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Spartan Weekly

Community news from Spartanburg and the surrounding upstate area

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AROUND TOWN

OneSpartanburg, Inc. receives Relentless Challenge grant in support of entrepreneurship

OneSpartanburg, Inc. recently received Relentless Challenge funding for continued work to diversify Spartanburg County's economic development strategy, and the county's entrepreneurial ecosystem. Having a robust portfolio of entrepreneurial businesses makes Spartanburg's economy stronger and balances the type of projects and developments looking to invest in Spartanburg County.

The Relentless Challenge is a statewide competitive grant program for projects that foster a sustainable innovation ecosystem. Awarded projects must address at least one of four goals that guide the program: catalyzing high-growth entrepreneurship; increasing access to risk capital; supporting collaboration between industry and South Carolina-based institutions of higher education; and enhancing talent development for a sustainable knowledge economy.

TURBO On Ice moves to Magnetic South Greenville from The Well on February 25

Pro Wrestling TURBO's previously scheduled post-game wrestling feature has been canceled. In its place, "Wrestling Night" will be presented at TURBO's new home base, Magnetic South Brewery at Judson Mill, on Sunday, February 25. This event will begin at 5:30 pm, and doors will open at 4:45 pm.

A portion of all ticket sales will go to Leukemia & Lymphoma Society, in conjunction with the Greenville Chili-Cookoff taking place that afternoon at Magnetic South Brewing.

Spartanburg County accommodations tax funds

Spartanburg County is now accepting proposals for possible uses of funds available pursuant to Chapter 4, Title 6 of the SC Code (Accommodations Tax). Applications and general instructions can be obtained from the County's website at: <http://spartanburgcounty.org/432/Accommodations-Tax>

Completed application packets for funding consideration must be received by 5:00 p.m. on Friday, March 1, 2024. Applications will not be accepted after March 1, 2024.

Questions can be directed to Angela G. Walker, Executive Assistant to the County Administrator at (864) 596-3048.

Seegars Fence named 2023 Fence Contractor of the Year

Seegars Fence, which has a location in Spartanburg, was named 2023 Fence Contractor of the Year by the American Fence Association. Seegars has been an economic development partner in Spartanburg County, and has installed security fences for some of the nation's Military bases, airports, and in particular, BMW. Their Spartanburg County location is 5410 Highway 101, Woodruff, SC 29388.

Spartanburg becomes first S.C. host of Rendezvous South conference

Spartanburg County is excited to host Rendezvous South, February 26 - 29, for its first-ever event in South Carolina. This multi-day conference of meeting planners from around the country will showcase Spartanburg's restaurants, amenities, activities, and more, and will further tourism development efforts countywide.

The event planners from across the country and destination teams from across the southeast that come together annually for this intimate, boutique-style event that features all the charms of a unique Southern destination.

Known for its relaxed, small-group setting and exceptional personalized service, Rendezvous South inspires warm friendships and lasting business relationships that continue long after the grand finale.

Liability Laws, Insurance, & More

Liability laws, and liquor liability insurance in particular, have been hot-button issues for small businesses across Spartanburg County. Join in for a Voice of Business Brunch featuring experts discussing these liability and insurance issues, how they're impacting local bars, restaurants, and venues, and what some next steps could be.

This edition of Voice of Business Brunch will be held on Monday, February 26, 11:30 a.m. - 1:00 p.m. at Citizens & Southern Event Center, 148 W. Main St., Spartanburg. Register online at <https://spartanburgareasc.chambermaster.com/events/>

How to perform at your best in 2024

The annual Women in Business half-day conference brings together businesswomen from across Spartanburg County, and the entire Upstate, for a day of keynote and breakout sessions focused on how you and your business can perform better personally and professionally. This event will be held on March 7, 2024, 8:00 a.m. to 1:30 p.m. at 1881 Event Hall, 805 Spartan Boulevard in Spartanburg. Register online at <https://spartanburgareasc.chambermaster.com/events/>



Omron Automation selected Spartanburg County to establish the company's first South Carolina automation.

Omron Automation selects Spartanburg County for \$9.2 million investment

Omron Automation, a global leader in industrial automation technology, recently announced it selects Spartanburg County to establish the company's first South Carolina operation. The company's \$9.2 million investment will create 162 new jobs in five years.

Omron will lease and build out a 60,000-square-foot production facility located at 311 Genoble Road in Greer to manufacture industrial automation technologies including motion controllers and drives, machine vision, barcode readers, and barcode verification systems.

With over 90 years of experience, Omron creates, sells and services fully integrated automation solutions that optimize manufacturing and improve safety.

"We are thrilled to establish our new location in Spartanburg County, expanding our market presence in the Southeast. This investment allows us to leverage cutting-edge technologies and generate

high-quality manufacturing jobs, contributing to the growth and prosperity of the region," stated Omron Automation Americas President and CEO Robb Black.

South Carolina Governor Henry McMaster added, "We are proud to welcome Omron Automation to South Carolina. This announcement is further proof that our state's reputation as an advanced manufacturing powerhouse continues to attract major international companies to establish operations within our borders."

The company provides manufacturing solutions to customers in over 110 countries and has production facilities in Japan, Brazil, China, the Netherlands and the United States. Operations will be online in April 2024.

Individuals interested in joining the Omron team should visit sctechjobs.com (enter "Omron" as a keyword to narrow search) or the company's careers page.

The Coordinating Council

for Economic Development approved job development credits related to this project. The council also awarded a \$100,000 Set-Aside grant to Spartanburg County to assist with the costs of building improvements.

"Omron Automation's decision to invest and create 162 jobs in Spartanburg County will have an immense impact on the state of South Carolina. We look forward to a strong partnership with OMRON for many years to come," stated Secretary of Commerce Harry M. Lightsey III.

"We are excited to welcome Omron Automation to Spartanburg County and excited to bring another innovative, high-tech project to our community. OMRON is another boost for our manufacturing sector and is a strong first announcement for Spartanburg in 2024," added Spartanburg County Council Vice Chairman and Economic Development Committee Chairman David Britt.

Council hears updates on downtown transportation plan

Information provided by the City of Spartanburg

At their meeting on Monday, February 12, Spartanburg City Council heard an update on a new transportation plan for Downtown Spartanburg. Currently in development with the assistance of consultants, Toole Design, Spartanburg Area Transportation Study (SPATS) and the South Carolina Department of Transportation have partnered with the City to develop the plan.

The transportation plan seeks to address the overall current and future demands on Downtown Spartanburg's transportation infrastructure as the area experiences historic growth and redevelopment, focusing not only on vehicular traffic, but pedestrian and bicycle traffic as well. As part of their development of the plan, Toole Design will

create a list of potential projects that would improve multimodal mobility, traffic circulation, and safety for all downtown users.

The study area for the transportation plan is bounded by Daniel Morgan Ave. to the north and west, Henry St. to the south, and Pine St. to the east, though some SPATS projects outside the study area will also be part of the effort.

In his presentation to Council, Toole Design's Ernie Boughman reviewed the groups work so far, which has included stakeholder input sessions with City and OneSpartanburg Inc. staff, along with relevant non-profit organizations and downtown developers. What emerged from those conversations was a need to address safety for pedestrians at street crossings, the volume and speed of commercial trucks on Pine St., traffic during

extensive downtown construction expected over the next several years, and the impact of the new Fifth Third Park minor league baseball stadium currently under construction on downtown's western edge.

In their work so far the team has also established that downtown's intersections are performing well for motorists, though the pedestrian experience has room for improvement. Congestion is largely isolated to peak commuting times, and the downtown area has room for its incoming growth and abundant opportunities for increasing walkability.

Boughman said he expects the plan will ultimately include recommendations for accommodating street design, improved wayfinding, and pedestrian and intersection improvements. The full Downtown Transportation Plan is expected to be completed in April.



Jay Jenkins

OneSpartanburg Inc.'s Jay Jenkins joins Diversity Leaders Initiative

Information courtesy of OneSpartanburg, Inc.

Forty leaders from across the Upstate have been selected to participate in the Riley Institute's intensive 5-month Diversity Leaders Initiative (DLI) program. For over 20 years, DLI has brought together community stakeholders and equipped them with the skills and perspectives necessary to leverage diversity in their organizations in ways that drive social and economic progress in South Carolina.

Participants are selected following nomination by a DLI graduate and a thorough application and interview process. Each class includes leaders who represent the varied demographics in our state and who seek to institute diverse and inclusive practices within their communities and organizations.

Juan Johnson, the designer and facilitator of the program, has crafted a curriculum that includes interactive case studies, scenario analyses, and experiential learning tools. With five meetings over the course of five months, this program will explore modules related to diversity, equity, and inclusion.

Among the topics explored in these discussions are the differences between bias and discrimination, the role of context, differences in mental and physical abilities, generational diversity, and diversity frameworks.

Jay Jenkins, Director of Small and Minority Business Development for OneSpartanburg, Inc., is among the participants.

Other Spartanburg participants include Guy Boyle, CEO of Spartanburg Water; Polly Edwards-Padgett, Senior Director of Strategic Philanthropy of the Spartanburg Regional Foundation; Kathryn Harvey, Founder of Neue South; Fernanda Sieverling, Executive Director of European American Chamber of Commerce Carolinas; and Kaitlin Watts, Director of Center for Early Childhood Success for Spartanburg Academic Movement.

Around South Carolina

Furman alumnus Alex Stubb elected president of Finland

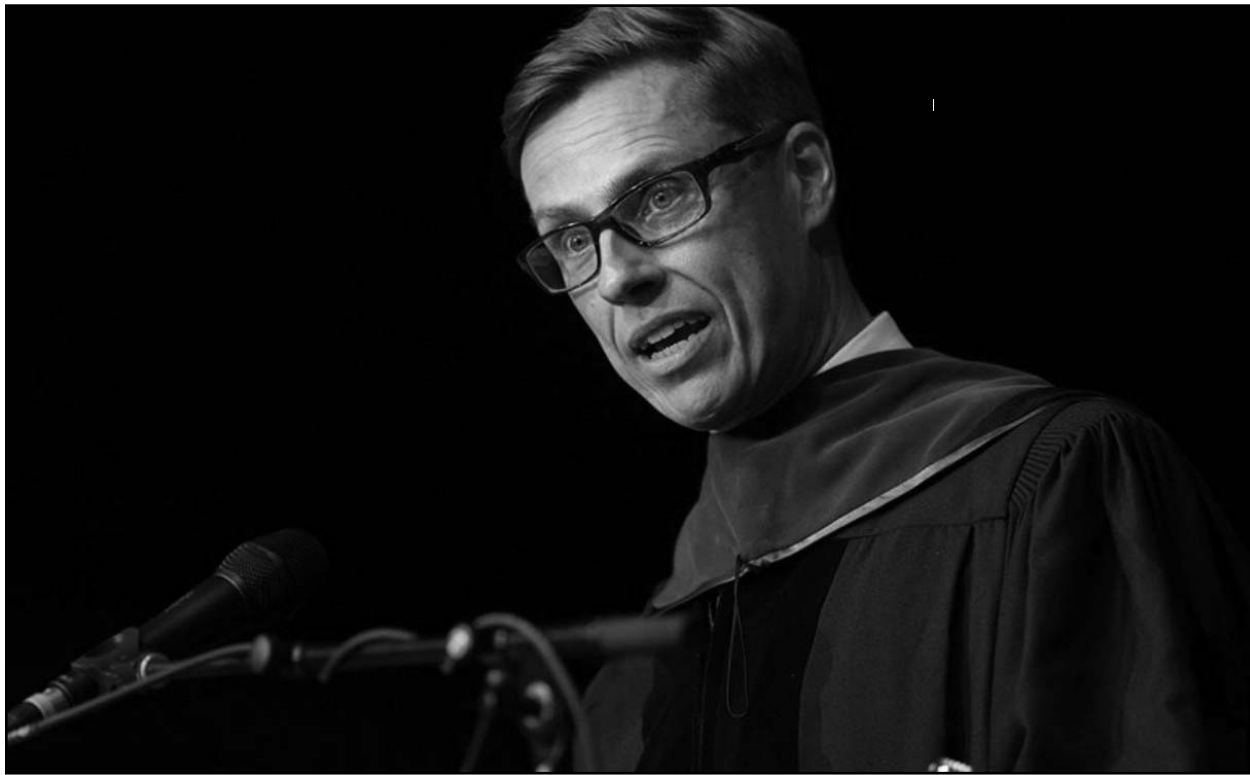
By Clinton Colmenares, Director of News and Media Strategy for Furman University

The people of Finland went to the polls in recent weeks and on Sunday, Feb. 11, a partly sunny day in Helsinki when the temperature reached a balmy 16 degrees Fahrenheit, they elected a Furman Paladin, Alex Stubb '93 H'17, as their next president.

Stubb, a member of the mainstream center-right National Coalition Party, received 51.6 percent of the votes, outlasting his opponent, Pekka Haavisto, in a runoff. Haavisto, the current foreign minister of Finland and a member of the center-left Green Party, received 48.4 percent.

As president, Stubb's main duties in his six-year term will be overseeing foreign and security policy, representing the country in NATO and serving as commander in chief of his country's military. Finland has "a semi-presidential system, a cross between a president with real powers and a party-driven parliament," said Brent Nelsen, the Jane Fishburne Hipp Professor of Politics and International Affairs at Furman.

Stubb is the first Furman graduate to serve as a head of state. As commencement speaker in 2017, he



Alex Stubb '93 H'17 seen here at the 2017 commencement ceremony, was elected president of Finland Feb. 11, 2024. Furman University photo

explained that he came to Furman because his brother had studied here. At first he wanted to study business, but he quickly became interested in political science.

"Alex Stubb is a remarkable leader," said Furman University President Elizabeth Davis. "He is an engaging and profoundly curious person with a strong moral compass that always points to doing what's best for his fellow citizens. I'm tremendously happy for him, and proud of him. He will be an excellent president for his

home country of Finland." Stubb's election, Nelsen said, "is amazing! We always knew Alex was going places. I thought when he was prime minister he might have been at the top of his game, and maybe he would be elected a commissioner in the European Union."

There weren't significant policy differences between Stubb and Haavisto, Nelsen said. The country recently joined NATO, a move Stubb has long supported and Haavisto, as foreign minister, brokered. They both are staunchly

defiant of Russia and its invasion of Ukraine. Finland, a country of just over 5 million people, smaller than Metro Atlanta, shares an 832-plus-mile border with Russia. In recent months Finland has closed the border in an attempt to control a flood of migrants from Russia.

Stubb's advantage, Nelsen said, was his long experience in Finland's government. Stubb served as Finland's prime minister from 2014 to 2015, a role that focuses mainly on domestic policy. Stubb has

also served as minister of foreign affairs and minister of finance, among other positions, and he was a member of the European Parliament, among other roles. He was vice president of the European Investment Bank from 2017 to 2020.

He's also very outgoing and personable. He took to social media quickly and built large followings posting about his participation in triathlons. And, he's seen as a family man, which appeals to the relatively conservative Finns, Nelsen said.

Stubb has always been supportive of Furman, said Nelsen, who was Stubb's professor in several classes in the 1990s and co-authored a textbook with him. He covered a lot of ground about his career in a Furman Magazine story. Overseas, Stubb took time to meet with students on several occasions when Nelsen took groups of students to Brussels and Italy. At the 2017 commencement, during which Furman bestowed an honorary Doctor of Philosophy degree on Stubb, he thanked professors Bill Lavery, Nelsen, Ty Tessitore, Don Gordon and Jim Guth. "These were the guys who instilled the notion of curiosity, academia, and a love of learning to me," he said. He called graduating from Furman one of the proudest moments of his life. "I would not stand here (were) it not for Furman and the professors," he said.

After Furman, Stubb studied at the Sorbonne in Paris and got a master's degree from the College of Europe in Bruges, where he met his wife Suzanne. He later received a doctorate in international relations from the London School of Economics.

Stubb will be inaugurated as president of Finland on March 1 in Helsinki.

Greenville Drive return core of coaching staff from 2023 championship season

Information provided by the Greenville Drive

The Greenville Drive, High-A Affiliate of the Boston Red Sox, announced their 2024 Field Staff on February 1, anchored by a returning core that guided the Drive to the 2023 South Atlantic League Championship. Manager Iggy Suarez and Pitching Coach Bob Kipper return to the Drive for their sixth consecutive season at the helm, while Development Coach Alex Reynolds and Athletic Trainer Charysse Berkowski return for a second go-around in Greenville.

"We're ecstatic to have Iggy and Bob back here in Greenville," said Drive

General Manager Eric Jarinko. "They've become familiar faces in our community, and for them to return for their sixth straight season speaks to the trust the Red Sox have in them to continue to guide these young players in the early stages of their careers."

In addition to the core remaining in Greenville, two new faces to the Red Sox organization will join the Drive in 2024. JP Fasone comes to Greenville as the team's Hitting Coach and Tyler Snep arrives as the team's assistant coach, following the promotion of 2023 hitting coach Chris Hess to the AA Portland Sea Dogs.

Donny Gress, the Drive's strength and conditioning coach for the past two seasons, also earned a promotion to Portland for the 2024 season. An announcement of Gress' replacement will come at a later date.

"We're happy to have Charysee and Alex back as well, and excited to see what JP and Tyler will bring to the team as they chase back-to-back championships," added Jarinko. "We wish Chris and Donny all the best on their

next adventures."

Suarez, the 42-year old and Queens, NY native, will look to build off the 2023 season and will likely do so with a roster that includes many of the key pieces that delivered a championship to Greenville. Not only did Suarez help guide the Drive to a title, his focus on player development in 2023 helped 18 players from the 2023 roster reach AA Portland before the season's end.

The 2024 season will mark Greenville-resident Kipper's 11th season as the Drive's pitching coach. He returned to Greenville in that role in 2018, serving previously in the same role from 2005-2006 as well as 2008-2009. The 59-year-old served as the Red Sox bullpen coach in 2002 and also held stints as the pitching coach in AAA-Pawtucket from 2015-2017, as well as in AA-Portland from 2010-2014.

Reynolds, a Hopkinton, MA native, returns to the Drive's Development Coach role for his second season. Reynolds previously played at the collegiate level for Babson College in Wellesley, MA. He spent 2022 as a pitch-

ing intern with Cressey Sports Performance, working with pitchers from high school to MLB levels.

Berkowski returns to the Drive as head athletic trainer again in 2024. She previously served as assis-

tant athletic trainer for AA-Portland and worked as an athletic training intern with the Chicago Cubs.

BIBLE TRIVIA

by Wilson Casey

1. Is the book of 1 Peter (KJV) in the Old or New Testament or neither?
2. What was a god of the Philistines that had a man's face and hands, but the body and tail of a fish? *Bullock, Elohim, Dagon, Baal-gad*
3. Who slew a giant that had six fingers on each hand and six toes on each foot when he defied Israel? *Sibbechai, Cyrus, Silas, Jonathan*
4. From Proverbs 22, what is a good name better than? *Great riches, Scorn, Its own reward, Lust*
5. What town was home to Jesse's boys? *Gilgal, Jericho, Hebron, Bethlehem*
6. On which day of creation did dry ground appear? *Second, Third, Fourth, Fifth*

ANSWERS: 1) New, 2) Dagon, 3) Jonathan, 4) Great riches, 5) Bethlehem, 6) Third

"Test Your Bible Knowledge," a book with 1,206 multiple-choice questions by columnist Wilson Casey, is available in stores and online.

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Super Crossword

Answers

BARABAWAWA	JUUDIOMAIT	SIOBUI
ISURIECIAN	ERICICTEID	GROUXI
FILININ	INDUICHERS	RIASEI
FIATIS	FIEA	OTIO
SALTAN	PIETI	PIETI
OTIENIO	APINEA	ASTIS
TIONIQUE	INSHIEIK	SIKIFIPIS
TIDO	REIEK	EBB
ENLILATI	ROGIE	BAJAHQVIERA
NOIGUI	IRAN	FEAR
IONIE	GAITICIAF	ALLL
INGOIZAR	ALIS	FAAR
ELIOT	EVIN	KIHAN
TITIRHREWI	IND	GAPEID
TIMMIE	EISE	EURO
GALEI	TIEISTIE	EMIRIBAGATISLLE
ELIOT	PISS	ACTIV
BOYEVIER	BIQUEAKY	QOEFIN
PIUSIE	PLUMIA	TINS
COLE	SILATI	HIGOP
SHARLITIO	TITIRHREWI	NOIGUI
DIOTIE	RAMJINIO	TIMORISEAI
SPIED	STOIP	SATI
ODOMETEIA		

The Spartan Weekly News, Inc.

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Hours vary Monday through Thursday. If no one is at the office, please call, leave a message and we will return your call in a timely manner. Offices are closed Friday through Sunday, as well as observed holidays.

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Super Crossword

RULING PARTY

ACROSS	46 Small sailboats	94 Exam taker	2 Tibet locale	44 Ending for cash	92 Spaghetti sauce brand
1 Gilda Radner character on "Saturday Night Live"	51 Nuptial vow	96 Very easy task for a Muslim ruler?	3 Bat very gently	45 Comedian Hart, casually	95 GPS calculation
9 Certain martial arts surface	52 Really smell	102 Many a war vet's affliction	4 Emerging	5 Actor Studi	47 Hoosier State
16 Just OK	53 Kind of tide	Zhou —	6 Herr's "Alas!"	7 Sits tight	48 Building story god
20 Enthusiastic reply to a request	54 China's	105 Behave badly	8 Writer Rice	9 Pa Clampett	50 Where it's at
21 Raised, as a building	55 Actress Perez	106 Yellowstone gusher	10 Arg. neighbor	11 Last mo.	54 "It's — real!"
22 Central point	59 Hindu ruler's radio	107 English ruler making mouse sounds?	12 Goller	13 Volcano in E. Sicily	55 Boast
23 British ruler applying veneer?	65 Secretive U.S. org.	111 Bomb part	14 — Fables	15 Six-pt. plays	58 Irritated
25 Violent anger	67 Tehran's land	112 Liquid — (Drano rival)	16 Shredded bit	17 Pontificate	60 Big name in peanut butter
26 Nutrition Facts category	68 Jug handle	69 Skye of film	70 Save the Russian ruler from tumbling to the ground?	18 Fructose, e.g.	61 Break out in —
27 Brewed beverage	75 Actors Mineo and Landi	77 Car club inits.	78 Coin-op hole	79 The Devil entry: Abbr.	62 Actress Berry
28 Great Plains tribe	80 Afghan ruler caught up in a tornado?	85 Stared in amazement	89 Agate playing marble, informally	90 Lingo suffix	63 Set to a slow speed
29 The Devil	91 Greek money	93 Brewed beverage	1 Son of Willy Loman	41 Singer Paul	64 Bow shapes
30 Nile goddess	92 Understood	34 Sch. in the State	35 Director Ang	36 Mai — (drink)	66 Berry of Brazil
33 Turkish ruler's pungent condiment?	129 Waters north of Australia	130 Went swiftly	131 Visits during a trip	132 Car mileage recorder	70 Some mollusks
38 Quaint office transcribers	133 Car mileage recorder	134 Mireille —	135 Mireille —	136 Mireille —	71 Loathe
41 Sleep study diagnosis	137 UFO pilots	38 Commotion	39 Commotion	40 Actress	72 Oohs and —
42 Regarding a French-kissing Arab ruler has?	138 Commotion	40 Actress	41 Singer Paul	42 Actress	73 "Lord, is —?"
43 Something a French-kissing Arab ruler has?	139 Commotion	40 Actress	41 Singer Paul	42 Actress	74 Precursors of embryos
	140 Commotion	40 Actress	41 Singer Paul	42 Actress	75 Brief parody of 1940s film
	141 Commotion	40 Actress	41 Singer Paul	42 Actress	76 Cry of woe
	142 Commotion	40 Actress	41 Singer Paul	42 Actress	81 Person crying
	143 Commotion	40 Actress	41 Singer Paul	42 Actress	82 Golf gizmo
	144 Commotion	40 Actress	41 Singer Paul	42 Actress	83 Kind of tide
	145 Commotion	40 Actress	41 Singer Paul	42 Actress	84 Used a spade
	146 Commotion	40 Actress	41 Singer Paul	42 Actress	86 Cronies
	147 Commotion	40 Actress	41 Singer Paul	42 Actress	87 Model
	148 Commotion	40 Actress	41 Singer Paul	42 Actress	88 Macpherson
	149 Commotion	40 Actress	41 Singer Paul	42 Actress	118 1940s film
	150 Commotion	40 Actress	41 Singer Paul	42 Actress	119 "— she blows!"
	151 Commotion	40 Actress	41 Singer Paul	42 Actress	121 This yr.'s grads
	152 Commotion	40 Actress	41 Singer Paul	42 Actress	122 Hosp. VIPs
	153 Commotion	40 Actress	41 Singer Paul	42 Actress	123 "Give — try"
	154 Commotion	40 Actress	41 Singer Paul	42 Actress	124 Obtained
	155 Commotion	40 Actress	41 Singer Paul	42 Actress	125 Med. group
	156 Commotion	40 Actress	41 Singer Paul	42 Actress	126 DVD- —

Legal Notices

MASTER'S SALE

By virtue of a decree of the Court of Common Pleas for Spartanburg County, heretofore granted in the case of Fox Pools of Spartanburg, Inc. v. Thomas Crowe a/k/a Thomas B. Crow, Jana M. Crowe a/k/a Jana Crowe, and Rocket Mortgage, LLC, Case No. 2023CP4203970, the undersigned Master for Spartanburg County, will sell on March 4, 2024, at 11:00 a.m. at the County Courthouse, 180 Magnolia Street, Spartanburg, South Carolina, 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. 12, containing .55 acres, more or less, on a plat of survey for Bay Hill Cove Subdivision prepared by Neil R. Phillips & Company dated April 22, 1997, recorded in Plat Book 137, Page 806. Reference is made to the aforementioned plat of survey and the record thereof for a more complete and accurate description.

This is the same property conveyed to Thomas Crowe and Jana Crowe by deed of Vitally Mateush and Lyudmila Mateush, dated January 26, 2009, recorded January 27, 2009, in Deed Book 93-C, Page 433, Office of the Register of Deeds for Spartanburg County.

Tax Parcel No.: 2-43-00-325.00
Address: 169 Bay Hill Drive, Boiling Springs, SC 29316

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 case of non-compliance within thirty (30) days, 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 former highest bidder.

DEFICIENCY JUDGMENT IS NOT WAIVED.

s/ Kenneth C. Anthony Jr.
KENNETH C. ANTHONY, JR.
Attorney for Plaintiff
The Anthony Law Firm, P.A.
Post Office Box 3565
Spartanburg, SC 29304
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

MASTER'S SALE

By virtue of a decree of the COURT OF COMMON PLEAS for Spartanburg County, heretofore granted in the case of The County of Spartanburg, South Carolina against College Square Hospitality, Inc., C.A. No.: 2022CP4204644, I, the undersigned Master-in-Equity for Spartanburg County, will sell the following on Monday, March 4, 2024 at 11:00 a.m. at the Spartanburg County Judicial Center, Spartanburg, South Carolina to the highest bidder:

All those certain pieces, parcels or tracts of land, with buildings and improvements thereon, situate, lying, and being in the County of Spartanburg, State of South Carolina, near Lone Oak School, and being shown and designated as Tracts Nos. 1 and 2, being a total of 5.1570 acres, more or less, on a plat of survey for Howard Johnson Company, Inc., dated June 7, 1985, revised December 23, 1985, by James Ralph Freeland, Registered Land Surveyor, recorded in Plat Book 99, at page 119 in the Office of the Register of Deeds for Spartanburg County, South Carolina. For a more complete and perfect description, reference is hereby made to the aforesaid plat.

ALSO: All that certain parcel or tract of land lying, being and situate on the east side of Lone Oak Road in the County of Spartanburg, State of South Carolina, containing 2.0629 acres, more or less, as shown and designated on a plat of survey for Howard Johnson Company, Inc., dated June 7, 1985, revised December 23, 1985, by James Ralph Freeland, Registered Land Surveyor, recorded in Plat Book 99, at page 120 in the Office of the Register of Deeds for Spartanburg County, South Carolina. For a more complete and perfect description, reference is hereby made to the aforesaid plat. This parcel is subject to that certain drainage easement as shown on said plat.

LESS AND EXCEPT: All that certain piece, parcel or lot of land, being situate in the State of South Carolina, County of Spartanburg, fronting on Lone Oak Road and being shown as 0.28 acre, more or less, as shown on a plat for Yanet Garcia, prepared by Freeland - Clinkscalles & Associates of NC, Inc., dated February 20, 2019, and recorded June 11, 2019, in Plat Book 175, at page 958 in the Office of the Register of Deeds for Spartanburg County, South Carolina. See deed from College Square Hospitality, Inc. to Yanet Chavez and

Evangelina Chavez, dated March 7, 2019, and recorded July 19, 2019, in Deed Book 124-Q, at page 434 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

LESS AND EXCEPT: All that certain piece, parcel or lot of land, being situate in the State of South Carolina, County of Spartanburg, being approximately 192.56 square feet of land, conveyed by College Square Hospitality, Inc. to the South Carolina Department of Transportation by deed dated October 19, 2002, and recorded February 27, 2003, in Deed Book 77-K, at page 405 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

This being the same property conveyed to College Square Hospitality, Inc. by deed from Ying C. Chuang, dated September 6, 2001, and recorded September 10, 2001, in Deed Book 74-I, at page 826, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Address: 800 Charisma Dr. Spartanburg, SC 29303
Tax Map No.: 6-08-14-168.00

Terms of Sale: The successful bidder, other than the plaintiff, will deposit with the Master-in-Equity for Spartanburg County at conclusion of the bidding, five (5%) percent of the bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in the case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in 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 for Spartanburg may re-sell the property on the same terms and conditions (at the risk of the said highest bidder).

Purchaser to pay for the preparation of deed, documentary stamps on the deed and recording of the deed. The successful bidder will be required to pay interest on the amount of the bid from the date of the sale to the date of compliance with the bid at the rate of 8.75% per annum.

DEFICIENCY JUDGMENT IS DEMANDED; as a Deficiency Judgment has been demanded, bidding will remain open for a period of thirty (30) days after the date of the sale as provided by law in such cases. The Plaintiff reserves the right to waive deficiency at the time of the sale.

Sale is subject to taxes, easements, assessments and restrictions of record, and other senior encumbrances, specifically SUBJECT TO 2023 and 2024 AD VALOREM TAXES. If the Plaintiff or the Plaintiff's representative does not appear at the scheduled sale of the above-referenced properties, 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.

Plaintiff does not warrant its title search to purchasers at foreclosure sale or other third parties, who should have their own title search performed on the subject property.

KRISTIN BARBER
Attorney for the Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2023-CP-42-02266
US Bank Trust National Association as Trustee for LB-Ranch Series V Trust, Plaintiff, v. Brandon Nesbitt, Defendant.

Notice of Sale

Deficiency Judgment Waived
BY VIRTUE of the decree heretofore granted in the case of: US Bank Trust National Association as Trustee for LB-Ranch Series V Trust vs. Brandon Nesbitt, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on March 4, 2024, at 11:00 am at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, Spartanburg County, South Carolina, 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. "A1", as shown on a survey for Frank A Fant, as revised March 3, 2003, prepared by Neil R. Phillips & Company, Inc., recorded in Plat Book 154, Page 172, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference to said plat is made for a more detailed description.

This property is subject to

any and all restrictions, rights of way, roadways, easements and zoning ordinances that may appear of record or from an inspection of the premises.

This being the same property conveyed to Marquetti Nesbit by Deed of Distribution from the Estate of Mary W. Nesbitt dated May 21, 2003, recorded May 22, 2003, in Deed Book 77-Y, Page 255 of the Register of Deeds Office for Spartanburg County, South Carolina. This property was later conveyed to Brandon Nesbitt by Deed of Distribution from the Estate of Marquetti Doneta Nesbitt dated March 29, 2018, recorded April 9, 2018, in Deed Book 119-F, Page 104 of the Register of Deeds Office for Spartanburg County, South Carolina.

PROPERTY ADDRESS: 301 Pine Ridge Road, Rosbuck, SC 29376
TMS#: 633-07 032.00

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 to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. 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 (at the risk of the said highest bidder). 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 bid from date of sale to date of compliance with the bid at the rate of 3.125% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

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 Master in Equity's Order and Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

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. 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 a licensed South Carolina attorney.

MONICHAEL TAYLOR GRAY, LLC
J. Pamela Price (SC Bar #14336), pprice@mtglaw.com
Brian L. Campbell (SC Bar #74521), bcampbell@mtglaw.com
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Telephone: (404) 474-7149
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Attorneys for Plaintiff
SC2023-00124
AND IT IS SO ORDERED.
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

MASTER'S SALE

C/A No: 2023-CP-42-03516

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Lakeview Loan Servicing LLC vs. Brandon Bonner; Angelaletta Bonner; Cobbs Creek Homeowners Association; The United States of America, by and through its Agency, the Department of Housing and Urban Development; 1st Franklin Financial Corporation I the undersigned as Master-in-Equity for Spartanburg County, will sell on March 4, 2024 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 COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, AND BEING MORE PARTICULARLY SHOWN AS LOT 45 ON A FINAL PLAT OF COBBS CREEK,

PHASE 4 PREPARED BY SOUTHERN LAND SURVEYING DATED AUGUST 5, 2012 AND RECORDED IN THE OFFICE OF THE ROD FOR SPARTANBURG COUNTY IN BOOK 167, PAGE 47. REFERENCE IS BEING MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO METES, BOUNDS, COURSES AND DISTANCES, ALL MEASUREMENTS BEING A LITTLE MORE OR LESS.

THIS BEING the same property conveyed unto Brandon Bonner and Angelaletta Bonner, as joint tenants with right of survivorship, by virtue of a Deed from Mungo Homes, Inc. dated May 31, 2017 and recorded June 7, 2017 in Book 116-A at Page 223 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

291 Castleton Circle Boiling Springs, SC 29316
TMS# 2-37-00-039.54

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 (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.
2-15, 22, 29

MASTER'S SALE

2023-CP-42-03670

BY VIRTUE of a decree heretofore granted in the case of: Lakeview Loan Servicing, LLC against Janet L. Williams, I, the undersigned Master in Equity for Spartanburg County, will sell on March 4, 2024 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 lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 25 on a plat entitled "Property of Ella G. Hammond & Ada W. Groce Estate," prepared by John A. Simmons, and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 43, Page 370. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed to Janet L. Williams by deed of Suzanne G. Loomis and Roger S. Loomis, as joint tenants with the right of survivorship and not as tenants in common dated December 28, 2021 and recorded January 14, 2022 in the Register of Deeds Office for Spartanburg, South Carolina in Book 135-K at Page 370.

Property Address: 108 Wood Street, Lyman, SC 29365
Parcel No. 5 15-07 138.00

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 to comply with the 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 3.125% 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
803-509-5078
File# 23-56685
Attorney for Plaintiff.
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

MASTER'S SALE

C/A No. 2023-CP-42-02968

BY VIRTUE of a decree heretofore granted in the case of: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture v. Gary Chase Rudiell and SC State Federal Credit Union, I, the undersigned Master in Equity for Spartanburg County, will sell on March 4, 2024 at 11:00 a.m. at the Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, South Carolina 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, located near the City of Spartanburg, being shown and designated as Lot No. 192 on plat of River Forest, Phase II, dated January 17, 1979, prepared by James V. Gregory, RLS, recorded in Plat Book 83 at page 130 in the Office of the Register of Deeds for Spartanburg County, South Carolina. See also plat prepared by S.W. Donald Land Surveying, for Gary Chase Rudiell, dated August 30, 2010, recorded in Plat Book 165 at Page 403. For a more particular description, reference is hereby made to the aforesaid plat.

This conveyance is made subject to the Restrictive Covenants as recorded in Book 41-W page 684, ROD Office for Spartanburg County, South Carolina.

This being the same property conveyed to Gary Chase Rudiell by deed of Betty A. Wilkie dated September 2, 2010 and recorded in the ROD Office for Spartanburg County, South Carolina in Book 96W at Page 961.

TMS No.: 2-50-06-017.00
Property Address: 252 River Forest Drive, Boiling Springs, South Carolina 29316

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

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity for Spartanburg County 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 cost 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 time of bid or comply with the other terms of the bid within thirty (30) days, then the Master in Equity for Spartanburg County may resell the property on the same terms and conditions (at the risk of the said highest bidder).

For complete terms of sale, attention is drawn to the Judgment of Foreclosure and Order for Sale on file with the Clerk of Court for Spartanburg County.

A personal deficiency judgment being waived, bidding will not remain open. 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 4.250% per annum.

Should the Plaintiff, Plaintiff's attorney or agent fail to appear on sales day, the property shall not be sold, but

shall be readvertised and sold at some convenient sales day thereafter when the Plaintiff, Plaintiff's attorney or agent is present.

Plaintiff does not warrant its title search to purchasers at foreclosure sale or other third parties, who should have their own title search performed on the subject property. Purchaser is responsible for the preparation and filing of their deed. January 25, 2024.

Spartanburg County, S.C.
HARRRELL, MARTIN & PEACE, P.A.
Taylor A. Peace, SC Bar #100206
Jamie A. Weller, SC Bar #105548
135 Columbia Avenue (Physical Address)
Post Office Box 1000 (Mailing Address)
Chapin, South Carolina 29036
Phone: (803) 345-3353
Attorneys For Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

MASTER'S SALE

C/A No. 2022-CP-42-02916

BY VIRTUE of a decree heretofore granted in the case of: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture v. The Personal Representative, if any, whose name is unknown of the Estate of Deborah Ann Wold a/k/a Deborah H. Wold a/k/a Debbi Henline-Rogers Wold; and any other Heirs-at-Law or devisees of Deborah Ann Wold a/k/a Deborah H. Wold a/k/a Debbi Henline-Rogers Wold, 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 property subject of this matter; 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, Steven Phillip Wold a/k/a Steven Philip Rogers, Mark Wold a/k/a Mark Rogers, Michael Wold a/k/a Michael Steven Wold, and SunRun, Inc., I, the undersigned Master in Equity for Spartanburg County, will sell on March 4, 2024 at 11:00 a.m. at the Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, South Carolina to the highest bidder:

All that piece, parcel or lot of land lying and being on Ranier Drive, in the County of Spartanburg, State of South Carolina, known and designated as Lot No. 773 on a plat of Southfield, Phase 3D, made by Wolfe & Huskey, Inc., Surveyors and Engineers, dated September 7, 1994 and recorded in Plat Book 128, Page 247, RMC Office for Spartanburg County. For a more particular description, reference is directed to the aforesaid plat.

This property was conveyed to The Nutt Corporation by deed of L.P. Pitts Development Corp. recorded April 19, 1990 in Deed Book 56-L, Page 871, RMC Office for Spartanburg County, and conveyed by the Nutt Corporation to Deborah H. Wold by deed recorded in the Office of the RMC for Spartanburg County on February 1, 1996 in Book 63W at Page 515.

TMS No.: 6-02-08-046.00
Property Address: 228 Ranier Drive, Irman, South Carolina 29349

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

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity for Spartanburg County 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 cost 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 time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity for Spartanburg County may resell the property on the same terms and conditions (at the risk of the said highest bidder).

For complete terms of sale, attention is drawn to the Judgment of Foreclosure and Order for Sale on file with the Clerk of Court for Spartanburg County.

A personal deficiency judgment being waived, bidding will not remain open. 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 6.750% per annum.

Should the Plaintiff, Plaintiff's attorney or agent fail to appear on sales day, the

Legal Notices

property shall not be sold, but shall be readvertised and sold at some convenient sales day thereafter when the Plaintiff, Plaintiff's attorney or agent is present.

Plaintiff does not warrant its title search to purchasers at foreclosure sale or other third parties, who should have their own title search performed on the subject property. Purchaser is responsible for the preparation and filing of their deed. January 25, 2024.

Spartanburg County, S.C.
HARRRELL, MARTIN & PEACE, P.A.
Taylor A. Peace, SC Bar #100206
Jamie A. Weller, SC Bar #105548
135 Columbia Avenue (Physical Address)
Post Office Box 1000 (Mailing Address)
Chapin, South Carolina 29036
Phone: (803) 345-3353
Attorneys For Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
2-15, 22, 29

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, March 4, 2024 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 68-2 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 specifically 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.
2-15, 22, 29

MASTER'S SALE

2023-CP-42-02910

BY VIRTUE of a decree heretofore granted in the case of: Ameris Bank vs. Lance Jackson a/k/a Lance N. Jackson; Timm Creek Property Owner's Association, Inc.; GoodLeap, LLC f/k/a Loampal, LLC; and Portfolio Recovery Associates LLC, I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, March 4, 2024 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. 224, as shown on a survey prepared for Timm Creek, Phase 2A, The Gardens at Timm Creek, dated April 17, 2006 and recorded in Plat Book 159, Page 822, 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 Clerk of Court/Register of Deeds for Spartanburg County.

This being the same property conveyed to Lance Jackson by deed of Charles F. Owens and Carol Ann Owens dated August 18, 2020 and recorded August 19, 2020 in Book 128-X at Page 689 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County.
TMS No. 6-40-00-303.00

Property address: 342 North Timm Creek Avenue, Roebuck, SC 29376

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 3.000% 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.

The successful bidder of the property at the judicial sale can contact the lienholder to assume the purchase agreement for the subject of the UCC lien or the UCC lienholder will, at its discretion, remove the property covered by the UCC lien.

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 specifically 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.
2-15, 22, 29

MASTER'S SALE

2023-CP-42-01789

BY VIRTUE of a decree heretofore granted in the case of: Citibank, N.A., as Trustee for CMTI Asset Trust vs. Avenell Fair a/k/a Avenell Hair Fair; et.al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, March 4, 2024 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 lying, being and situate in the State of South Carolina, County of Spartanburg, School District 4, located on S. C. Highway No. 56, containing 2.00 acres, as shown on plat of Survey for Carrie Cannon, by Joe E. Mitchell, RLS, dated September 3, 1982, and on which plat said lot is more particularly described as follows: BEGINNING at a point in the center of said Highway No. 56, as shown on said plat, and running along the center of said Highway, S. 12-30 E. 205.6 feet to a point; thence, S. 77-30 W. 423.8 feet to an Iron Pin; thence, N. 12-30 W. 205.6 feet to an Iron Pin; thence, N. 77-30 E. 423.8 feet to the beginning point. For a more particular description, see the aforementioned plat.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

Subject to easements and restrictions of record.

This being the same property conveyed to Carrie H. Cannon by deed of Proverb Hair, Carol Hair, Harold Hair and John Henry Hair dated November 12, 1982, notarized April 8, 1983, and recorded April 21, 1983 in Deed Book 49-M at Page 769 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. Subsequently, Carrie H. Cannon a/k/a Carrie Hair Cannon a/k/a Carrie L. Cannon died testate on or

about April 14, 2020, leaving the subject property to her devisee, John Henry Hair, as shown in Probate Estate Matter Number 2020-ES-42-00601. Subsequently, John Henry Hair died on or about March 8, 2021, leaving the subject property to his devisees, namely Louise Green Hair and Kimberly Denise Geter a/k/a Kimberly Geter a/k/a Kimberly Hair Jeter, as shown in Probate Estate Matter Number 2021-ES-42-01645.
TMS No. 4-66-00-006.06

Property address: 13530 Highway 56, Enoree, SC 29335

The Court in its Decree has further made its finding that this mortgage was intended to and specifically secures and collateralizes that certain Mobile Home permanently affixed to the above-described real estate in the mortgage being foreclosed and is further provided under the laws of the State of South Carolina, the same being more particularly described as follows:

1998 Clayton Heart Manufactured Home, Serial No. CAPO04367INAB, with any fixtures.

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 9.984% 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 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 specifically 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.
2-15, 22, 29

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-01288 BY VIRTUE of the decree heretofore granted in the case of: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust

2021-NR4 vs. Benjamin S. Ballard; Laura C. Ballard; Woodruff Finance Company, Inc., the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on March 4, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 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 1.00 AC, MORE OR LESS, AS SHOWN ON PLAT FOR BENJAMIN S. BALLARD AND LAURA C. BALLARD, DATED MARCH 15, 1999, PREPARED BY JOE E. MITCHELL, RLS, RECORDED IN PLAT BOOK 144, PAGE 179, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. REFERENCE TO SAID PLAT IS MADE FOR A MORE DETAILED DESCRIPTION.

THIS IS THE SAME PROPERTY CONVEYED TO BENJAMIN S. BALLARD BY DEED OF SANNIE BALLARD DATED FEBRUARY 14, 1999, AND RECORDED MARCH 22, 1999, IN BOOK 69-P AT PAGE 629 AND BY CORRECTIVE DEED RECORDED OCTOBER 24, 2001, IN BOOK 74-R AT PAGE 904. SUBSEQUENTLY, BENJAMIN S. BALLARD CONVEYED THE SUBJECT PROPERTY TO BENJAMIN S. BALLARD AND LAURA C. BALLARD, FOR AND DURING THEIR JOINT LIVES AND UPON DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, BY DEED DATED OCTOBER 19, 2001, AND RECORDED OCTOBER 24, 2001, IN BOOK 74-R AT PAGE 907.

CURRENT ADDRESS OF PROPERTY: 419 Switzer Greenpond Rd, Woodruff, SC 29388
TMS: 4-08-00-037.05

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 6.875% per annum.

The sale shall be subject to taxes and assessments, existing easements and restrictions, 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, Suite 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.
2-15, 22, 29

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-01027 BY VIRTUE

of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Joshua A. Moss a/k/a Joshua S. Moss; Heather Moss; Linda Abernathy Dove; New Residential Investment Corp. s/b/m to Ditech Financial, LLC s/b/m to Green Tree Financial Services Corp., the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on March 4, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND BEING LOCATED ON NARROW CIRCLE, STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, BEING SHOWN AS 0.55 ACRES ON A PLAT FOR "LINDA VARNER" PREPARED BY GRAMLING BROS. SURVEYING, INC. DATED MARCH 20, 1997 AND RECORDED IN PLAT BOOK 146, PAGE 80, ROD OFFICE FOR SPARTANBURG COUNTY. REFERENCE

TO SAID PLAT IS MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO INCLUDED HEREWITH IS THAT CERTAIN 1986 REIDMAN MANUFACTURED HOME BEARING VIN 10407892A&B.

THIS BEING THE SAME PROPERTY CONVEYED TO JOSHUA A. MOSS AND HEATHER MOSS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED OF LINDA A. VARNER N/K/A LINDA A. DOVE DATED JUNE 14, 2005, AND RECORDED JUNE 15, 2005, IN BOOK 83-G AT PAGE 121 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 250 Narrow Circle, Inman, SC 29349-6992
TMS: 1-28-03-001.06

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 4.375% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, 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, Suite 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.
2-15, 22, 29

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-00858 BY VIRTUE

of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Kenneth H. Rice; Doris A. Rice; Startex/Tucapau Community Action Association, the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on March 4, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 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 SHOWN AND DESIGNATED AS LOT NO. 97, AS SHOWN ON A PLAT OF STARTEX MILL VILLAGE PREPARED BY PICKCELL & PICKCELL, ENGINEERS, DATED AND RECORDED IN PLAT BOOK 31, PAGE 280-297, RMC OFFICE FOR SPARTANBURG COUNTY, SC. 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 KENNETH H. RICE AND DORIS A. RICE BY DEED OF TRUST RETIREMENT SERVICES OF GEORGIA, LLC FBO JOEL PETERSON IRA SC-10103 DATED MARCH 15, 2007, AND RECORDED MARCH 27, 2007, IN BOOK 88-D AT PAGE 414 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 20 Maple Street, Startex, SC 29377
TMS: 5-21-09-033.00

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

Legal Notices

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.

Deficiency judgment being demanded, the bidding will not be closed on the day of sale but will remain open for a period of thirty (30) days as provided by law. Plaintiff is demanding a deficiency. The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to 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 date of sale to date of compliance with the bid at the rate of 4% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, 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, Suite 110
Columbia, SC 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-02548 BY VIRTUE of the decree heretofore granted in the case of: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2 vs. Christopher D. Fuller a/k/a Christopher Fuller; Heartwood Place Homeowners Association, the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on March 4, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH THE IMPROVEMENTS THEREON, LYING AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, KNOWN AS LOT 60 (SIXTY) HEARTWOOD PLACE SUBDIVISION, PHASE III, SECTION 1, AS SHOWN UPON SURVEY AND PLAT FOR CHARLES L. SATTERFIELD, PREPARED BY BLUE RIDGE LAND SURVEYING, INC. AND RECORDED IN PLAT BOOK 135, PAGE 949, ON NOVEMBER 14, 1996, IN THE ROD OFFICE FOR SPARTANBURG COUNTY. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A MORE COMPLETE METES AND BOUNDS DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER D. FULLER BY DEED OF SHAWN A. PARCELL AND CHRISTINE R. PARCELL DATED OCTOBER 5, 2004, AND RECORDED OCTOBER 7, 2004, IN BOOK 81-J AT PAGE 531 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 309 Savage Court, Greer, SC 29651

TMS: 9-07-00-256.00

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 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 3.75% per annum. The sale shall be subject to taxes and assessments, existing

easements and restrictions, 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, Suite 110
Columbia, SC 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-00115 BY VIRTUE of the decree heretofore granted in the case of: Ameris Bank vs. Ezra Cameron Gregory, the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on March 4, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, LYING, SITUATE AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS A LOT CONTAINING 0.67 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY FOR WILLIAM B. MCABEE, BY CHAPMAN SURVEYING, CO., INC., DATED JANUARY 28, 1998, AND RECORDED IN PLAT BOOK 140 AT PAGE 324, REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THIS BEING THE SAME PROPERTY CONVEYED TO EZRA CAMERON GREGORY BY DEED OF HOMEREAR PROPERTIES, LLC DATED JANUARY 3, 2018 AND RECORDED JANUARY 4, 2018 IN BOOK 118-E AT PAGE 213 AND RECORDED FEBRUARY 27, 2018 IN BOOK 118-U AT PAGE 141 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 7221 New Cut Road, Irman, SC 29349

TMS: 1-37-00-059.01

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 4.125% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, 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, Suite 110
Columbia, SC 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
2-15, 22, 29

LEGAL NOTICE

SUMMONS AND NOTICE STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS C/A NO. 2024-CP-42-00110 UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II, Plaintiff vs. James Kennedy Bomar; and Republic Finance, LLC, Defendants. TO THE DEFENDANT(S) James Kennedy Bomar:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above action, a copy which is herewith served upon you, and to serve a copy of your Answer upon the undersigned at their offices, 2838 Devine Street, Columbia, South Carolina 29205, within thirty (30) days after service upon you, exclusive of the day of such service, and, if you fail to answer the Complaint within the time aforesaid, judgment by default will be rendered against you for relief demanded in the Complaint. NOTICE NOTICE IS HEREBY GIVEN that the original Complaint in this action was filed in the office of the Clerk of Court for Spartanburg County on January 9, 2024.

NOTICE NOTICE IS HEREBY GIVEN that pursuant to the South Carolina Supreme Court Administrative Order 2011-05-02-01, you have a right to be considered for Foreclosure Intervention. NOTICE OF PENDENCY OF ACTION NOTICE IS HEREBY GIVEN THAT an action has been commenced and is now pending or is about to be commenced in the Circuit Court upon the complaint of the above named Plaintiff against the above named Defendant for the purpose of foreclosing a certain mortgage of real estate heretofore given by Jessie B. Porter to UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II bearing date of September 11, 2006 and recorded September 12, 2006 in Mortgage Book 3743 at Page 861 in the Register of Mesne Conveyances/Register of Deeds/Clerk of Court for Spartanburg County, in the original principal sum of Fifty one Thousand Three Hundred Eighty and 00/100 Dollars (\$51,380.00). Thereafter, by assignment recorded on February 3, 2017 in Book 5235 at Page 299, the mortgage was assigned to Citifinancial Servicing, LLC; thereafter by assignment recorded on February 3, 2017 in Book 5235 at Page 300, the mortgage was assigned to Bayview Loan Servicing, LLC; thereafter by assignment recorded on November 3, 2022 in Book 6487 at Page 567, the mortgage was assigned to UMB Bank, National Association, not in its Individual Capacity, but Solely as Legal Title Trustee for PRL Title Trust II, and that the premises effected by said mortgage and by the foreclosure thereof are situated in the County of Spartanburg, State of South Carolina, and is described as follows: All that certain piece, parcel or lot of land, with all improvements thereon, situate in Spartanburg County, S.C., on Hugh Street being shown as Lot No. B on that plat of the property of F. Hugh Atkins as recorded in Plat Book 63 at Page 628 and being also shown as a portion of Lot No. 49 on that plat of Forest Heights as recorded in Plat Book 2 at Page 155 and that easement through Lot No. C as shown on Plat Book 63 at Page 693. TMS No. 7-11-08-117.02

Property Address: 584 Hugh Street, Spartanburg, SC 29301
Riley Pope & Laney, LLC Post Office Box 11412 Columbia, South Carolina 29211
Telephone (803) 799-9993
Attorneys for Plaintiff 5729 2-8, 15, 22

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE PROBATE COURT IN THE MATTER OF: ELAINE BOWERS PARHAM (Decedent)
Case Number: 2023ES4201717
Notice of Hearing
To: Any and All Unknown Paternal Heirs of Elaine Bowers Parham
Date: March 6, 2024
Time: 10:00 a.m.
Place: Spartanburg County Probate Court, 180 Magnolia Street, Room 302, Spartanburg, SC 29306
Purpose of Hearing: Application for Informal Appointment Executed this 18th day of December, 2023.
GAYNELLE B. MATEEN
902 Changford Court
Moore, South Carolina 29369
Phone: 864.631.6550
mateengb@yahoo.com
Relationship to Decedent/ Estate: 1st cousin
2-8, 15, 22

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE FAMILY COURT
Case No.: 2023-DR-42-2983
Jimmy Brian Hooker, Plaintiff, vs. Delores L. Hooker, Defendant.
Summons
TO: THE DEFENDANT ABOVE-NAMED: YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy is herewith served upon you. You are to serve a copy of your answer to the Complaint of the subscribers at their offices located at 104 North Daniel Morgan Avenue, Suite 201, Spartanburg, South Carolina 29306, within thirty (30) days, or

thirty-five (35) days if served by mail. After service of this Summons and Complaint upon you, exclusive of this day of service, if you fail to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for further relief demanded in the Complaint.

YOU ARE HEREBY GIVEN NOTICE that in case of your failure to answer as above required, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU ARE HEREBY GIVEN NOTICE that the temporary hearing regarding the above-entitled matter has been scheduled before the Family Court of Spartanburg County, 180 Magnolia Street, Spartanburg, South Carolina, on May 1, 2024 at 2:00 p.m.
Spartanburg, South Carolina
KENNEDY|BRANNON, LLC
ATTORNEYS AT LAW
Christopher D. Kennedy
Attorney for the Plaintiff
Post Office Box 3254
Spartanburg, SC 29304
Phone: (864) 707-2020
2-8, 15, 22

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE FAMILY COURT
Case No.: 2023-DR-42-2847
Anfernie Scott, Plaintiff, vs. Carissa Nicole Duke, Defendant.

Summons

TO: THE DEFENDANT ABOVE-NAMED: YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy is herewith served upon you. You are to serve a copy of your answer to the Complaint of the subscribers at their offices located at 104 North Daniel Morgan Avenue, Suite 201, Spartanburg, South Carolina 29306, within thirty (30) days, or thirty-five (35) days if served by mail. After service of this Summons and Complaint upon you, exclusive of this day of service, if you fail to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for further relief demanded in the Complaint.

YOU ARE HEREBY GIVEN NOTICE that in case of your failure to answer as above required, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU ARE HEREBY GIVEN NOTICE that the temporary hearing regarding the above-entitled matter has been scheduled before the Family Court of Spartanburg County, 180 Magnolia Street, Spartanburg, South Carolina, on April 23, 2024 at 9:30 a.m.
Spartanburg, South Carolina
KENNEDY|BRANNON, LLC
ATTORNEYS AT LAW
Christopher D. Kennedy
Attorney for the Plaintiff
Post Office Box 3254
Spartanburg, SC 29304
Phone: (864) 707-2020
2-8, 15, 22

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS
Case No.: 2023-CP-42-03059
Regions Bank, as Successor by Merger to EnerBank USA, Plaintiff, vs. Ronnie Lee, Defendant.

Summons

(Collections) (Non-Jury)
TO THE DEFENDANT ABOVE-NAMED: YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your answer on the subscribers at Post Office Box 4216, Columbia, South Carolina 29240, within thirty (30) days after the service hereof, exclusive of the day of such service hereof, and if you fail to answer the Complaint within the time aforesaid, judgement by default will be rendered against you for the relief demanded in the Complaint.

Your responding to this Summons and Complaint does not terminate or limit the 30-day period to dispute the validity of the debt or any portion thereof or your ability to request verification of the debt or the name of the original creditor as described above.
Columbia, South Carolina
Dated: August 18, 2023
CRAWFORD & von KELLER, LLC
By: s/ B. Lindsay Crawford IV
B. Lindsay Crawford, III
Theodore von Keller
B. Lindsay Crawford, IV
Charley S. Fitzsimons
Post Office Box 4216
Columbia, South Carolina 29240
Phone: (803) 790-2626
Attorneys for Plaintiff
2-15, 22, 29

LEGAL NOTICE

Notice of Intent to Close Road TO ALL INTERESTED PERSONS: You will please take notice that U.S. Xpress, Inc. by and

through its undersigned attorney, intend to file in the Office of the Clerk of Court for Spartanburg County, an action seeking the closing of the county road contiguous to their property located at 496 Robin Lake Dr., Duncan, SC, Spartanburg County Tax Parcel No. 5-24-00-160.00 and 5-24-00-159.00. The road to be closed is designated as Robinson Drive on the current County Tax Map, and is shown and designated as "Dirt Road" on a plat entitled "J.B. Robinson Farms, Inc." made by Joe E. Mitchell, dated April 21, 1986, recorded July 2, 1986, in Plat Book 97, Page 713 and 713A, Register of Deeds for Spartanburg County. The action will further seek to confirm title to the road bed in U.S. Xpress, Inc.
Kenneth C. Anthony, Jr.
THE ANTHONY LAW FIRM, P.A.
Attorney for Plaintiff
Post Office Box 3565 (29304)
250 Magnolia Street (29306)
Spartanburg, South Carolina
Phone: 864-582-2355
Fax 864-583-9772
kanthony@antonylaw.com
2-15, 22, 29

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE PROBATE COURT IN THE MATTER OF: MARVIN ODELL FOSTER (Decedent)
Case No.: 2017ES4201445-2
Notice of Hearing

To: Trenita Wilson
Date: March 26, 2024
Time: 10:00 a.m.
Place: Spartanburg County Probate Court, 180 Magnolia Street Spartanburg, SC 29306
Purpose of Hearing: Application for Informal Appointment of Subsequent Administration Executed this 14th day of November, 2023.
s/ Tamara D. Scott
TAMARA D. SCOTT
113 Chelsea Street
Moore, South Carolina 29369
Phone: 864.381.6365
Cell: 864.415.5934
Email: tdscoott@live.com
Relationship to Decedent/Estate: Stepdaughter / PR for now deceased Shelley Foster (Spouse)
2-15, 22, 29

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS
Case No.: 2022-CP-42-02049
Mercury Funding, LLC, Plaintiff vs.

The Estate of Linease H. Greene; Heirs-at-Law of Linease H. Greene; unknown Heirs-at-Law or Devises of Linease H. Greene, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Elaine Perkins; Heirs-at-Law of Elaine Perkins; unknown Heirs-at-Law or Devises of Elaine Perkins, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Mary L. O'Neal Greene; Heirs-at-Law of Mary L. O'Neal Greene; unknown Heirs-at-Law or Devises of Mary L. O'Neal Greene, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Walter Greene; Heirs-at-Law of Walter Greene; unknown Heirs-at-Law or Devises of Walter Greene, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Randolph E. Green aka Randolph E. Greene; Heirs-at-Law of Randolph E. Green aka Randolph E. Greene; unknown Heirs-at-Law or Devises of Randolph E. Green aka Randolph E. Greene, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Samuel O'Neal; Heirs-at-Law of Samuel O'Neal; unknown Heirs-at-Law or Devises of Samuel O'Neal, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Cleveland O'Neal; Heirs-at-Law of Cleveland O'Neal; or

Devises of Cleveland O'Neal, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Melba Craig Green; Heirs-at-Law of Melba Craig Green; unknown Heirs-at-Law or Devises of Melba Craig Green, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; the Estate of Craig Greene; Heirs-at-Law of Craig Greene; unknown Heirs-at-Law or Devises of Craig Greene, Deceased; their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; all unknown owners, unknown heirs or unknown devisees of any deceased person, or by any such designation; Naomi Burton; Nancy E. Perkins; Robert L. Perkins, Jr.; Helen Morissette; Randolph Green, Jr.; Dolly Green; Sherrill Goms; Elizabeth Green; Jonathan Green; Kimberly Stubbs; Patricia Blake Burton; Darrell Burton; Roman Burton; Adrienne S. O'Neal; Deborah P. O'Neal; Francine Mixson-O'Neal; Cleveland O'Neal III; Terrence O'Neal; Brian O'Neal; Daphne O'Neal; Monica Queen; Shane Sutton; and April Sutton; and John Doe and Mary Roe, representing all unknown persons having or claiming to have any right, title, or interest in or to, or lien upon, the real estate described as 216 Woodview Avenue, Spartanburg County, South Carolina, TMS# 7-16-11-166.00, their heirs and assigns, and all other persons, firms, or corporations entitled to claim under, by or through the above-named Defendant(s), and all other persons or entities unknown claiming any right, title, interest, estate in, or lien upon, the real estate described as 216 Woodview Avenue, Spartanburg County, South Carolina, TMS# 7-16-11-166.00, Defendants.

Notice of Third Lis Pendens
Pursuant to S.C. Code Ann. §§ 15-11-10 to -50, Plaintiff hereby gives notice that Plaintiff has commenced an action in this Court against the above-named defendants to quiet title to the following described real property:

All that certain piece, parcel, or lot of land on Woodview Avenue, in the City of Spartanburg, County of Spartanburg, State of South Carolina, being known and designated as Lot No. 8, as shown on Plat No. 1 of Forest Park, prepared by Gooch & Taylor, Surveyors, recorded in Plat Book 30, at Page 599 in the Office of the Register of Deeds for Spartanburg County, South Carolina. For a more complete and accurate description, reference is hereby made to the aforesaid plat. This being the same property conveyed to Carnegie Greene, Walter Greene, Randolph E. Green (same person as Randolph E. Greene), Arthur Burton, Elaine Perkins, and Naomi Burton from Randolph E. Green as Personal Representative for the Estate of William L. Greene by that certain Deed of Distribution dated June 1, 1990, and recorded June 4, 1990, in Deed Book 56-Q, at Page 268, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Also see Spartanburg County Probate Estate File No. 1988-ES-42-00974 (Estate of William L. Greene) in the Probate Court for Spartanburg County, South Carolina. Subsequently, Elaine Perkins died and her interest in the property was inherited by Nancy E. Perkins and Robert L. Perkins, Jr. See Spartanburg County Probate Estate File No. 1995-ES-42-01136 (Estate of Elaine B. Perkins) in the Probate Court for Spartanburg County, South Carolina; and being the same property conveyed to Mercury Funding LLC by tax deed dated and recorded in the Spartanburg County Register of Deeds Office on May 6, 2022, in Book 137-A, page 471. TMS# 7-16-11-166.00.

Second Amended Summons
YOU ARE HEREBY SUMMONED and required to answer the Second Amended Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to the Second Amended Complaint on the subscriber at his office, Haynsworth Sinkler Boyd, P.A., 1201 Main Street, 22nd Floor (29201), Post Office Box 11889, Columbia, South Carolina (29211-1889), within thirty (30) days after the service hereof, exclusive of the day of such service. Your Answer must be in writing and signed by you or your attorney and must state your address or the address of your attorney, if signed by your attorney. If you fail to answer the Second Amended Complaint within the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Second Amended

Legal Notices

PLAINT on the subscriber at his office at Spartanburg, South Carolina, within 30 (30) days after the service hereof, 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 the Court for relief demanded in the COMPLAINT. IN THE EVENT YOU ARE AN INFANT OVER FOURTEEN YEARS OF AGE OF AN IMPRISONED PERSON, you are further SUMMONED and NOTIFIED TO APPLY for the appointment of a Guardian ad Litem to represent you in this action 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 the Plaintiff herein.

IN THE EVENT THAT YOU ARE AN INFANT UNDER FOURTEEN YEARS OF AGE OR ARE INCOMPETENT OR INSANE, then you and the Guardian or Committee are further SUMMONED and NOTIFIED to apply for the appointment of a Guardian ad Litem to represent said infant under fourteen years of age or said incompetent or insane person 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 herein.

Date: September 12, 2022
Spartanburg, South Carolina
s/ Timothy M. Ray
TIMOTHY M. RAY
200 South Carolina Bar No. 70498
Attorney for the Plaintiff
184 North Daniel Morgan Avenue
Spartanburg, SC 29306
Phone: (864) 542-2800
timray@spartanburgrealproperty.com

Complaint

Jury Trial Demanded

Plaintiffs, above-named, complaining of the Defendants, above-named, do allege and show unto the Court:

1. That, upon information and belief, the Defendants, Shiquan Freeman (hereinafter "Freeman") and Antonia Huston (hereinafter "Huston") are citizens and residents of the County of Spartanburg in the State of South Carolina.

2. That the Defendants, Shiquan Freeman as Personal Representative of the Estate of Joane B. Huston a/k/a Joanne Brown Huston, and Antonia Huston as Personal Representative of the Estate of Joanne B. Huston a/k/a Joanne Brown Huston, and the Estate of Joanne B. Huston a/k/a Joanne Brown Huston (hereinafter collectively "Estate") are citizens and residents of the County of Spartanburg, in the State of South Carolina.

3. That the Defendants, Freeman, Huston, and the Estate did own the property located at 540 Serendipity Lane (hereinafter "the Property"), Spartanburg, SC 29301, having a tax map number of 5-27-00-091.06, and with the following legal description:

All that certain piece, parcel or lot of land, with all improvements thereon, lying, situate, and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot 102, containing 0.17 acres more or less, on the Plat entitled "Final Plat Sunset Summits, Phase 1-A, Section 1" prepared for Sunset Summits, LLC by Davis & Floyd, dated March 10, 2004 and recorded January 23, 2006 in Plat Book 159 at Page 238 in the ROD Office for Spartanburg County, South Carolina. For a more complete and accurate description, reference is hereby made to the aforementioned plat. This being the same property conveyed to Joanne B. Huston by deed of Suzanne L. Douglass n/k/a Suzanne L. Youngblood, dated December 17, 2014 and recorded December 29, 2014 in Book 107-W at Page 385 in the Register of Deeds Office of Spartanburg County, South Carolina. Subsequently, Joanne B. Huston a/k/a/ Joanne Brown Huston died intestate on January 9, 2017, leaving the subject property to her heirs, namely Shiquan Freeman and Antonia Huston, as is more fully preserved in the Probate records for Spartanburg County, South Carolina in Case No. 2017ES4200078.

4. That the Plaintiffs and Defendants, Freeman, Huston and the Estate, entered into a contract entitled "RENT TO OWN CONTRACT" (hereinafter "First Contract") on December 1, 2018.

5. That the Parties intended the First Contract to be an agreement wherein all payments made by Plaintiffs would be credited towards the purchase of the Property.

6. Plaintiffs moved their residence to the Property.

7. Plaintiffs have made improvements to the Property

8. On May 20, 2021, the Plaintiffs and the Defendants, Freeman, Huston and the Estate, entered into a contract entitled "AGREEMENT TO BUY AND SELL" (hereinafter "Second

Contract").

9. The Second Contract provided that the Plaintiff's would purchase the Property from the Defendant's for the Price of \$30,000.00.

10. Thereafter, the Parties signed a different contract in May 2021 (hereinafter the "Third Contract") that provided that the Plaintiffs would purchase the Property from the Defendants for \$240,000.00.

11. Under the Second Contract, closing was to occur by June 30, 2021.

12. At or before closing, the Defendants, Freeman, Huston and the Estate, demanded a higher price for the Property and refused to close.

13. Plaintiffs had been approved for a loan for the purchase price of the Second Contract, and were prepared to close.

14. Plaintiffs fully performed their obligations under the contract.

15. The owner of record of the Property, Joanne B. Huston, had previously passed away and Shiquan Freeman is the Personal Representative of her estate.

16. That the Property has now been foreclosed and sold at a foreclosure sale.

17. That there is a surplus of funds being held by the Spartanburg County Master in Equity.

18. That the Spartanburg County Master in Equity is attempting to disburse such funds, and the Plaintiffs will be filing an Affidavit for Claim of Surplus Funds, subsequent to the filing of this Complaint.

19. Defendants, Antonia Huston and Shiquan Freeman have filed both filed affidavits claiming the surplus funds.

FOR A FIRST CAUSE OF ACTION
Breach of Contract

20. That the Plaintiff adopts and realleges each and every allegation as set forth above, to the extent that they are not inconsistent herewith, as if fully repeated herein.

21. That Plaintiffs have made payments to Defendants under the terms of the contracts and with agreements that all such payments would be credited towards the purchase of the Property.

22. That Plaintiffs have incurred costs and expenses in preparing for closing of the property.

23. Defendant's breached all Contracts between the parties and should be required to pay damages incurred by the Plaintiffs.

24. That the Surplus funds being held by the Spartanburg County Master in Equity should be deposited with the Court and held pursuant to SCRCivP 22, pending the resolution of this matter.

FOR A SECOND CAUSE OF ACTION
Unjust Enrichment

25. That the Plaintiff adopts and realleges each and every allegation as set forth above, to the extent that they are not inconsistent herewith, as if fully repeated herein.

26. That Plaintiffs have made improvements to the Property, at significant cost.

27. That Plaintiffs have increased the value of the property.

28. That Defendants have enjoyed the increased value that Plaintiffs have inferred upon the Property via an increased value in the sale price of the Property at the foreclosure sale.

29. That the value that Plaintiffs added to the Property, should be returned to Plaintiffs.

FOR A THIRD CAUSE OF ACTION
Fraud

30. That the Plaintiff adopts and realleges each and every allegation as set forth above, to the extent that they are not inconsistent herewith, as if fully repeated herein.

31. That the Defendants, Freeman, Huston, and the Estate represented that they were able and willing to sell the Property to the Plaintiffs.

32. That the Defendants, Freeman, Huston, and the Estate, entered into several contracts with the Plaintiffs wherein Defendants, Freeman, Huston, and the Estate, promised to sell the Property, and Plaintiffs promised to buy the Property.

33. That as part of the agreements, Plaintiffs paid monies to Defendants, Freeman, Huston, and the Estate, with such monies paid being a future credit on the purchase of the Property.

34. That Defendants' (Freeman, Huston, and the Estate) promises and representations made to Plaintiff's were false.

35. That Defendants, Freeman, Huston, and the Estate knew that the promises and representations that they made to the Plaintiffs were false.

36. That the Defendants, Freeman, Huston, and the Estate intended that the Plaintiffs act upon their false promises and representations.

37. That the Plaintiffs were not aware of the falsity of Defendants', Freeman, Huston, and the Estate promises and representations, and Plaintiffs relied upon such promises and representations to be true.

38. The Plaintiffs had a right to rely on Defendants' (Freeman, Huston, and the Estate) promises and recommendations.

39. That the Plaintiffs have made significant monetary payments to Defendants, Freeman, Huston, and the Estate, based on the false promises and representations that such defendants made, all to the Plaintiffs' loss.

WHEREFORE, the Plaintiffs pray for an order from this Court stating that the surplus funds being held by the Spartanburg County Master in Equity should be deposited with the Court and held pursuant to SCRCivP 22, pending the resolution of this matter, for judgment against the Defendants for Plaintiffs' actual damages, punitive damages, for the costs of this action, for attorney's fees, and for such other and further relief as this Court might deem just and proper.

Dated: July 26, 2023
Respectfully submitted,
s/ Timothy M. Ray
TIMOTHY M. RAY
South Carolina Bar No. 70498
Attorney for the Plaintiff
184 North Daniel Morgan Avenue
Spartanburg, SC 29306
Phone: (864) 542-2800

Motion for Temporary Restraining Order Without Notice

YOU WILL PLEASE TAKE NOTICE that the undersigned, as attorney for Plaintiffs will move before the Presiding Judge of the Court of Common Pleas in the County of Spartanburg at 10 am on the 10th day after service hereof or as soon thereafter as possible for an Order pursuant to Rule 65 of the South Carolina Rules of Civil Procedure (SCRPC) requesting an injunction against the Spartanburg County Clerk of Court on the basis of the allegations contained in the Complaint filed in this case, the additional allegations and statements made herein, and the affidavit attached hereto.

This motion is based on Plaintiffs allegations that an injunction pending the outcome of litigation is necessary to prevent immediate and irreparable harm to Plaintiffs, which would be caused by the Defendants spending or hiding away the surplus funds from the foreclosure of a property that is the basis for this pending litigation Plaintiffs believe that Defendants are otherwise judgment proof, and these funds are the only monies that the Plaintiffs would be likely in recover once their litigation is successful. Damages to Plaintiffs in this action are in amounts exceeding the amount of the funds held by the Clerk of Court.

Plaintiffs believe that the Spartanburg County Clerk of Court in accordance with Rule 65(b) of the South Carolina Rules of Civil Procedure will not incur or suffer any costs or damages by being restrained from disbursing the funds being held. However, pursuant to the Court's discretion under such rule, a security should be ordered to be deposited with the Clerk of Court.

This motion is in connection with an action brought by the Plaintiffs for Breach of Contract, Unjust Enrichment, and Fraud. According to the attached affidavit of Plaintiffs' counsel, Timothy M. Ray, Plaintiffs have attempted service on Defendants, have been unable to locate Defendants, and Defendants are actively evading service. Defendants are aware that Plaintiffs are attempting service of process, as Plaintiffs' process server has spoken to Antonia Huston over the phone, and both Antonia Huston and Shiquan Freeman were present by video conference during a hearing with the Master in Equity when Plaintiffs' counsel stated that this action was pending and that Defendants were evading service.

The Plaintiffs in this action entered into contracts with Defendants for the purchase of a home. Plaintiffs paid monies to Defendants in the furtherance of those contracts. Plaintiffs acquired financing and attempted to close on the property in furtherance of the contracts, and Defendants refused to close. Defendants failed to pay the mortgage loan on the property and allowed the property to go into foreclosure.

The foreclosure action was between the Defendants in the present action and other parties. Plaintiffs were not given notice of the foreclosure. The property involved in that foreclosure action is the same property wherein the Plaintiffs causes of action against the Defendants arise. Plaintiffs

attempted to intervene in the foreclosure and have the sale of the property stayed, but after a hearing held on October 12, 2022, Plaintiffs were not allowed to intervene. The property was sold at a foreclosure sale on June 5, 2023.

Plaintiffs filed a Claim of Surplus Funds for the remaining \$35,543.83, and a hearing was held on August 31, 2023. The Master in Equity stated, in her order dated September 8, 2023, that, "Rule 71 allows that 'any person who had a lien on the mortgaged premises at the time of the sale... [may file] a claim of entitlement to the surplus fund.' The Court finds that Plaintiff's claim should be paid, and the Browns' claim should not as there is no judgment and thus no lien in existence at the time of sale." The Court further stated that such funds would be held for 35 days in order for the parties to file any motions or appeals. Therefore, without the action of this Court, the Clerk of Court will be disbursing the funds on or about October 16, 2023.

Plaintiffs in this action have not been able to serve either of the Defendants and is concerned that the Clerk of Court will disburse the funds to the Defendants before service can be had and this matter litigated. The funds at issue are directly connected to the court-ordered sale of the property that was the subject of alleged transactions between Plaintiffs and Defendants. Plaintiffs fear that if such funds are disbursed, then the Defendants will hide away or spend such funds and Plaintiffs will have no way to collect on any judgment that they receive as a result of this lawsuit.

Plaintiffs' action against Defendants is likely to succeed. It is a straight-forward breach of contract case where the Defendants refused to perform under their obligations in the contract, even after Plaintiffs performed as promised. There are additional issues of fraud, that are to be litigated, and under the circumstances, Plaintiffs feel confident that they will succeed in that cause of action as well.

There is no other adequate remedy at law. Plaintiffs have attempted to intervene in the foreclosure action but were not allowed to intervene. Plaintiffs made a claim with the Master in Equity for the surplus fluids, but because they were not a lien holder at the time of the sale, their claim was denied. This Court is their last hope, and if the funds are disbursed to Defendants, it is unlikely that Plaintiffs will be able to recover on the judgment that they will receive. Therefore, Plaintiffs will suffer irreparable harm if the Clerk of Court disburses the funds that it is holding.

Dated: October 12, 2023
Spartanburg, South Carolina
I SO MOVE:
s/ Timothy M. Ray
TIMOTHY M. RAY
South Carolina Bar No. 70498
Attorney for the Plaintiff
184 North Daniel Morgan Avenue
Spartanburg, SC 29306
Phone: (864) 542-2800
tim@timothyraylaw.com

Attorney Affidavit

Personally appeared before me, Timothy M. Ray, who being sworn, deposes and says that:

I am the attorney for the Plaintiffs in their action against the Defendants. Further, that I have attempted to serve the known Defendants, by serving them at their last known addresses. My process server has informed me that he was able to make contact with Ms. Huston over the phone, and that Ms. Huston advised him that she would not allow him to serve her. The Defendants have been aware of the lawsuit that was filed against them, at least since a hearing was held regarding the supplemental funds being held by the Court and they have evaded service. The supplemental funds being held by the Clerk of Court may be the only funds available to the Plaintiffs to make them at least partially compensated for the Defendants' actions. I am concerned that, other than these funds, the Defendants may be judgment proof, and my clients' attempts to recover the amounts that they have lost at the hands of Defendants will be fruitless if these funds are disbursed.

IN WITNESS WHEREOF, we set out hands and seals this 12th day of October, 2023.

s/ Timothy M. Ray
TIMOTHY M. RAY
Attorney for the Plaintiff
SWORN to and subscribed before me this 12th day of October, 2023.
KRISTINA KNAPFELC
Notary Public for
South Carolina

Order

THIS MATTER came before the Court on October 12, 2023 by way of Plaintiff seeking an EX-

PARTE TEMPORARY RESTRAINING ORDER against the Spartanburg County Clerk of Court. In accordance with Rule 65 of the South Carolina Rules of Civil Procedure, Plaintiff has clearly shown that specific facts of irreparable injury, loss and damage will result to Plaintiff before notice can be served and hearing had thereon. Plaintiff seeks to restrain the Spartanburg County Clerk of Court from disbursing to Antonia Huston and Shiquan Freeman, the surplus funds that are from the proceeds of a foreclosure sale in case number 2020-CP-42-00114.

In the event those funds are disbursed, there is a high likelihood that those funds will not be available to Plaintiffs in satisfaction of any judgment against Defendants. What is particularly important to this matter is that these funds are the direct proceeds from the sale of the property that is the basis of this current litigation.

Due to Plaintiff's irreparable harm, Plaintiff's likelihood of success, and Plaintiff's inadequate remedies at law this Court Grants Plaintiff's Temporary Restraining Order restraining the Office of the Spartanburg County Master in Equity from disbursing any of the surplus funds from case number 2020-CP-42-00114, that were to be disbursed to Shiquan Freeman and/or Antonia Huston. The Plaintiffs will place a \$100.00 cash security with the Spartanburg County Clerk of Court. A hearing regarding this matter will be held on Thursday, October 19 at 9:00 a.m. at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306.

IT IS SO ORDERED.

Dated: October 16, 2023.

Time: 9:25 a.m.

R. KEITH KELLY

Presiding Judge

Order

THIS MATTER was scheduled before the Court on October 26, 2023 for a hearing on an ex-parte temporary restraining order.

Plaintiffs' counsel, Timothy M. Ray, has advised the Court that he has been unable to affect service on the Defendants. Plaintiff's counsel has also stated that service has been attempted at addresses that were provided by Defendants to the Spartanburg County Master in Equity in the foreclosure action that is the subject of the Temporary Restraining Order. Plaintiff's counsel appeared on their behalf by video conference at the Master in Equity's hearing regarding the claims made by both Plaintiffs and Defendants, for the surplus funds from the foreclosure sale. At that hearing, Mr. Ray advised the Court and Defendants that a civil action had been filed against Defendants, and that Defendants appeared to be evading service of process. No contact information for the Defendants was provided to Plaintiffs' attorney. At one particular address where service was attempted, Mr. Ray's process server encountered a woman claiming to be the aunt of Antonia Huston and Shiquan Freeman. She stated that the Defendants did not reside at that address but placed a phone call to Antonia Huston for the process server. When the process server spoke to Ms. Huston, she cursed him and stated that he would not be able to serve her. There was no contact with Mr. Freeman. Due to the inability of Plaintiffs' counsel to serve process on the Defendants, along with what appears to be an intentional effort by Defendants to evade service of process, the time for this hearing will be extended for an additional ninety days. The Defendants have consented to such extension due to their behavior in evading service of process and the additional time needed by Plaintiffs for service on Defendants to be effected due to such evasion. The previously issued Temporary Restraining Order shall remain in place, at least until such time as this matter is rescheduled, and a hearing held.

IT IS SO ORDERED.

Dated: October 27, 2023.

R. KEITH KELLY

The Honorable R. Keith Kelly

Presiding Judge Court of Common Pleas

2-15, 22, 29

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2023-CP-42-03645
Lakeview Loan Servicing, LLC,
PLAINTIFF,

vs.
Bryant F Jeter; F & G Investments, LLC; The United States of America, by and through its Agency, the Department of Housing and Urban Development, 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 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, was filed with the Clerk of Court on September 27, 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 125 Scruggs Drive, Spartanburg, SC 29303.

I verify that this property and specifically the mortgage loan subject to this action is a "Federally Backed Mortgage Loan" as defined by § 4022(a)(2) of the federal Coronavirus Aid, Relief, and Economic Security ("CARES") Act. Specifically, the foreclosure moratorium cited in Section 4022(c)(2) of the CARES Act has expired as of May 18, 2020, and the property and mortgage are not currently subject to a forbearance plan as solely defined in Sections 4022(b) and (c) of the 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

Legal Notices

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
2-22, 29, 3-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2024-CP-42-00292

Bank of America, N.A., PLAINTIFF,

vs.

Dianne L Reynolds and if Dianne L Reynolds be deceased then any children and heirs at law to the Estate of Dianne L Reynolds, distributees and devisees at law to the Estate of Dianne L Reynolds, 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; Arnold Dean Gahagan; Savanna Gahagan; J D Gahagan aka James Dean Gahagan; Matthew Stewart, 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.

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.

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 in/for this County, which 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.

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, was filed with the Clerk of Court on January 23, 2024.

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 5121 New Cut Road, Imman, SC 29349.

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.

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 with in thirty (30) days after the service of this Summons and Notice upon you Plaintiff's appointment will be made absolute with no further action from Plaintiff.

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
2-22, 29, 3-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2024-CP-42-00349

Specialized Loan Servicing LLC, PLAINTIFF,

vs.

Jason Chumley; and Cypress Ridge Homeowners Association, Inc., DEFENDANT(S).

Summons and Notice of Filing of Complaint

TO THE DEFENDANT JASON CHUMLEY ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above entitled action, copy of which is herewith served upon you, and to serve copy of your answer upon the undersigned at their offices, 2712 Middleburg Drive, Suite 200, P.O. Box 2065, Columbia, South Carolina 29202, within thirty (30) days after service hereof upon you, exclusive of the day of such 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, 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 a general Order of Reference of this cause to the Master in Equity for Spartanburg County, which Order shall, pursuant to Rule 53(e) of the South Carolina Rules of Civil Procedure, specifically provide that the said Master in Equity is authorized and empowered to enter a final judgment in this cause.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE AND/OR 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 to represent said minor(s) 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(s) herein.

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 January 26, 2024.

SCOTT AND CORLEY, P.A.
By: _____

Ronald C. Scott (rons@scottandcorley.com), SC Bar #4996
Reginald P. Corley (reggie@scottandcorley.com), SC Bar #69453
Angelia J. Grant (angij@scottandcorley.com), SC Bar #78334
Allison E. Heffernan (allison@scottandcorley.com), SC Bar #68530
H. Guyton Murrell (guyton@scottandcorley.com), SC Bar #64134
Jordan D. Beumer (jordan@scottandcorley.com), SC Bar #104074
ATTORNEYS FOR THE PLAINTIFF
2712 Middleburg Dr., Suite 200
Columbia, South Carolina 29204
Phone: 803-252-3340
2-22, 29, 3-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2023-CP-42-04732

Trust Bank, formerly known as Branch Banking and Trust Company, Plaintiff,

vs.

Allen R. Davis a/k/a Allen Rashik Davis; Any heirs-at-law or devisees of Erika P. Davis, 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; Jordan Springs Two Homeowners Assoc., Inc.; Defendants (s).

Summons and Notices (Non-Jury) Foreclosure of Real Estate Mortgage

TO THE DEFENDANT(S) ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your Answer on the subscribers at their offices at 3800 Fernandina Road, Suite 110, Columbia, SC 29210, 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.

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 Attorney for Plaintiff.

YOU WILL ALSO TAKE NOTICE that Plaintiff will move for an Order of Reference or 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*.

YOU WILL ALSO TAKE NOTICE that under the provisions of S.C. Code Ann. § 29-3-100, effective June 16, 1993, any collateral assignment of rents contained in the referenced Mortgage is perfected and Attorney for Plaintiff hereby gives notice that all rents shall be payable directly to it by delivery to its undersigned attorneys from the date of default. In the alternative, Plaintiff will move before a judge of this Circuit on the 10th day after service hereof, or as soon thereafter as counsel may be heard, for an Order enforcing the assignment of rents, if any, and compelling payment of all rents covered by such assignment directly to the Plaintiff, which motion is to be based upon the original Note and Mortgage herein and the Complaint attached hereto.

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 Defendant(s) for the foreclosure of a certain mortgage of real estate given by Allen R. Davis and Erika P. Davis to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Branch Banking and Trust Company dated January 25, 2013 and recorded on January 28, 2013 in Book 4680 at Page 349, in the Spartanburg County Registry (hereinafter, "Mortgage"). Thereafter, the Mortgage was transferred to the Plaintiff herein by assignment and/or corporate merger.

The premises covered and affected by the said Mortgage and by the foreclosure thereof were, at the time of the making thereof and at the time of the filing of this notice, more particularly described in the said Mortgage and are more commonly described as:

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. 28, as shown on a survey of Jordan Springs, Section 2, dated January 26, 2004, prepared by John Robert Jennings, PLS, recorded in Plat Book 155, Page 776, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference to said plat is made for a more detailed description.

This being the same property conveyed to Allen R. Davis and Erika P. Davis by Deed of Federal National Mortgage Association organized and existing under the laws of the United States of America a/k/a Fannie Mae Federal National Mortgage Association dated December 31, 2012 and recorded January 28, 2013 in Book 102-N at Page 257 in the Office of the Register of Deeds for Spartanburg County, South Carolina.
TMS No. 5-25-00-032.16
Property Address: 262 Jordan Springs Dr, Duncan, SC 29334-9155

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint, Cover Sheet for Civil Actions and Certificate of Exemption from ADR in the above entitled action was filed in the Office of the Clerk of Court for Spartanburg County on December 5, 2023.

Order Appointing Guardian Ad Litem Nisi

It appearing to the satisfaction of the Court, upon reading the filed Petition for Appointment of Kelley Woody, Esquire as Guardian ad Litem Nisi for unknown minors, and persons who may be under a legal disability, and it appearing that Kelley Woody, Esquire has consented to said appointment, it is

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 262 Jordan Springs Dr, Duncan, SC 29334-9155; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

IT IS FURTHER ORDERED that a copy of this Order shall be forth with served upon said Defendants by publication in *The Spartan Weekly*, a newspaper of general circulation published in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons and Notice of Filing of Complaint in the

above entitled action.

Brock & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, South Carolina 29210
Phone (803) 454-3540
Fax (803) 454-3541
Attorneys for Plaintiff
2-22, 29, 3-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2024-CP-42-00028

First-Citizens Bank & Trust Company, Plaintiff,

-vs-

Marilyn N. Burke aka Marilyn Nora Pack, Defendant.

Summons (Non-Jury)
(Deficiency Judgment Demanded)
(Mortgage Foreclosure)

TO THE DEFENDANT(S), Marilyn N. Burke

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, and to serve a copy of your Answer on the subscribers at their office, 1640 St. Julian Place, Columbia, SC 29204, within (30) days after service hereof, exclusive of the day of such service; and if you fail to answer to Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for a judgment by default granting the relief demanded in the Complaint.

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) RESIDE(S), AN/OR TO PERSON UNDER SOME LEGAL DISABILITY, INCOMPLETE AND PERSONS CONFINED AND PEERSON IN THE MILITARY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a Guardian ad Litem within (30) days after service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff.

Notice of Filing Complaint

YOU WILL PLEASE TAKE NOTICE THAT the Summons and Complaint in the above-captioned action were filed on January 03, 2024, in the Office of the Clerk of Court for Spartanburg, South Carolina.
Crawford & von Keller, LLC
Post Office Box 4216
1640 St. Julian Place (29204)
Columbia, South Carolina 29204
Phone: 803-790-2626
Email: court@crawfordrvk.com
Attorneys for Plaintiff
2-22, 29, 3-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
7TH JUDICIAL CIRCUIT
Case No.: 2024-CP-42-00019

Provision Investment LLC, Plaintiff, vs.

Shaloom Andre Ball, Jarvis Allen, Jr. a/k/a Jarvis Allen, Virginia A. Jones, and Carolina Southern Bank, Defendant(s).

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 certain piece, parcel or lot of land lying, situate, and being in the State of South Carolina, County of Spartanburg, on west side of Georgia Street, said lot fronting forty (40) feet on Georgia Street and running back with the uniform width to a depth of one hundred (100), being shown as Lots No. 228 and 229 on Plat of Maxwell Heights, recorded in Plat Book 10 at Page 112 in the ROD Office for Spartanburg County, South Carolina. This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property. This being the same property conveyed to Provision Investment LLC by Jeneane A. Bacot, by Deed, as recorded on September 16, 2020, in Deed Book 129-F at Page 882, in the Register of Deeds Office for Spartanburg County, State of South Carolina.
Tax Map No.: 7-16-07-301.00
Property Address: 124 Georgia Street, Spartanburg, SC 29306

Summons

TO THE DEFENDANT(S) ABOVE: YOU ARE HEREBY SUMMONED and required to Answer the Complaint in this action to Quiet Title. 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. 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.

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
2-22, 29, 3-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT

IN THE MATTER OF:
DARLENE NORRIS (Decedent)

Case Number.: 2023ES4201033
Notice of Hearing

To: Any and all unknown paternal heirs and devisees of Darlene Norris
Date: March 28, 2024
Time: 3:00 p.m.

Place: Spartanburg County Probate Court, 180 Magnolia St., Room 4113, Spartanburg, SC 29306

Purpose of Hearing: Application for Informal Appointment Executed this 5th day of February, 2024.

s/ Jimmie Norris Jones
JIMMIE NORRIS JONES
1236 Nazareth Road
Spartanburg, SC 29301
Phone: (864) 921-1428
2-22, 29, 3-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT

Docket No.: 2023-ES-42-00771

Theresa Rockwell, Petitioner,

vs.

Kimberly Silva, William Slater, Lisa Slater, Raymond Headley, Selena Headley, Conner Vess, Nick Headley (AKA William Dominick Headley) - a minor, Gabriel Headley (AKA Elias Gabriel Headley) - a minor, Jack Headley (AKA Hayden Jack Headley) - a minor, and John Doe (as the unknown heirs of the Estate of William Sylvester Headley, Jr.), Respondents.

Summons

To: Kimberly Silva, Raymond Headley and John Doe, Respondents:

YOU ARE HEREBY SUMMONED and required to answer the Petition filed with the Probate Court of Spartanburg County, South Carolina (180 Magnolia Street, Spartanburg, SC 29306) on August 21, 2023, and to serve a copy of your Answer to this Petition upon the petitioner, at the address shown below, within thirty (30) days after service hereof, exclusive of the day of such service, and if you fail to answer the Petition, judgment by default will be rendered against you for the relief demanded in the Petition.

YOU ARE FURTHER NOTIFIED that a hearing on this Petition has been scheduled for Thursday, May 23, 2024 at 10:00 a.m. at the Probate Court of Spartanburg County, South Carolina (180 Magnolia Street, Spartanburg, SC 29306).

Dated: February 15, 2024
Spartanburg, South Carolina
s/ Kenneth P. Shabel
South Carolina Bar No. 16136
KENNEDY & BRANNON, LLC
Post Office Box 3254
Spartanburg, SC 29304
864.707.2020
864.707.2030 (Fax)
ken@kennedybrannon.com
2-22, 29, 3-7

LEGAL NOTICE

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

Civil Case No.: 2022-CP-42-00634

Joe Miller, Robin Dunlap, and Rolanda Dunlap, Plaintiffs,

vs.

Beaulah Fuller, Samuel Miller, Roosevelt Miller, and David Miller, Defendants.

Order to Appoint Guardian Ad Litem and for Service by Publication

DATE OF HEARING: June 29, 2023
PRESIDING JUDGE: Honorable Shannon M. Phillips
PLAINTIFF'S ATTY: Timothy M. Ray
DEFENDANT'S ATTY: Scott Talley
COURT REPORTER:

A hearing was held on June 29, 2023. The Honorable Shannon M. Phillips issued an Order, and this Order to Appoint Guardian Ad Litem and For Service by Publication shall be supplemental to her previous Order.

At the June 29, 2023 hearing it was determined that a Guardian Ad Litem should be appointed on the behalf of any unknown heirs of Defendant Samuel Miller.

IT IS HEREBY ORDERED AND DECREED that Anne Marie Howell shall be appointed as Guardian Ad Litem. For the unknown heirs of Samuel Miller.

The unknown heirs shall be

Comics & Puzzles

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 BOLTIHOFF



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 F

SPG MY LTD OKLPTRZLE
 TBSTGE EKKO XY MDZRJ
 LYQQKK TX SYDJ? HKLTAEK
 ZX'E HDKTJ QBZM!

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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!

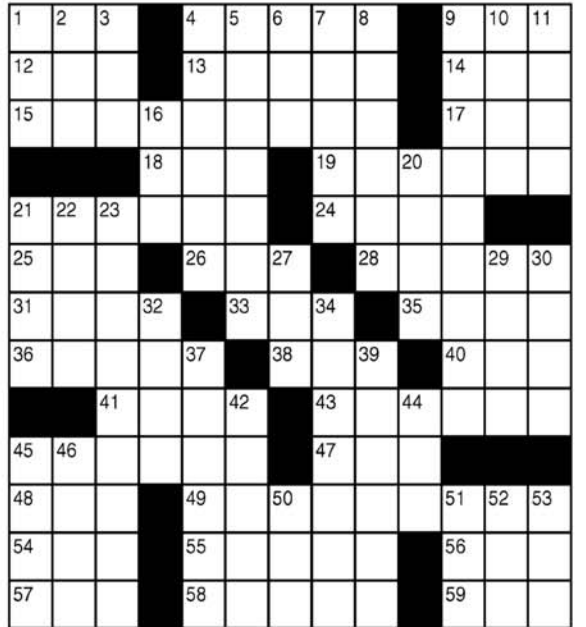
Stash CHEAC
 Froth HALTER
 Deduce FINER
 Lowly MALINE

TODAY'S WORD

King Crossword

ACROSS

- 1 Pep
- 4 "Get Here" singer Adams
- 9 Opposite of "post-"
- 12 Equal (Pref.)
- 13 Jeremy of "Entourage"
- 14 Corn serving
- 15 Prepaid convenience for cell users
- 17 Texter's "Enough!"
- 18 Common verb
- 19 Spiritualist
- 21 Oliver Twist, for one
- 24 Cabinet dept. head
- 25 "Norma —"
- 26 Snake's warning
- 28 Mexican snacks
- 31 Actor Richard
- 33 UFO crew
- 35 Commanded
- 36 Enticed
- 38 Rep.'s rival
- 40 "Diamonds" singer
- 41 Goatee's spot
- 43 "O Pioneers!" author
- 45 Long recliner
- 47 Magic, on scoreboards
- 48 "A spider!"



- 27 Norm (Abbr.)
- 29 Garfield's pal
- 30 Blacken
- 32 Classic soda brand
- 34 Extra helpings
- 37 Put to rest
- 39 Grocery store
- 42 Audacity
- 44 Patient's need, briefly
- 45 Give up
- 46 Estate recipient
- 50 Bond rating
- 51 Canine cry
- 52 Zodiac feline
- 53 Arced tennis shot
- 49 Cell user's practical joke
- 7 Semesters
- 8 "Still ..."
- 9 Fund for minor expenses
- 10 Male of "Bohemian Rhapsody"
- 11 Guitarist Clapton
- 16 "Unh-unh"
- 20 Wound cover
- 21 Pitcher Hershiser
- 22 Pasta sauce brand
- 23 Fruity baked goods
- Gabor
- 29 Garfield's pal
- 30 Blacken
- 32 Classic soda brand
- 34 Extra helpings
- 37 Put to rest
- 39 Grocery store
- 42 Audacity
- 44 Patient's need, briefly
- 45 Give up
- 46 Estate recipient
- 50 Bond rating
- 51 Canine cry
- 52 Zodiac feline
- 53 Arced tennis shot

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Weekly SUDOKU

by Linda Thistle



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 BEAST to BOOST in 6 words? Change one letter for each rung in the ladder.

BEAST

BOOST

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Trivia test

by Fifi Rodriguez

1. GEOGRAPHY: What is the capital of Canada?
2. ANIMAL KINGDOM: What was the first animal to be cloned?
3. LITERATURE: In the children's book series "The Bobbsey Twins," what are the names of the two sets of twins?
4. CHEMISTRY: What is the symbol for the chemical element platinum?
5. MUSIC: What is the title of Elvis Presley's first commercial single?
6. GENERAL KNOWLEDGE: What is the first U.S. national park?
7. MEDICAL: What is a common name for xerosis?
8. FOOD & DRINK: What is a sommelier?
9. U.S. PRESIDENTS: Who was the first president to visit all 50 states?
10. HISTORY: What were the principal powers of the Axis in WWII?

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10. Nazi Germany, Italy and Japan.
9. Richard Nixon.
8. Wine expert.
7. Dry skin.
6. Yellowstone National Park.
5. "That's All Right"
4. Pt.
3. Nan, Bert, Flossie and Freddie.
2. A sheep.
1. Ottawa.

Answers

SCRAMBLERS

solution

1. Cache 2. Lather 3. Infer 4. Mental

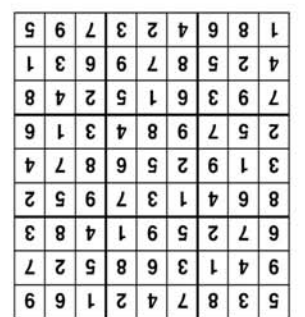
FATHER

Today's Word

WORD LADDER

Answer

BEAST, BLAST, BOOST, ROAST, ROOST, BOOST



Answer

Weekly SUDOKU

Solution time: 22 mins.

Answers

King Crossword

Cryptoquip answer

Why do car mechanics always seem to drink coffee at work? Because it's break fluid!

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