County Judicial Center, Spartanburg, SC 29306, Spartanburg County, South Carolina, to the highest bidder:

Legal Description and Property Address:

ALL THAT LOT OR PARCEL OF LAND IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, BEING KNOWN DESIGNATED AS LOT NUMBER 17, CONTAINING 1.8 ACRES, MORE OR LESS, AS SHOWN ON A PLAT ENTITLED FLINT RIDGE ESTATE PHASE IV, DATED FEBRUARY 28, 1977, AND RECORDED IN PLAT BOOK 79, PAGE 970, RMC OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

TOGETHER with a 1996 Southern Mobile Home, Serial # DSEAL9101A6B5C located thereon.

THIS BEING the same property conveyed unto Jerry L. Jones and Robin P. Jones by virtue of a Deed from Harry E. Latimer and Francine Latimer dated July 1, 1997 and recorded July 7, 1997 in Book 66-D at Page 692 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

TMS# 651-00-005.12-1200142 (mobile home)

105 Deer Springs Road Spartanburg, SC 29302
TMS# 6-51-00-005.12 (land)

TERMS OF SALE: For cash. Interest at the current rate of 1.250% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master in Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master in Equity shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. If the Plaintiff or the Plaintiff's representative does not appear at the above-described sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and

restrictions of record.

HUTCHEM LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

C/A No: 2023-CP-42-01043

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Carrington Mortgage Services, LLC vs. Stephen L Bryant I the undersigned as Master-in-Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM at Spartanburg County Court House, 180 Magnolia Street, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, known and designated a Lot No. 13, Block 2 on a plat for Mountainbrook, Inc., dated March 26, 1966, revised June 20, 1969 made by Gooch & Taylor, Surveyors, and recorded in Plat Book 60, pages 506-507, Register of Deeds for Spartanburg County.

THIS BEING the same property conveyed unto Stephen L. Bryant by virtue of a Deed from Michelle D. Wright nka Michelle W. Oswald dated August 5, 2019 and recorded August 8, 2019 in Book 124-W at Page 320 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

904 Vannessa Drive Boiling Springs, SC 29316
TMS# 2-51-07-054.00

TERMS OF SALE: For cash. Interest at the current rate of 2.875% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record. HUTCHEM LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

Court House, 180 Magnolia Street, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL that piece parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as 1.08 acres, on a plat entitled "Survey for Misti Bradley" prepared by Chapman Surveying Company Inc dated March 8, 2002 and recorded in Plat Book 152, Page 55 in the ROD Office for Spartanburg County. Reference to said plat is hereby made for a more complete legal description thereof.

BEING the same property conveyed unto Donald L Sellars by Deed of Grace Unlimited International, Inc. dated April 27, 2020, and recorded April 29, 2020, in Deed Book 127-S at Page 816, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

1466 Irman Road Wellford, SC 29385
TMS# 5-07-00 068.01

TERMS OF SALE: For cash. Interest at the current rate of 3.625% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record. HUTCHEM LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

C/A No: 2022-CP-42-01845

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+ vs. Michael R Cothran a/k/a Michael R Cothran, Jr I the undersigned as Master-in-Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM at Spartanburg County Court House, 180 Magnolia Street, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or tract of land, lying and being in School District 6, County of Spartanburg, State of South Carolina, containing 4.15 acres, more or less, and being known and designated as Lot No. 5, on plat of the property of Mr. and Mrs. John Drwina, near Walnut Grove, dated July 24, 1960, by C.A. Seawright, RIS, and recorded in Plat book 41, Page 25, RMC Office for Spartanburg County, S.C. Further reference is hereby made to plat prepared for Michael R. Cothran, Jr. by Deaton Land Surveyors, Inc. dated April 18, 1997, to be recorded herewith (Plat Book 137 at Page 600) in the RMC Office for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

THIS BEING the same property conveyed to Michael R. Cothran, Jr., by deed of Catto Enterprises dated April 18, 1997, and recorded May 5, 1997, in Book 65-V at Page 510 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

351 Pettit Circle Pauline, SC 29374
TMS# 6-61-00-072.01

TERMS OF SALE: For cash. Interest at the current rate of 8% to be paid on balance of

bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. If the Plaintiff or the Plaintiff's representative does not appear at the above-described sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.

HUTCHEM LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

C/A No: 2018-CP-42-03025

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F vs. Juan G. Gomez a/k/a Juan Gabriel Gomez; and 1st Franklin Financial Corporation; I the undersigned as Master in Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM, at the 180 Magnolia Street, Spartanburg County Judicial Center, Spartanburg, SC 29306, Spartanburg County, South Carolina, to the highest bidder:

Legal Description and Property Address:

All that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Lot B, containing 0.75 acre, more or less, on a plat prepared for Sarah Roe by Huskey & Huskey, Inc., dated May 14, 2014, recorded in Plat Book 168 at page 614, Register of Deeds for Spartanburg County, South Carolina.

This is the same property conveyed to Juan G. Gomez by Deed of Sarah A. Roe, as Trustee of The Sarah A. Roe Living Trust, U/A dated February 4, 2014, dated July 16, 2014 and recorded July 17, 2014 in Book 106-P at Page 299 in the ROD Office for Spartanburg County.

109 McKinney Street Chesnee, SC 29323
TMS# 2-14-13-051.00

TERMS OF SALE: Interest at the current rate of 4.000% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master in Equity for Spartanburg County a certified check in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master in Equity shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. If the Plaintiff or the Plaintiff's representative does not appear at the above-described

Legal Notices

sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.

HUTCHENS LAW FIRM LLP
P.O. Box 8237
Columbia, SC 29202

Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

C/A No: 2022-CP-42-01906

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Freedom Mortgage Corporation vs. Lawrence William Gauvin a/k/a Lawrence W Gauvin and if Lawrence William Gauvin a/k/a Lawrence W Gauvin be deceased then any children and heirs at law to the Estate of Lawrence William Gauvin a/k/a Lawrence W Gauvin, distributees and devisees at law to the Estate of Lawrence William Gauvin a/k/a Lawrence W Gauvin, and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe; David Gauvin; Sue Reynolds; Kathy Hart; Kris Gauvin; Connie Gauvin I the undersigned as Master-in-Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM at Spartanburg County Court House, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 44 on a plat entitled, "Survey for Tiara Ridge," dated August 30, 2005, prepared by Mitchell Surveying, and recorded November 22, 2005 in the ROD Office for Spartanburg County in Plat Book 158, Page 953. Reference to said plat is hereby made for a more complete description thereof.

THIS BEING the same property conveyed unto Lawrence William Gauvin and Wallinda A. Gauvin, as joint tenants with rights of survivorship, by virtue of a Deed from SK Builders Inc. dated July 14, 2016 and recorded July 20, 2016 in Deed Book 112-U at Page 336 in the Office of the Register of Deeds for Spartanburg County, South Carolina. Thereafter, Wallinda A. Gauvin passed February 5, 2018, thereby vesting sole title to the subject property in Lawrence W. Gauvin a/k/a Lawrence William Gauvin as surviving tenant.

134 Tiara Ridge Lane Duncan, SC 29334
TMS# 5-15-05-059.00

TERMS OF SALE: For cash. Interest at the current rate of 3.5% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.
HUTCHENS LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700

HON. SHANNON M. PHILLIPS

Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

MASTER'S SALE

C/A No: 2022-CP-42-02679

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Freedom Mortgage Corporation vs. George David Ridings; Founders Federal Credit Union I the undersigned as Master-in-Equity for Spartanburg County, will sell on August 7, 2023 at 11:00 AM at Spartanburg County Court House, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or lot of land, lying, situate and being located in the State of South Carolina, County of Spartanburg, being known and designated as Lot 35, Block C on Plat #3 of Windsor Forest, recorded in Plat Book 71, at Pages 108-110, also by plat prepared for James M. Burnett and Sandra R. Burnett by Gooch & Associates, PA, Surveyors, dated June 24, 1993 and recorded in Plat Book 121 at Page 451, Register of Deeds for Spartanburg County, South Carolina. Reference is hereby made to said plat for a more detailed metes and bounds description.

THIS BEING the same property conveyed unto George David Ridings by virtue of a Deed from Matthew Y. Fulmer and Alicia C. Fulmer dated July 21, 2011 and recorded July 25, 2011 in Book 98 at Page 24 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

THEREAFTER, George David Ridings conveyed the subject property unto George David Ridings and Elaine M. Ridings, as joint tenants with right of survivorship, by virtue of a QuitClaim Deed dated January 24, 2017 and recorded February 28, 2017 in Book 114-X at Page 110 in the Office of the Register of Deeds for Spartanburg County, South Carolina. Thereafter, Elaine M. Ridings passed away April 8, 2018, thereby vesting sole title to the subject property in George David Ridings as the surviving tenant.

623 Stafford Avenue Spartanburg, SC 29302
TMS# 7-21-10-020.00

TERMS OF SALE: For cash. Interest at the current rate of 3.75% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.
HUTCHENS LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-20, 27, 8-3

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2023-CP-42-1574
(Mortgage Foreclosure)

(Non-Jury)

SouthState Bank, National Association, Plaintiff,

v.

Robert James Wilkins, Jr.;
Ronnie Wilkins; Pearl B. Wilkins Adams; Leanne Wilkins; and any other unknown Heirs or Devisees of Bernice Wilkins, Robert James Wilkins, Sr., a/k/a Robert J. Wilkins, and Darryl Eugene Wilkins, deceased; including any Children and Heirs at Law, Distributees and Devisees of Bernice Wilkins, Robert James Wilkins, Sr., a/k/a Robert J.

Wilkins and Darryl Eugene Wilkins, and if any be deceased, then any persons entitled to claim under or through them; also all other persons unknown, claiming any right, title, estate, interest in or lien upon the real estate property described in the complaint herein; any unknown adults, minors or persons under legal disability, being a class designated as John Doe; and any unknown adults or persons in the Military Service of the United States of America, being a class designated as Richard Roe; Vital Federal Credit Union; and Waste Management of South Carolina, Inc., Defendants.

Summons and

Notice of Filing Complaint
TO THE DEFENDANTS ABOVE
NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your Answer on the subscribers at their office, 171 Church Street, Suite 120C (29401), Post Office Box 22795, Charleston, SC 29413, within thirty (30) days after the service hereof, exclusive of the day of such service, except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that a Plaintiff will move for an order of reference or that the Court may issue a general order of reference of this action to a master in equity/special referee, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, and that pursuant to S.C. Code Ann. §14-11-110, as amended, Plaintiff's attorney will submit written testimony on behalf of the Plaintiff at said reference hearing.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian *ad litem* within thirty (30) days after the service of this Summons as to Complaint of Plaintiff and Notice upon you. If you fail to do so, application for such appointment will be made by Attorney for the Plaintiff, SouthState Bank, National Association.

NOTICE IS HEREBY GIVEN that the original Complaint in the above entitled action was filed in the office of the Clerk of Court for Spartanburg County on May 2, 2023.

Lis Pendens

NOTICE IS HEREBY GIVEN THAT an action has been or will be commenced in this Court upon complaint of the above-named Plaintiff against the above-named Defendants for the foreclosure of a certain Mortgage of real estate given by Robert J. Wilkins and Bernice Wilkins (both now deceased) to First Federal Savings & Loan Association, dated March 13, 2001, and recorded in the Office of the RMC for Spartanburg County on March 19, 2001, in Book 2453 at Page 460. That on or about April 5, 2012, First Federal Savings & Loan Association a/k/a First Federal Savings and Loan Association of Charleston, changed its name to First Federal Bank. Furthermore, on or about July 26, 2013, First Federal Bank merged into and operated as part of SCBT. Thereafter, on or about June 30, 2014, SCBT changed its name to South State Bank. On or about June 8, 2020, South State Bank merged with and into CenterState Bank, N.A. ("CenterState"), with CenterState surviving the merger; CenterState changed its name to South State Bank, N.A. Effective November 5, 2021, South State Bank, N.A., changed its name to SouthState Bank, National Association, the present lien holder and Plaintiff herein.

The property covered and affected by the said Mortgage and the foreclosure thereof is, at the time of the making thereof and at the time of the filing of this notice, described as follows:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot No. 1, Section "A", as shown on plat of Lakeview Manor Subdivision, and recorded in Plat Book 62, Page 512, in the RMC Office for Spartanburg County, South Carolina, reference being hereby specifically made to said plat of survey in aid of description.

This being the same property conveyed to Robert J. Wilkins and Bernice Wilkins, by Deed of Jack W. Newton dated March 13, 2000, and recorded on March 17, 2000, in the RMC Office for Spartanburg County, South Carolina in Deed Book 71-R at Page 801.
TMS #: 3-05-15-045.00

Property Address: 2 Heritage Drive, Spartanburg, SC 29307

Notice of Order Appointing Guardian Ad Litem Nisi

TO UNKNOWN OR KNOWN DEFENDANTS THAT MAY BE MINORS, IMPRISONED PERSONS, INCOMPETENT PERSONS, UNDER OTHER LEGAL DISABILITY ALL BEING A CLASS DESIGNATED AS JOHN DOE: PLEASE TAKE NOTICE that a Motion for an order appointing Kelley Y. Woody, Esquire, as Guardian ad Litem Nisi, for all persons whomsoever herein collectively designated as John Doe, Defendants herein, names and addresses unknown, including any thereof who may be minors, imprisoned persons, incompetent persons, or under other legal disability, whether residents or non-residents of South Carolina, was filed in the Office of the Clerk of Court for Spartanburg County.

YOU WILL FURTHER TAKE NOTICE that unless the said minors or persons under other legal disability, if any, or someone in their behalf or in behalf of any of them, shall within thirty (30) days after service of notice of this order upon them by publication, exclusive of the day of such service, procure to be appointed for them, or either of them, a Guardian ad Litem to represent them for the purposes of this action, the appointment of said Guardian ad Litem Nisi shall be made absolute.

Notice to Appoint Attorney for Defendant(s) in Military Service

TO UNKNOWN OR KNOWN DEFENDANTS THAT MAY BE IN THE MILITARY SERVICE OF THE UNITED STATES OF AMERICA ALL BEING A CLASS DESIGNATED AS RICHARD ROE:

YOU ARE FURTHER SUMMONED AND NOTIFIED that Plaintiff's attorney has applied for the appointment of an attorney to represent you. If you fail to apply for the appointment of an attorney to represent you within thirty (30) days after the service of this Summons and Notice upon Plaintiff's appointment will be made absolute with no further action from Plaintiff.

Notice of Right to Foreclosure Intervention

PLEASE TAKE NOTICE THAT pursuant to the South Carolina Supreme Court Administrative Order 2011-05-02-01, you may have a right to Foreclosure Intervention.

To be considered for any available Foreclosure Intervention, you may communicate with and otherwise deal with the Plaintiff through its law firm, Smith Debnam Narron Drake Santsing & Myers, LLP. Smith Debnam Narron Drake Santsing & Myers, LLP. represents the Plaintiff in this action. Our law firm does not represent you. Under our ethical rules, we are prohibited from giving you any legal advice. You must submit any requests for Foreclosure Intervention consideration within 30 days from the date you are served with this Notice.

IF YOU FAIL, REFUSE, OR VOLUNTARILY ELECT NOT TO PARTICIPATE IN FORECLOSURE INTERVENTION, THE FORECLOSURE ACTION MAY PROCEED.

If you have already pursued loss mitigation with the Plaintiff, this Notice does not guarantee the availability of loss mitigation options or further review of your qualifications.

Charleston, South Carolina
Date: June 22, 2023
s/ J. Ronald Jones, Jr.
J. Ronald Jones, Jr.
South Carolina Bar No. 66091
Smith Debnam Narron Drake Santsing & Myers, LLP
171 Church Street, Suite 120C
Charleston, S.C. 29401
Direct: 843-714-2535
Fax: 843-714-2541
Email: rjones@smithdebnamlaw.com
ATTORNEYS FOR PLAINTIFF
Smith Debnam Narron Drake Santsing & Myers, LLP., is a debt collector attempting to collect a debt, any information we obtain will be used for that purpose. It is our understanding that you are not currently in bankruptcy. If you are in bankruptcy, please disregard this summons in its entirety and have your attorney contact our office as soon as possible.
7-6, 13, 20

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE FAMILY COURT
THIRTEENTH JUDICIAL CIRCUIT
Case Number 2022-DR-23-4261
José Ruiz and Alicia Ruiz,
Plaintiffs,

vs.
Emiliano Reyes Vasquez, E.R., a minor under the age of seventeen (17) years, Eduardo Chavez, J.A.C., a minor under the age of sixteen (16) years, Rigoberto Hernandez, Y.B.H., a minor under the age of fourteen (14) years, José Alfredo Jimenez, and C.J., a minor under the age of twelve (12) years, Defendants.

Summons

TO THE DEFENDANTS ABOVE
NAMED:

You are hereby summoned and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your answer to the said Complaint on the subscribers at her office, located at 1314 West Poinsett Street, Greer, South Carolina 29650, within thirty (30) days after the service hereof, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, the Plaintiffs in this action will apply to the Court for the relief demanded in the Complaint.

November 1, 2022
Carla J. Patat
South Carolina Bar No. 78622

Patat Law Firm, LLC
Attorney for the Plaintiffs
1314 West Poinsett Street
Greer, South Carolina 29650
(864) 879-3925 Office
(864) 752-0882 Facsimile
cpatat@patatlawfirm.com

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE FAMILY COURT
THIRTEENTH JUDICIAL CIRCUIT
Case Number 2022-DR-23-4261

José Ruiz and Alicia Ruiz,
Plaintiffs,

vs.
Emiliano Reyes Vasquez, E.R., a minor under the age of seventeen (17) years, Eduardo Chavez, J.A.C., a minor under the age of sixteen (16) years, Rigoberto Hernandez, Y.B.H., a minor under the age of fourteen (14) years, José Alfredo Jimenez, and C.J., a minor under the age of twelve (12) years, Defendants.

Notice of Adoption Proceedings

TO THE DEFENDANTS: Emiliano Reyes Vasquez; E.R., a minor under the age of seventeen (17) years; Eduardo Chavez; J.A.C., a minor under the age of sixteen (16) years; Rigoberto Hernandez; Y.B.H., a minor under the age of fourteen (14) years; José Alfredo Jimenez; and C.J., a minor under the age of twelve (12) years

YOU ARE HEREBY GIVEN THE FOLLOWING NOTICE:

1. That an adoption proceeding was filed in the Family Court of Greenville County on December 2, 2022, and in this Complaint you are alleged to be the legal father as follows:

a. As to Emiliano Reyes Vasquez: you are alleged to be the legal father of a Latino male born on December 10, 2005 in Henderson County, North Carolina;

b. As to Eduardo Chavez: you are alleged to be the legal father of a Latino male born on May 24, 2007 in Henderson County, North Carolina;

c. As to Rigoberto Hernandez: you are alleged to be the legal father of a Latino female born on February 16, 2009 in Spartanburg County, South Carolina; and

d. As to José Alfredo Jimenez: you are alleged to be the legal father of a Latino male born on August 3, 2011 in Henderson County, North Carolina.

2. That in responding to this notice, you are required to use the caption and the number 2022-DR-23-4261.

3. That if Notice to Contest, Intervene, or otherwise Respond is filed by you with the Court within thirty (30) days of the receipt of this Notice of Adoption Proceedings, you will be given an opportunity to appear and be heard on the merits of the adoption. To file Notice to Contest, Intervene, or otherwise Respond in this action, you must notify the above-named Court at Greenville County Family Court, 350 Halton Road, Greenville, South Carolina 29607, in writing of your intention to Contest, Intervene, or otherwise Respond, along with your reasons to Contest, Intervene, or otherwise Respond. The above-named Court must be informed of your current address and any changes of your address during the adoption proceedings.

4. That your failure to respond in writing within thirty (30) days of receipt of this Notice of Adoption Proceedings constitutes your consent to the adoption and forfeiture of all of your rights and obligations to the above-named child. This notice is given pursuant to S.C. Code Ann. § 63-9-730 (B).
January 31, 2023
Carla J. Patat
South Carolina Bar No. 78622

Patat Law Firm, LLC
Attorney for the Plaintiffs
1314 West Poinsett Street
Greer, South Carolina 29650
(864) 879-3925 Office
(864) 752-0882 Facsimile
cpatat@patatlawfirm.com

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE FAMILY COURT
THIRTEENTH JUDICIAL CIRCUIT
Case Number 2022-DR-23-4261

José Ruiz and Alicia Ruiz,
Plaintiffs,

vs.
Emiliano Reyes Vasquez, E.R., a minor under the age of seventeen (17) years, Eduardo Chavez, J.A.C., a minor under the age of sixteen (16) years, Rigoberto Hernandez, Y.B.H., a minor under the age of fourteen (14) years, José Alfredo Jimenez, and C.J., a minor under the age of twelve (12) years, Defendants.

Notice of Hearing

YOU WILL PLEASE TAKE NOTICE that the Plaintiffs, by and through their undersigned attorney, will move on Wednesday, the sixteenth (16th) day of August 2023, at 4:00 p.m., or as soon thereafter as this matter may be heard, before the presiding judge at the Greenville County Family Court, 350 Halton Road, Greenville, South Carolina 29607 and will at that time ask the Court to issue a final order in this action granting the relief sought in Plaintiffs' Complaint.

July 3, 2023
Greer, South Carolina

Carla J. Patat
South Carolina Bar No. 78622
Patat Law Firm, LLC

Attorney for the Plaintiffs
1314 West Poinsett Street
Greer, South Carolina 29650
(864) 879-3925 Office
(864) 752-0882 Facsimile
cpatat@patatlawfirm.com
7-6, 13, 20

LEGAL NOTICE

Notice of Service of Process by Publication

State of North Carolina,
Henderson County

In the General District Court

21 CVD 126

Alfonso Nunez v. Amber McCurry

Attention: Amber McCurry
PLEASE 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: Absolute Divorce.

You are required to make defense to such pleading no later than August 15, 2023 and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This the 10th day of July, 2023.

Tamara M. Lee
Sheffron, Lee & Associates
475 South Church St., Ste. 500
Hendersonville, NC 28792
Phone: 828-698-9889
7-13, 20, 27

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS

C.A. No. 2023-CP-42-01860

The Bank of New York Mellon Trust Company, N.A., formerly known as The Bank of New York Trust Company, N.A. as successor-in-interest to all permitted successor and assigns of Bank One, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE1 Asset Backed Pass-Through Certificates, PLAINTIFF,

vs.
Michael David Huskey, Jr a/k/a David Huskey; SouthStar Funding, LLC, DEFENDANT(S)

Summons and Notice of Filing of Complaint and Certification of Compliance with The Coronavirus Aid Relief and Economic Security Act

(Non-Jury Mortgage Foreclosure)

Deficiency Waived

TO THE DEFENDANTS, ABOVE
NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, or otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscriber at his office, Hutchens Law Firm LLP, P.O. Box 8237, Columbia, SC 29202, within thirty (30) days after service hereof, except as to the United States of America, which shall have sixty (60) days, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend, the Plaintiff in this action will apply to the Court for the relief demanded therein, and judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for an Order of Reference of this case to the Master-in-Equity/Special Referee for this County, which

Legal Notices

Order shall, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-in-Equity/Special Referee is authorized and empowered to enter a final judgment in this case with appeal only to the South Carolina Court of Appeals pursuant to Rule 203(d)(1) of the SCACR, effective June 1, 1999.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff immediately and separately and such application will be deemed absolute and total in the absence of your application for such an appointment within thirty (30) days after the service of the Summons and Complaint upon you.

Notice of Filing of Summons and Complaint
TO THE DEFENDANTS ABOVE NAMED:

YOU WILL PLEASE TAKE NOTICE that the foregoing Summons, along with the Complaint, were filed in the Office of the Clerk of Court for Spartanburg County, South Carolina, on May 23, 2023.

Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act.

My name is Sarah O. Leonard. I am an authorized agent of the Plaintiff in the foreclosure case described at the top of this page. I am capable of making this certification. The facts stated in the certification are within my personal knowledge and are true and correct.

1. Verification

Pursuant to the South Carolina Supreme Court Administrative Orders 2020-04-30-02 and 2020-05-06-01 and based upon the information provided by the Plaintiff and/or its authorized servicer as maintained in its case management/database records, the undersigned makes the following certifications:

Plaintiff is seeking to foreclose upon the following property commonly known as 4106 Parris Bridge Road, Boiling Springs, SC 29316.

I verify that this property and specifically the mortgage loan subject to this action is NOT a "Federally Backed Mortgage Loan" as defined by § 4022(a)(2) of the federal Coronavirus Aid, Relief, and Economic Security ("CARES") Act.

I hereby certify that I have reviewed the loan servicing records and case management/data base records of the Plaintiff or its authorized mortgage servicer, in either digital or printed form, and that this mortgage loan is not currently subject to a forbearance plan as solely defined in Sections 4022(b) and (c) of the CARES Act. Pursuant thereto, I certify that the facts stated in this Certification are within my personal knowledge, excepting those matters based upon my information and belief as to the said loan servicing records and case management/data base records of the Plaintiff or mortgage servicer, and to those matters I believe them to be true. See, Rule 11(c), SCRPC; BB&T of South Carolina v. Fleming, 360 S.C. 341, 601 S.E.2d 540 (2004).

2. Declaration

I certify that the foregoing statements made by me are true and correct. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment by contempt.

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.
Hutchens Law Firm LLP
7-13, 20, 27

LEGAL NOTICE

Summons,

Notice of Filing of Complaint
State of South Carolina, County of Spartanburg, Court of Common Pleas, The Firm of

C&R, LLC, Missouri Limited Liability Company v. Clarence Moates, C/A# 2023CP4202004.

TO: CLARENCE MOATES. RE PROPERTY KNOWN AS 361 Church St., Woodruff SC 29388:
YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is hereby served on you, and to serve a copy of your Answer to the Complaint on counsel for Plaintiff at 100 Whitsett St., Greenville SC 29601, within 30 days after service of this Complaint, exclusive of the day of service, and if you fail to answer the Complaint within the 30 days, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that a Complaint was filed on June 5, 2023, in the Spartanburg County Clerk of Court's Office seeking to quiet title to the above-described property. This action pertains to any interest you may claim in real property located at 361 Church St. Woodruff SC 29388 TMS 4-32-03-038.00.

Rachel G. McConoughey, Esq., 100 Whitsett Street Greenville SC 29601
Phone: 843-425-3006
Counsel for Plaintiff
7-13, 20, 27

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
7TH JUDICIAL CIRCUIT
Case No. 2023CP4202015

Palmetto Holdings Greer, LLC, Plaintiff, vs.

Allen D. Young a/k/a Allen Young a/k/a Allen Young Jr. a/k/a Allen Daniel Young a/k/a Allen Daniel Young Jr., Defendant.

Summons

(Non-Jury Quiet Title Action)
TO THE DEFENDANT ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Complaint in this action to Quiet Title and you are directed to serve a copy of your Answer to the Complaint on the Subscriber, at the address below, within thirty (30) days after the service thereof, exclusive of the day of service, and if you fail to Answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint.

Lis Pendens

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Complaint of the above-named Plaintiff against the above-named Defendant for an Order of this Court to declare the Plaintiff to be the owner in fee simple of the property described in the Complaint, and that the Defendant and all persons claiming under it have no right, title, estate, interest in, or lien upon said real estate whatsoever or any part thereof, and enjoining said Defendant and all persons claiming under it from asserting any adverse claim to Plaintiff's title to said real estate. The Property at the time of the filing of this notice is described as follows:

ALL those certain lots or parcels of land lying on Oakland Street (now known as Weeping Oak Drive) near the City Limits of Spartanburg, County of Spartanburg, State of South Carolina, known as Lots 33 and 33-A, as shown on plat of property of Daisy Realty Company, Inc. recorded on May 30, 1947 in Plat Book 21 at Page 422-423 with the Spartanburg County Register of Deeds Office. For a more complete and accurate description, reference is hereby made to the aforesaid plat.

This being the same property conveyed by Quitclaim Deed of Redrock Capital, LLC to Palmetto Holdings Greer, LLC, as recorded October 30, 2020 in Deed Book 129-U at Page 990 in the Register of Deeds Office for Spartanburg County, State of South Carolina.
Tax Map No.: 6-13-11-068.00
Property Address: 209 Weeping Oak Drive, Spartanburg, SC 29303

Respectfully submitted,
Michanna Talley Tate, Esq.
South Carolina Bar #100416
Post Office Box 8175
Greenville, SC 29604
Phone: (864) 498-7411
Fax: (866) 708-0374
attorney@accesslawsc.com
Attorney for Plaintiff
7-13, 20, 27

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
7TH JUDICIAL CIRCUIT
Case No. 2023CP4202016

Palmetto Holdings Greer, LLC, Plaintiff, vs.

Carol Pack, Laura Pack, and Phillip Pack, Defendant(s).

Summons

(Non-Jury Quiet Title Action)
TO THE DEFENDANT(S) ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Complaint in this action to Quiet Title and you are directed to serve a copy of your Answer to the Complaint on the Subscriber, at the address below, within thirty (30) days after the service thereof, exclusive of the day of service, and if you fail to Answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint.

Lis Pendens

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Complaint of the above-named Plaintiff against the above-named Defendant(s) for an Order of this Court to declare the Plaintiff to be the owner in fee simple of the property described in the Complaint, and that the Defendant(s) and all persons claiming under it have no right, title, estate, interest in, or lien upon said real estate whatsoever or any part thereof, and enjoining said Defendant(s) and all persons claiming under it from asserting any adverse claim to Plaintiff's title to said real estate. The Property at the time of the filing of this notice is described as follows:

ALL that piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, located at the corner of Howard Gap Road and Allen Avenue being known and designated as Lot Number 14 on a plat of the subdivision of the lands of Seth W. Scruggs by H. Stribling, C.E. recorded in Plat Book 8, Page 48 of record in the Office of the Register of Deeds for Spartanburg County. Reference is made to said plat for a more detailed description. LESS however any portion previously conveyed and subject to restrictions of record.

This being the same property conveyed by Deed of The Spartanburg County Forfeited Land Commission to Palmetto Holdings Greer, LLC, recorded December 30, 2019 in Deed Book 126-L at Page 207 in the Register of Deeds Office for Spartanburg County, State of South Carolina.
Tax Map No.: 7-07-16-155.00

Property Address: Lot 14, Howard Street, Spartanburg, SC 29303

Respectfully submitted,
Michanna Talley Tate, Esq.
South Carolina Bar #100416
Post Office Box 8175
Greenville, SC 29604
Phone: (864) 498-7411
Fax: (866) 708-0374
attorney@accesslawsc.com
Attorney for Plaintiff
7-13, 20, 27

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
7TH JUDICIAL CIRCUIT
Case No. 2023CP4201792

Palmetto Holdings Greer, LLC, Plaintiff, vs.

Garvin Daniels, Judy C. Daniels, City of Greer, and Greenville County Redevelopment Authority, Defendant(s).

Summons

(Non-Jury Quiet Title Action)
TO THE DEFENDANT(S) ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Complaint in this action to Quiet Title and you are directed to serve a copy of your Answer to the Complaint on the Subscriber, at the address below, within thirty (30) days after the service thereof, exclusive of the day of service, and if you fail to Answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint.

Lis Pendens

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Complaint of the above-named Plaintiff against the above-named Defendant(s) for an Order of this Court to declare the Plaintiff to be the owner in fee simple of the property described in the Complaint, and that the Defendant(s) and all persons claiming under it have no right, title, estate, interest in, or lien upon said real estate whatsoever or any part thereof, and enjoining said Defendant(s) and all persons claiming under it from asserting any adverse claim to Plaintiff's title to said real estate. The Property at the time of the filing of this notice is described as follows:

All that certain piece, parcel or lot of land, in Beech Springs Township, in the County of Spartanburg, State of South Carolina, in the new City Limits of Greer, designated as Lot No. 14 and a portion of Lots 15 and 16 on plat of the Beasley Addition,

recorded in Plat Book 5 at Page 69 in the Office of the Register of Deeds for Spartanburg County, South Carolina. The property conveyed by this Tax Deed contains 0.1 acre and is further described as having a street address as 504 Sunnyside Drive and is Spartanburg County Tax Map# 9-03-14-160.01.

This being the same property conveyed by Deed of the Spartanburg Forfeited Land Commission to Palmetto Holdings Greer, LLC as recorded on April 5, 2021 in Deed Book 131-S at Page 405 in the Register of Deeds Office for Spartanburg County, State of South Carolina.

Tax Map No.: 9-03-14-160.01
Property Address: 504 Sunnyside Drive, Greer, SC 29651

Respectfully submitted,
Michanna Talley Tate, Esq.
South Carolina Bar #100416
Post Office Box 8175
Greenville, SC 29604
Phone: (864) 498-7411
Fax: (866) 708-0374
attorney@accesslawsc.com
Attorney for Plaintiff
7-13, 20, 27

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
7TH JUDICIAL CIRCUIT
Case No. 2023CP4201821

Palmetto Holdings Greer, LLC, Plaintiff, vs.

Johnny Gregory, City of Greer, and Greenville County Redevelopment Authority, Defendant(s).

Summons

(Non-Jury Quiet Title Action)
TO THE DEFENDANT(S) ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Complaint in this action to Quiet Title and you are directed to serve a copy of your Answer to the Complaint on the Subscriber, at the address below, within thirty (30) days after the service thereof, exclusive of the day of service, and if you fail to Answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint.

Lis Pendens

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Complaint of the above-named Plaintiff against the above-named Defendant(s) for an Order of this Court to declare the Plaintiff to be the owner in fee simple of the property described in the Complaint, and that the Defendant(s) and all persons claiming under it have no right, title, estate, interest in, or lien upon said real estate whatsoever or any part thereof, and enjoining said Defendant(s) and all persons claiming under it from asserting any adverse claim to Plaintiff's title to said real estate. The Property at the time of the filing of this notice is described as follows:

All that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot #40 on that certain plat entitled "Sunny Side" recorded in Plat Book 4 at Pages 91-92 with the Office of the Register of Deeds for Spartanburg County, South Carolina.

This being the same property conveyed by Deed of the Spartanburg Forfeited Land Commission to Palmetto Holdings Greer, LLC, recorded April 13, 2021 in Deed Book 131-U at Page 597 in the ROD Office for Spartanburg County, State of South Carolina.
Tax Map No.: 9-04-02-030.00

Property Address: 216 Sunnyside Drive, Greer, SC 29651

Respectfully submitted,
ACCESS LAW, LLC
Michanna Talley Tate, Esq.
South Carolina Bar #100416
Post Office Box 8175
Greenville, SC 29604
Phone: (864) 498-7411
Fax: (866) 708-0374
attorney@accesslawsc.com
Attorney for Plaintiff
7-13, 20, 27

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT
IN THE MATTER OF: KENNETH WAYNE PAGE (Decedent)
Case Number 2022ES4202184

Notice of Hearing

To: Don N. Holt and Jacqueline Anderson
Date: October 26, 2023
Time: 3:00 p.m.
Place: Spartanburg County Probate Court, 180 Magnolia Street, Room 302, Spartanburg, SC 29306
Purpose of Hearing: Application for Informal Appointment Executed this 10th day of July, 2023.
MS. WANDA L. FRUITT
2037 Wexley Drive
Boiling Springs, SC 29316

Phone: 864.680.7208
7-13, 20, 27

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE FAMILY COURT
SEVENTH JUDICIAL CIRCUIT
Case No.: 2023-DR-42-1224
South Carolina Department of Social Services, Plaintiff, vs.

Tabatha Rose Fogus Williams Randall, et al., Defendants.

IN THE INTEREST OF:
Male Minor (2022)
Male Minor (2021)
Male Minor (2018)
Female Minor (2011)
Minors Under the Age of 18.

Summons and Notice

TO DEFENDANTS: Dylan Henderson (a/k/a Dillion Henderson)

YOU ARE HEREBY SUMMONED and required to answer the complaint for termination of parental rights in and to the minor children in this action, the original of which has been filed in the Office of the Clerk of Court for Amy Cox, on May 5, 2023, a copy of which will be delivered to you upon request; and to serve a copy of your answer to the complaint upon the undersigned attorney for the Plaintiff at 630 Chesnee Highway, Spartanburg, SC, 29303 within thirty (30) days following the date of service upon you, exclusive of the day of such service; and if you fail to answer the complaint within the time stated, the Plaintiff will apply for judgment by default against the Defendants for the relief demanded in the complaint.

YOU ARE FURTHER NOTIFIED that: (1) the Guardian ad litem (GAL) who is appointed by the court in this action to represent the best interests of the children will provide the family court with a written report that includes an evaluation and assessment of the issues brought before the court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office. Dated: July 13, 2023

Spartanburg, South Carolina
S.C. DEPT. OF SOCIAL SERVICES
s/Jonathan Neal (as)
Jonathan Neal
South Carolina Bar No. 73915
Attorney for Plaintiff
S.C. Dept. of Social Services
630 Chesnee Highway
Spartanburg, SC 29303
(864) 345-1110 / (864) 596-2337
7-20, 27, 8-3

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2023-CP-42-01039
Emily Lennon, Plaintiff, vs.

Carl Weaver a/k/a Carl H. Weaver (deceased), Thelma Weaver f/k/a Thelma Woodruff (deceased), Individually, and as a lineal descendant of the Estate of Carl Weaver a/k/a Carl H. Weaver, and the Estate of Thelma Weaver, and any unknown heirs-at-law or devisees of Defendant(s) Carl Weaver and Thelma Weaver and/or the Estate(s) of Carl Weaver and Thelma Weaver, their heirs or devisees, successors and assigns, and all other persons entitled to claim through them; all unknown persons who may claim an interest or title in the real estate located at 129 Weaver Line, Inman, SC 29349, Tax Map No. 1-39-15-022.01; any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, Defendant(s).

Amended Lis Pendens

(Non-Jury Quiet Title Action)
NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Complaint of the above-named Plaintiff against the above-named Defendant(s) for an Order of this Court to declare the Plaintiff to be the owner in fee simple of the property described in the Complaint, and that the Defendant(s) and all persons claiming under it have no right, title, estate, interest in, or lien upon said real estate whatsoever or any part thereof, and enjoining said Defendant(s) and all persons claiming under it from asserting any adverse claim to Plaintiff's title to said real estate. The Property at the time of the filing of this notice is described as follows:

All that piece, parcel or lot of land located in Spartanburg County, State of South Carolina, near the City limits of Inman and designated as Lot No. 2 of a survey for Frank Weaver Estate by C. A. Seawright, R.L.S., August 22, 1974, having the following metes and bounds, to wit:

Beginning at I. P. common to Lot No. 1 and Lot No. 3 and running with Lot No. 3 S 58-12 E 96.3 feet to stake; thence S 34-47 W 162.2 feet to spike in road leading to Prospect Street; thence with said road N 59-39 W 96.8 feet to stake; thence with line of Lot No. 1 N 35-25 E 164.5 feet to stake and the point of beginning. For a more perfect description reference is hereby made to above mentioned plat.

This being the same property conveyed by Napoleon R. Weaver via deed to Carl H. Weaver, dated May 29, 1975, and recorded on July 23, 1975, in Deed Book 42-2 at Page 41 in the RMC Office for Spartanburg County, State of South Carolina.

Property Address: 129 Weaver Line, Inman, SC 29349

Tax Map No.: 1-39-15-022.01

Amended Summons

TO THE DEFENDANT(S) ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Complaint in this action to Quiet Title to Real Estate and you are directed to serve a copy of your Answer to the Complaint on the Subscriber, at the address below, within thirty (30) days after the service thereof, exclusive of the day of service, and if you fail to Answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint. Greenville, South Carolina Dated: July 11, 2023
Respectfully submitted,
ACCESS LAW, LLC
Michanna Talley Tate, Esq.
South Carolina Bar #100416
Post Office Box 8175
Greenville, SC 29604
Phone: (864) 498-7411
Fax: (866) 708-0374
attorney@accesslawsc.com
Attorney for Plaintiff
7-20, 27, 8-3

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C.A. No.: 2023-CP-42-01840

J&A Legacy Group, LLC, Plaintiff, vs.

Marcellette Stewart, Johnny Evans, T.M. Bennett, Tameka Delorise Banegas, Arthur State Bank, the South Carolina Department of Revenue, the United States of America, John Doe and Jane Doe, Defendants.

Summons

TO THE DEFENDANTS NAMED ABOVE:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer on the subscribers at 291 S. Pine St., Spartanburg, South Carolina, 29302, within thirty (30) days after the service hereof, exclusive of the day of such service; and if you fail to do so judgment by default will be rendered against you for the relief demanded in the Complaint. Dated: May 19, 2023
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley
Scott F. Talley, Esquire
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, S.C. 29302
Phone: 864-595-2966
Attorneys for Plaintiff

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C.A. No.: 2023-CP-42-01840

J&A Legacy Group, LLC, Plaintiff, vs.

Marcellette Stewart, Johnny Evans, T.M. Bennett, Tameka Delorise Banegas, Arthur State Bank, the South Carolina Department of Revenue, the United States of America, John Doe and Jane Doe, Defendants.

Lis Pendens

NOTICE IS HEREBY GIVEN that an action has been commenced, and is pending in this Court upon complaint of the above Plaintiff against the above-named Defendant(s) to the property described as follows:

TRACT ONE:

All that certain piece or parcel of land in the county of Spartanburg, State of South Carolina, containing 2 acres, more or less, and shown on a Plat of proposed conveyance to William Rush by J.M. Gooch, Surveyor, December 11, 1941 and being described as follows: Beginning at an iron pin on property line of Same Hawkins and running thence with an old hedgerow S 39 35 W 320 feet to an iron pin, thence continuing in the same direction to the center of Lawson's Fork Creek; thence up Lawson's Fork Creek with the center thereof N 64 15 W 210 feet; thence continuing with the creek N 33 00 E 90 feet; thence continuing up Lawson's Fork Creek N 59 00 E 251 feet; thence S 50 25 E 204 feet to the iron pin at the beginning corner, being a portion of Lot 2, No. 2 of the Moore Place as shown on Subdivision for

Legal Notices

Gosnell, Allen and Chapman, prepared by W.N. Willis, February 6, 1919.

This being the same property conveyed to J&A Legacy Group, LLC by deed of Longship Capital, LLC dated October 25, 2021 and recorded November 9, 2021 in Deed Book 134-P, at Page 516, Spartanburg County Register of Deeds Office. Tax Map No. 7-08-07-032.01

Property Address: Tharon Drive, Spartanburg, SC

TRACT TWO:

All that certain piece, parcel or lot of land, lying, located and being situate in the County of Spartanburg, State of South Carolina, on Archer Road and shown as containing 0.573 acre on a plat of survey for First Equity Corp. of Spartanburg, SC by John Robert Jennings dated September 8, 1998, and recorded in Plat Book 142 at page 830. Reference is made to said plat and the record thereof for a more complete and accurate description.

This being the same property conveyed by Deed of Longship Capital Spartanburg, LLC to J&A Legacy Group LLC, dated October 25, 2021, and recorded on November 12, 2021, in Deed Book 134-P, at Page 984 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Tax Map No. 7-08-08-001.04

Property Address: 430 Archer Road, Spartanburg, SC 29303

Dated: May 19, 2023

Spartanburg, South Carolina TALLEY LAW FIRM, P.A.

/s/ Scott F. Talley

Scott F. Talley, Esquire South Carolina Bar No. 70364

291 South Pine Street

Spartanburg, S.C. 29302

Phone: 864-595-2966

Attorneys for Plaintiff

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

C.A. No. : 2023-CP-42-01840

J&A Legacy Group, LLC, Plaintiff,

vs.

Marcellette Stewart, Johnny Evans, T.M. Bennett, Tameka Delorise Banegas, Arthur State Bank, the South Carolina Department of Revenue, the United States of America, John Doe and Jane Doe, Defendants.

Order Appointing

Guardian Ad Litem Nisi

Pursuant to Rule 17 of the South Carolina Rules of Civil Procedure, it is appropriate that a Guardian ad Litem be appointed to represent any unknown persons who may have a right, title, interest in or lien upon the real estate described in the Complaint filed in this case.

THEREFORE, IT IS ORDERED that Joseph K. Maddox, Jr of Spartanburg County Bar be and is hereby appointed as Guardian ad Litem in this case on the behalf of any unknown persons who may have a right, title, interest, or lien upon the real estate described in the Complaint.

I So Move:

/s/Scott F. Talley

Scott F. Talley

Counsel for the Plaintiff

I So Consent:

/s/ Joseph K. Maddox Jr

Joseph K. Maddox, Jr

Guardian Ad Litem NISI

Dated: July 11, 2023

7-20, 27, 8-3

LEGAL NOTICE

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

C.A. : 2023-CP-42-02241

J&A Legacy Group, LLC, Plaintiff,

vs.

Nannie E. Bomar and any heirs or Beneficiaries or The Estate of Nannie E. Bomar, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Tharon Dr., Spartanburg, South Carolina, bearing Tax Map No. 7-08-07-032.00, Defendants.

Summons

TO THE DEFENDANTS NAMED ABOVE:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer on the subscribers at 291 S. Pine St., Spartanburg, South Carolina, 29302, within thirty (30) days after the service hereof, exclusive of the day of such service; and if you fail to do so judgment by default will be rendered against you for the relief demanded in the Complaint.

Dated: June 23, 2023

TALLEY LAW FIRM, P.A.

/s/ Scott F. Talley

Scott F. Talley, Esquire

South Carolina Bar No. 70364

291 South Pine Street

Spartanburg, S.C. 29302

Phone: 864-595-2966

Attorneys for Plaintiff

scott@talleylawfirm.com

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

C.A. : 2023-CP-42-02241

J&A Legacy Group, LLC, Plaintiff,

vs.

Nannie E. Bomar and any heirs or Beneficiaries or The Estate of Nannie E. Bomar, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Tharon Dr., Spartanburg, South Carolina, bearing Tax Map No. 7-08-07-032.00, Defendants.

Lis Pendens

NOTICE IS HEREBY GIVEN that an action will be commenced in this Court upon the filing of a Complaint by the Plaintiff against the above-named Defendant(s) to the properties described as follows:

All that lot or parcel of land in the County of Spartanburg, State of South Carolina, known and designated as part of Lot Number Two (2) containing 3.50 acres, more or less, as shown on a plat made for Gosnell, Allen and Chapman, at Whitney, Spartanburg County, South Carolina by W. N. Willis, Civil Engineer said plat dated February 6, 1919 and recorded in Plat Book 9 at page 177. Reference is made to said plat and the record thereof for a more complete and accurate description.

This being the same property conveyed to J & A Legacy Group, LLC by Longship Capital Spartanburg LLC by deed dated October 25, 2021 and recorded November 9, 2021 in Deed Book 134-P, Page 512, Spartanburg County Register of Deeds.

Being the same property conveyed to Longship Capital Spartanburg LLC by Deed of David G White and David G Ingalls dates November 19, 2020 and recorded November 20, 2020 in Deed Book 130-B Page 514-516. This is the same property conveyed to David G

Ingalls and David G White by Deed of Creative Investments, dated February 28, 1989, and recorded May 16th, 1989 in Deed Book 55-K at Page 358. This property was deeded to Creative Investments via Tax Deed by James Clayton, Delinquent Tax Collector for Spartanburg County, said Tax Deed recorded on April 22, 1986 in Deed Book 52-E, Page 131, Spartanburg County Register of Deeds.

Tax Map No. 7-08-07-032.00

Property Address: Tharon Drive, Spartanburg, SC 29303

Dated: June 23, 2023

Spartanburg, South Carolina

TALLEY LAW FIRM, P.A.

/s/ Scott F. Talley

Scott F. Talley, Esquire

291 South Pine Street

Spartanburg, S.C. 29302

Phone: 864-595-2966

Attorneys for Plaintiff

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

C.A. : 2023-CP-42-02241

J&A Legacy Group, LLC, Plaintiff,

vs.

Nannie E. Bomar and any heirs or Beneficiaries or The Estate of Nannie E. Bomar, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Tharon Dr., Spartanburg, South Carolina, bearing Tax Map No. 7-08-07-032.00, Defendants.

Order Appointing

Guardian Ad Litem Nisi

Pursuant to Rule 17 of the South Carolina Rules of Civil Procedure, it is appropriate that a Guardian ad Litem be appointed to represent any unknown persons who may have a right, title, interest in or lien upon the real estate described in the Complaint filed in this case.

THEREFORE, IT IS ORDERED that Joseph K. Maddox, Jr of Spartanburg County Bar be and is hereby appointed as Guardian ad Litem in this case on the behalf of any unknown persons who may have a right, title, interest, or lien upon the real estate described in the Complaint.

I So Move:

/s/Scott F. Talley

Scott F. Talley

Counsel for the Plaintiff

I So Consent:

/s/ Joseph K. Maddox Jr

Joseph K. Maddox, Jr

Guardian Ad Litem NISI

Dated: July 12, 2023

7-20, 27, 8-3

LEGAL NOTICE

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED AND ADJUDGED that the Order appointing a Guardian Ad Litem be served upon the Defendants by publication.

IT IS FURTHER ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS

C.A. : 2023-CP-42-02241

dants.

Order of Publication

I, having reviewed and granted the petition for appointment of a Guardian Ad Litem in the Quiet Title actin in this cause filed by S. Frank Adams, attorney for plaintiff herein, and it appears that this is an action to quite title on real estate situated in Spartanburg County, South Carolina, and the defendants the unknown heirs of Ernest Riddle and Jason Riddle do not have a last known address however it is believed that the Unknown heirs of Ernest Riddle and Jason Riddle, if any exist would have last resided in Spartanburg County, South Carolina, and they would need to be notified by publication that a Guardian Ad Litem has been appointed for them.

IT IS THEREFORE ORDERED AND ADJUDGED that the Order appointing a Guardian Ad Litem be served upon the Defendants by publication.

IT IS FURTHER ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS

C.A. : 2023-CP-42-02241

J&A Legacy Group, LLC, Plaintiff,

vs.

Nannie E. Bomar and any heirs or Beneficiaries or The Estate of Nannie E. Bomar, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Tharon Dr., Spartanburg, South Carolina, bearing Tax Map No. 7-08-07-032.00, Defendants.

Order Appointing

Guardian Ad Litem Nisi

Pursuant to Rule 17 of the South Carolina Rules of Civil Procedure, it is appropriate that a Guardian ad Litem be appointed to represent any unknown persons who may have a right, title, interest in or lien upon the real estate described in the Complaint filed in this case.

THEREFORE, IT IS ORDERED that Joseph K. Maddox, Jr of Spartanburg County Bar be and is hereby appointed as Guardian ad Litem in this case on the behalf of any unknown persons who may have a right, title, interest, or lien upon the real estate described in the Complaint.

I So Move:

/s/Scott F. Talley

Scott F. Talley

Counsel for the Plaintiff

I So Consent:

/s/ Joseph K. Maddox Jr

Joseph K. Maddox, Jr

Guardian Ad Litem NISI

Dated: July 12, 2023

7-20, 27, 8-3

LEGAL NOTICE

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02179

PELENA C. SHAFITNER, Plaintiff,

vs.

All unknown heirs of ERNEST RIDDLE and JASON RIDDLE and all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein any unknown adults being as a class designated as John Doe and any unborn, infants or persons under disability or persons being in the military service being as a class designated as Richard Roe, Defendants.

IT IS THEREFORE ORDERED that a copy of this Order and the Order Appointing the Guardian Ad Litem be served by publication in The Spartan Weekly, a newspaper of general circulation in Spartanburg County, South Carolina, once a week for three (3) consecutive weeks.

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS

C.A. NO. 2023-CP-42-01927

West Coast Servicing, Inc.,

PLAINTIFF,

vs.

Carlton Stafford and if Carlton Stafford be deceased then any child and heir at law to the Estate of Carlton Stafford distributees and devisees at law to the Estate of Carlton Stafford and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe; Mildred Brown Stafford; Leandra Stafford; Timothy Poteat a/k/a Cecil Timothy Poteat; Chris Poteat; Mary Black Health System LLC d/b/a Mary Black Health System, DEFENDANT(S)

Summons and Notice of Filing of Complaint and Certification of Compliance with The Coronavirus Aid Relief and Economic Security Act (Non-Jury Mortgage Foreclosure)

Deficiency Waived

TO THE DEFENDANTS, ABOVE

Legal Notices

basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.
Estate: Gayle West Pryor
AKA Linda Gayle West Pryor
Date of Death: January 26, 2023
Case Number: 2023ES4200208
Personal Representative:
Ms. Caroline Fleetwood
506 Ashbrook Way
Spartanburg, SC 29301
7-20, 27, 8-3

NOTICE TO CREDITORS OF ESTATES
All persons having claims against the following estates

MUST file their claims on FORM #371ES with the Probate Court of Spartanburg County, the address of which is 180 Magnolia Street Room 302, Spartanburg, SC 29306, within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.) or such persons shall be forever barred as to their claims. All claims are required to be presented in written statement on the prescribed form (FORM #371ES) indicating the name and address of the claimant, the

basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.
Estate: Vivian B. Brady
AKA Vivian Dell Bridgman Brady
Date of Death: January 11, 2023
Case Number: 2023ES4200133
Personal Representative:
Ms. Tammy R. Carruth
310 South Bomar Avenue
Landrum, SC 29356
7-20, 27, 8-3

LEGAL NOTICE
2023ES4200573
The Will of Dorothy McComas,

Deceased, was delivered to me and filed April 4, 2023. No proceedings for the probate of said Will have begun.
HON. PONDA A. CALDWELL
Judge, Probate Court for Spartanburg County, S.C.
7-20, 27, 8-3

LEGAL NOTICE
2023ES4200622

The Will of Henry W. Chism, Deceased, was delivered to me and filed April 17, 2023. No proceedings for the probate of said Will have begun.
HON. PONDA A. CALDWELL
Judge, Probate Court for Spartanburg County, S.C.

7-20, 27, 8-3

LEGAL NOTICE
2023ES4200623

The Will of Robert D. Forth Jr., Deceased, was delivered to me and filed April 17, 2023. No proceedings for the probate of said Will have begun.
HON. PONDA A. CALDWELL
Judge, Probate Court for Spartanburg County, S.C.
7-20, 27, 8-3

LEGAL NOTICE
2023ES4201029

The Will of Ruth Cassens, Deceased, was delivered to me and filed May 30, 2023. No pro-

ceedings for the probate of said Will have begun.
HON. PONDA A. CALDWELL
Judge, Probate Court for Spartanburg County, S.C.
7-20, 27, 8-3

LEGAL NOTICE
2023ES4200617

The Will of Margaret M. De Rosa AKA Margaret E. DeRosa, Deceased, was delivered to me and filed April 13, 2023. No proceedings for the probate of said Will have begun.
HON. PONDA A. CALDWELL
Judge, Probate Court for Spartanburg County, S.C.
7-20, 27, 8-3

It's BBQ season; do you know where your beef came from?

(StatePoint) As barbecue season heats up, you may be wondering how to square your love for T-bone steaks and spareribs with your concern for the environment. The good news? Science is delivering new, game-changing solutions to tackle the environmental footprint of the beef and livestock industries.

The Problem

Approximately 9 million dairy cows, 90 million beef cattle, 60 million swine and billions of poultry in the United States produce more than 100 times more organic waste than humans; but where human waste makes its way to a septic tank or sewage treatment plant, livestock waste is usually spread untreated on the ground as fertilizer.

While this practice has short-term agricultural benefits, it's ultimately a major contributor to a number of environmental and health issues. Phosphorous, nitrogen (mostly as ammonia), pathogens and bacteria from manure run off the soil and pollute waterways. This nutrient runoff



fuels increasingly toxic algae blooms in fresh, estuary and coastal salt waters, creating areas where most aquatic species can't survive. What's more, the highly mobile and volatile nitrogen from ammonia in animal waste can become airborne, a difficult and expensive to control problem that poses significant health risks to humans.

Finally, the 1.5 billion tons of manure generated in the United States annually also plays a major role in climate change. Manure emits carbon dioxide, methane and nitrous oxide, all of which are potent greenhouse gases.

New Solutions

An advanced livestock waste collection, treatment and recycling system from

Bion Environmental Technologies Inc. is transforming manure from a liability to an asset. It starts with an innovative barn design that houses the livestock, collects waste, and feeds the treatment system on a continual basis. This patented technology not only provides comprehensive waste treatment that neutralizes pathogens, bacteria and ammonia and

minimizes greenhouse gas emissions, but also produces superior organic, and climate- and water-smart, fertilizers with a low carbon footprint, as well as generates clean water and renewable natural gas.

Typical beef production uses an extraordinary amount of water, particularly from crops for feed. With Bion, 30% of the

waste stream is processed into recycled, clean water. And, thanks to precise application of organic and climate-smart fertilizers produced by the system, the resulting soil is healthier with a better balance of nutrients. In short, more abundant crops are produced, less water is used and greenhouse gas emissions are reduced.

Along with environmental stewardship and resource efficiency at the forefront of the technology's design, experts have been retained to ensure that animal accommodations, hygiene, care and feeding are all optimized for animal health and welfare. To learn more, visit bionenviro.com.

"Today's consumers want sustainable, transparent and 'better for you' food," says Bill O'Neill, Bion's CEO. "Through innovation, we are bringing real beef to tables that is both sustainable and ethical."

PHOTO SOURCE: (c) MagicBones / iStock via Getty Images Plus

Purchasing a portable air conditioner? Keep these tips in mind

(StatePoint) With scorching summer temperatures here, a cautionary tale unfolds for those in search of a portable AC unit to beat the heat. Enticing promises and clever marketing tactics make it easy to fall prey to the pitfalls that await unsuspecting buyers. Here's how to be a savvy shopper:

- **Ratings:** Be aware that a higher advertised BTU rating doesn't always guarantee a cooler paradise. Crafty sellers may advertise more BTUs than the product's actual performance, but buyers beware. The truth lies in making sure you are matching the Department of Energy's (DOE) BTU rating to your room's square footage according to the DOE guidelines. When shopping online or in-store, be

sure to check the fine print for the certified DOE rated BTU level for correct coverage – and if you don't see this information listed, stay away! A free online BTU calculator can help you choose wisely.

- **Certification:** Manufacturers are quick to parade their products with proclamations of excellence. Don't let smooth talkers lure you in with mere claims and great prices. Insist on reviewing the product's energy guide for the actual BTU rating. Also, make sure the portable AC you are interested in is authenticated by credible third-party organizations. This indicates it has met or exceeded performance standards.

- **Type:** Before making a decision between window

ACs or portable units, determine which type best suits your needs and the room before making a purchase. As a general rule, portable units can be easier to install and more versatile.

- **Noise:** Whether you're sensitive to noise or simply don't prefer to hear the sound of a motor running, check the unit's decibel

(dB) rating. It's one easy-to-ignore specification that can make a huge difference. The good news? Cool interiors and ultra-quiet performance can co-exist, if you shop around.

In addition to purchasing a great portable AC unit, proper maintenance can help ensure it runs smoothly and efficiently. Periodically remove the filter

from the unit and dust it, and clean debris from inside the unit with compressed air. A few lifestyle changes can also contribute to a cooler, more comfortable home. These changes include avoiding the stove and oven on super-hot days, planting shade-bearing trees or bushes outside windows, and swapping out incandescent bulbs for energy

efficient LEDs.

Navigating a sea of misleading product claims can be exhausting, particularly when it comes to buying the equipment you need to keep your home and family comfortable in extreme weather. However, when it comes to a cool home, you don't have to sweat it. A bit of research can help you achieve optimal comfort this summer.



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MONTH	DATE	ARTIST	GENRE
APRIL	6	JAVA BAND	PARTY
	13	CASSETTE REWIND	AUTHENTIC 80'S
	20	LAUREN HALL	CONTEMPORARY COUNTRY
	27	XPERIENCESOUL	FUNK/R&B/JAZZ
MAY	4	AWAY TEAM	VARIETY
	11	CPR	CLASSIC ROCK
	18	STEEL TOE STILETTO	PARTY/VARIETY
25	LATIN SOUL BAND	LATIN SOUL/VARIETY	
JUNE	1	UPTOWN LA BROWN	FLASHBACK HITS
	8	JAMES RADFORD	COUNTRY
	15	RANDOMONIUM	VARIETY
	22	SOULIFIED 7	PARTY
29	THE GET RIGHT BAND	VARIETY	
JULY	6	TREVOR HEWITT	COUNTRY
	13	ENFORCERS	VARIETY
	20	BROOKS DIXON BAND	FOLK/ROCK/POP
	27	QUEEN'S COURT	PARTY

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Comics & Games

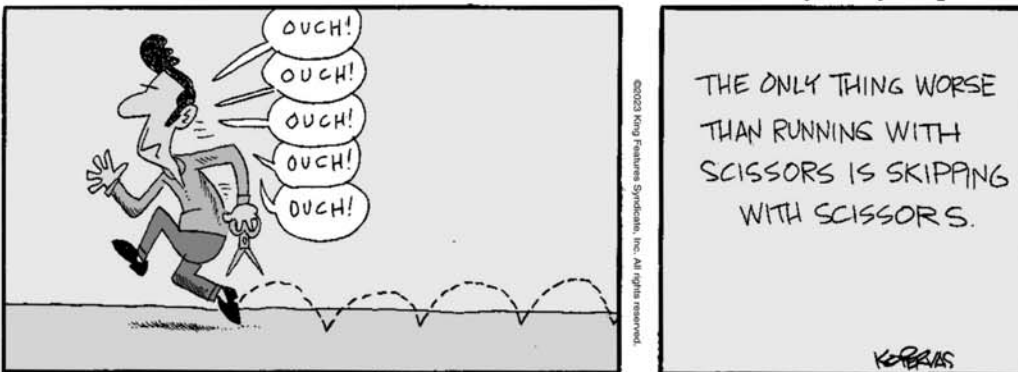
Amber Waves

by Dave T. Phipps



Out on a Limb

by Gary Kopervas



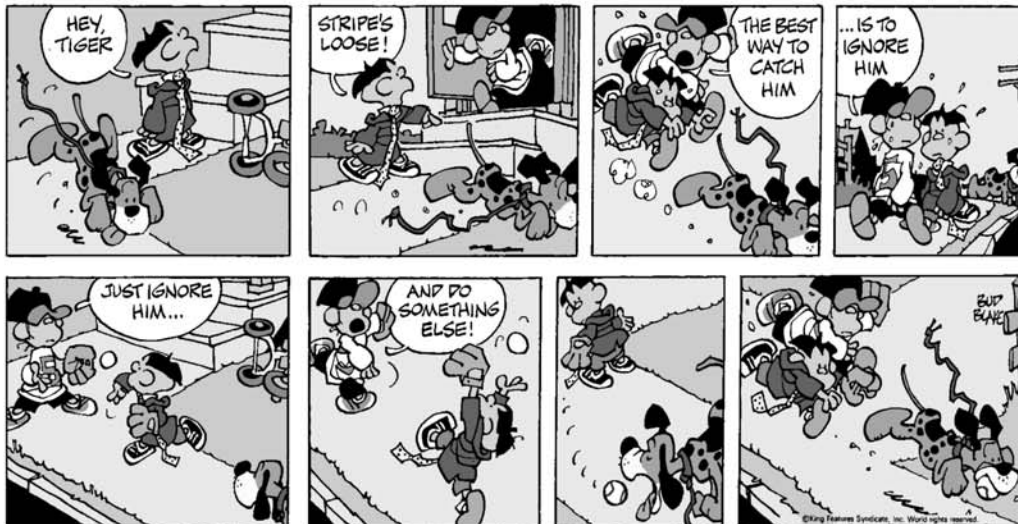
The Spats

by Jeff Pickering



TIGER

by BUD BLAKE

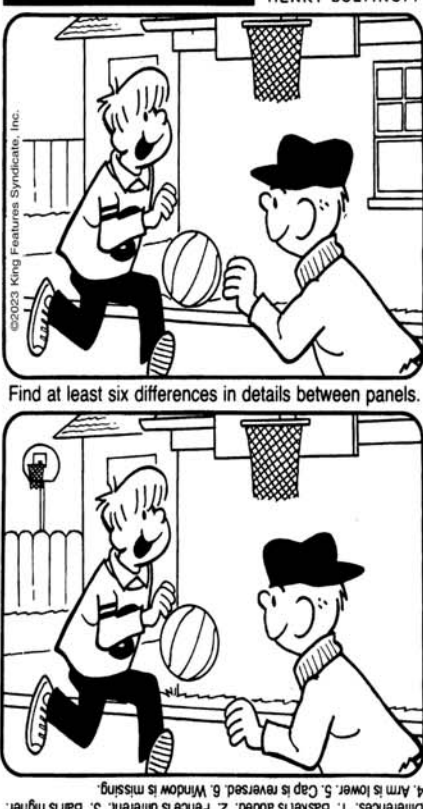


OLIVE



HOCUS-FOCUS

BY HENRY BOLTINOFF



Just Like Cats & Dogs

by Dave T. Phipps



CryptoQuip

This is a simple substitution cipher in which each letter used stands for another. If you think that X equals O, it will equal O throughout the puzzle. Solution is accomplished by trial and error.

Clue: Q equals R

KRDH WH DBWYB KBP QROCZ
 OQP YRLSVPKPVY KPPLWHX DWKB
 KWQP-ZHOXXWHX GPSQPZZWRHZ:
 KBP BRVPT YWKT.

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SCRAMBLERS

Unscramble the letters within each rectangle to form four ordinary words. Then rearrange the boxed letters to form the mystery word, which will complete the gag!

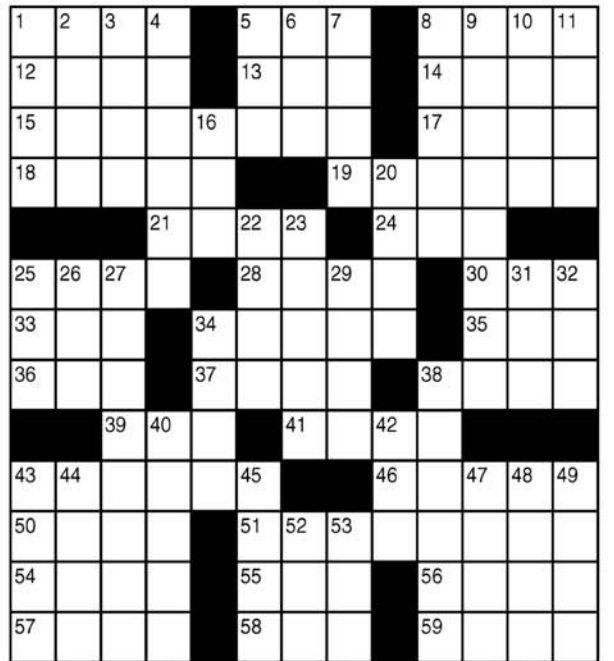
Source SAUCE
 Agitation RITHED
 Wound GAMEAD
 Crowd BARBEL

TODAY'S WORD

King Crossword

ACROSS

- 1 Artist Chagall
- 5 Witty one
- 8 Infatuated
- 12 — about (roughly)
- 13 Copper head?
- 14 Arkin or Alda
- 15 Famed circus impresario
- 17 A deadly sin
- 18 Tuscan city
- 19 Rapsallions
- 21 Craving
- 24 " — was saying ..."
- 25 Pocket bread
- 28 Chart toppers
- 30 Cagers' gp.
- 33 Author Tan
- 34 Highway divisions
- 35 City area, for short
- 36 LP speed
- 37 Staffer
- 38 College VIP
- 39 Luau bowlful
- 41 Cold War initials
- 43 Chin covers
- 46 Old hat
- 50 Forearm bone
- 51 Every year
- 54 Blue material?
- 55 Swiss canton
- 56 Campus digs



- 57 Hefty volume
- 58 Cotillion celeb
- 59 Follow orders
- 10 React in horror
- 11 Picnic invaders
- 16 Squealer
- 20 Mama Elliot
- 22 Spiced tea
- 23 Brahmanist
- 25 Standard
- 26 Little rascal
- 27 Ear membrane
- 29 Casual tops
- 31 Buddy
- 32 "Shark Tank" network
- 34 Set down
- 38 "The Godfather" star
- 40 Emulate
- 42 Resort
- 43 Small statue
- 44 Ticklish
- 45 Muppet
- 47 Tater
- 48 Foolproof
- 49 TV trophy
- 52 Before
- 53 Tease

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Weekly SUDOKU

by Linda Thistle

		8	4				3	
1	4			5		8		
	6			2			7	
6			2			9		
	9			1			5	
		7	3			6	8	
9			6	3				
	3			2	8			4
2		1	7				5	

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

DIFFICULTY THIS WEEK: ♦

- ♦ Moderate
- ♦♦ Challenging
- ♦♦♦ HOO BOY!

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WORD LADDERS

Can you go from READS to DIALS in 6 words? Change one letter for each rung in the ladder.

READS

DIALS

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Trivia test

by Fifi Rodriguez

1. WEATHER: What is the name of the hot wind that blows from the Sahara Desert to the southern coast of Europe?
2. GENERAL KNOWLEDGE: What is the name of the condition of seeing human faces in random or ambiguous objects or patterns?
3. GEOGRAPHY: What is the only country that borders the United Kingdom?
4. THEATER: Which Broadway play features a helicopter on stage?
5. LITERATURE: Who wrote the novel "One Hundred Years of Solitude"?
6. MEDICAL: What is the common name for the ailment called epistaxis?
7. TELEVISION: Which TV comedy popularized the phrase "Yabba Dabba Do"?
8. MOVIES: What is the nickname that Steven Spielberg gave the mechanical shark in the movie "Jaws"?
9. HISTORY: When did the Boxer Rebellion take place in China?
10. MATH: Which number doesn't have a corresponding Roman numeral?

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- 1. Sinoeco.
- 2. Paredolia.
- 3. Republic of Ireland.
- 4. "Miss Saigon."
- 5. Gabriel Garcia Marquez.
- 6. Noschled.
- 7. "The Flintstones."
- 8. Bruce.
- 9. 1900.
- 10. Zero.

SCRAMBLERS

Today's Word
 MUSTARD
 solution
 1. Cause 2. Dither 3. Damage 4. Rabble

HEALS, DEALS, DIALS, READS, REAPS, HEAPS,

WORD LADDER

2	8	1	7	4	3	6	5	9
5	3	6	9	2	8	7	1	4
9	7	4	1	6	5	3	8	2
4	2	7	5	3	9	1	6	8
8	9	3	6	7	1	4	2	5
6	1	5	2	8	4	9	7	3
3	6	9	8	1	2	5	4	7
1	4	2	3	5	7	8	9	6
7	5	8	4	9	6	2	3	1

Answer

Weekly SUDOKU

King Crossword

Answers

Solution time: 24 mins.

CryptoQuip
 answer
 Town in which the roads are completely teeming with snaggling deersions.
 The Holy City.