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Spartan Weekly

Community news from Spartanburg and the surrounding upstate area
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AROUND TOWN

New food hall coming to Spartanburg

A new food hall was recently announced in the former Le Baron Restaurant at 2600 East Main Street, scheduled to open in spring 2024. The concept will host up to seven restaurant locations, including a coffee spot, taproom, and more. Ziggi's Coffee is going to be an anchor tenant, establishing to franchise's first location in South Carolina.

A different way to network

The October Middle Tyger Area Council meeting is sponsored by United Community Bank, who invites you to join in a tailgate-style business after hours session outside their location in Duncan. Food, beverages, and giveaways are on the schedule, so bring a friend and enjoy networking with business representatives from across the area.

This event will be held on Thursday, October 5, 5:30 p.m. to 7:00 p.m. at United Community Bank, 108 E. Main St., Duncan, SC 29334.

Register online at <https://spartanburgareasc.chambermaster.com/events/>

Power Up Spartanburg celebrates first start-up loan closed by the CLIMB Fund

Power Up Spartanburg has helped a start-up small business launch in Spartanburg County. Recently, they celebrated the closure of the first start-up loan issued by the CDFI partners at CLIMB Fund. Antonio Ashmore owns Ashmore Vending Services, and has been engaged with Power Up Spartanburg since early in the program's history.

Learn more about Ashmore Vending online at <https://www.ashmorevendingservices.com/>

Eighth Annual Josh Lee 5k set for October 7th

USC Upstate athletics, in partnership with Johnny and Laurie Lee of Spartanburg, is excited to host the 8th Annual Josh Lee Memorial 5K on Saturday, October 7th on the USC Upstate campus.

Proceeds from the race go toward the Josh Lee Memorial Scholarship which was established in 2015 by the Lee family to create transformative opportunities for student-athletes. The scholarship is awarded each year to one male and one female member of the cross country/track and field team who is a rising sophomore with at least a 3.0 GPA and in good standing on the team.

For more information or to sign up, please visit <https://runsignup.com/Race/SC/Spartanburg/JoshLeeMemorial5KRun>

PAL: Play. Advocate. Live Well. Spartanburg to celebrate 20th anniversary on October 12

This year, PAL is celebrating a significant milestone—their 20th anniversary!

To commemorate this special occasion, the organization is hosting a party on Thursday, October 12th, from 5:00 p.m. - 7:30 p.m. at Fretwell along the Mary Black Foundation Rail Trail.

On your mark...get set... JUMP JAM!

Join in the fun at PAL's 3rd Annual Jump Jam, presented by Carolina Orthopaedic & Neurological Associates.

This family-friendly event will be held on October 1 and will feature Kids 12 & Under Dirt Short-Track Races starting at 2:00 p.m. At 3:30 p.m. the Jump Jam/Whip-Off will start on the bike park's jump lines.

Riders should register online by Friday, September 29th at noon.

Register online at <https://www.palspartanburg.org/jumpjam>.

2023 Annual Celebration: The Burg's Bright Future

Spartanburg has been on a hot streak in recent years, and the last 12 months in particular have laid the foundation for a bright future countywide.

Celebrate the year of successes in business, community, economic, and tourism development with OneSpartanburg, Inc. at The 2023 Annual Celebration: The 'Burg's Bright Future, where they'll recognize the businesses, organizations, initiatives, and leaders helping to make Spartanburg's future something to behold.

This event will take place on Thursday, September 28, 5:00 p.m. - 8:00 p.m. at Indigo Hall Events, 190 Ezell Street, Spartanburg.

South Carolina State Fair discount tickets now on sale

Columbia – The countdown is on for the return of the 154th South Carolina State Fair and discount admission and ride tickets are officially on sale. Buying tickets in advance offers significant savings of up to 50%. Tickets can be purchased now through October 10 at a participating Circle K location or at SCStateFair.org.

The S.C. State Fair will take place October 11-22, 2023. Learn more at SCStateFair.org.



Converse University recently unveiled the transformed Cudd Hall on Thursday, September 21, 2023. Converse University photo

Historic Converse University residential hall transformed

Converse University officials proudly unveiled the transformation of historic Cudd Hall on Thursday afternoon, September 21, 2023. Members of the campus and local communities, as well as alumni and friends, attended a ribbon-cutting ceremony to celebrate this treasured residence hall. Nestled in the heart of the Converse campus, this beloved home-away-from-home has undergone a one-year, \$4.8 million transformation to become a dynamic learning and living community for students.

McMillan Pazdan Smith Architecture, lead architects on the project, fashioned the renovations to harmonize with the historic character of the three-story building, to include the distinctively Southern porches that were once home to Converse's annual senior class photo.

"We are so thankful to our alumni and friends who recognized the value and character of our beloved Cudd Hall and chose to support this important revitalization," shared Converse University President Boone Hopkins, Ph.D. "Their investment in Converse and its students supports our vision of empowering stu-

dents to become transformative leaders who see clearly, decide wisely, and act justly. By focusing on the student experience, this renovation creates a living-learning environment that supports student success for generations to come."

Harper General Contractors, who oversaw the construction, led project enhancements including:

- Renovation to 46 residential rooms and two Community Advisor rooms;
- Expansion of ADA-accessible rooms and entry access;
- Addition of an elevator;
- Redesigned flow to support community, accessibility and safety;
- Addition of a coffee market on the first floor, open to the campus community;
- Expansion of community areas including kitchen, laundry, study rooms and open spaces;
- Replacement of the roof, electrical, mechanical, and sprinkler systems,
- Rebuilding of the iconic three-level porch; and
- Renovation to all exterior and interior finishes.

Cudd Hall opened at the start of the fall semester in August and is home to many students of the University's Nisbet Honors Program.

This invitation-only program offers academically gifted students the opportunity to explore new avenues of thinking, conduct independent research, and discuss intellectually challenging topics in a community of like-minded individuals.

Cudd Hall's revitalization is a key accomplishment in line with Converse University's 2023 Strategic Vision Plan, which focuses on enriching programs, enhancing places, and empowering people. Through proactive planning, engaging fundraising efforts and thoughtful stewardship of assets, Converse is restoring and expanding campus infrastructure to support tomorrow's growth in a way that is accessible, adaptable and sustainable, so that the institution may fulfill its promise to open doors of opportunity to students and alumni.

Formerly the Gwyn School, a preparatory school for girls, Converse purchased the building in the early 1900s and transformed it into a residence hall. It was named Cudd Hall in memory of Allene Cudd Cantrell, Class of 1912, who was the daughter of Converse Trustee John Cudd

Rockefeller Group developing distribution center in Spartanburg

Rockefeller Group, the U.S. real estate developer, owner, and operator, is developing a 1.02 million-square-foot distribution center on 87.7 acres it acquired in 2022 in Spartanburg.

Spartanburg 221 is a modern, Class A speculative industrial building located off Highway 221, approximately one mile northwest of the I-85 Exit 78 interchange. The development began earlier this year and is expected to deliver in the fourth quarter of 2024.

"Spartanburg 221 lies in the heart of the I-85 Corridor in the Greenville-Spartanburg industrial market, which has been recognized as one of the nation's fastest growing industrial markets due to population expansion, business friendly environ-

ment, ample transportation infrastructure, broad regional accessibility, and a skilled work force," said Steven McGee, vice president, Southeast Development for Rockefeller Group.

"While the automotive industry has chosen to make significant investments in the community, with BMW and Volvo, there is an increase in demand for quality distribution and manufacturing space from companies that supply to the auto industry, like Boysen USA and Winar Connection, who have already chosen to locate and invest in Spartanburg."

Spartanburg 221 will include 40-foot clear ceiling heights, 56-foot-by-53-foot column spacing, up to 530 parking spaces and up to 237 trailer stalls.

Campbell Lewis, SIOR and Marcus Cornelius of CBRE are the exclusive leasing agents for Spartanburg 221. The team is also marketing Rockefeller Group's Duncan Logistics Center, which includes three industrial warehouses totaling 827,000 square feet and is nearing completion in nearby Duncan.

"We are seeing significant interest in our Duncan project from ecommerce, manufacturers and third-party logistics suppliers who want to be located along the I-85 Corridor and are confident that both projects will lease quickly," said McGee.

The architect on the Spartanburg project is Atlas Collaborative and the general contractor is Pattillo Construction.

Wofford climbs in U.S. News and WSJ rankings

Wofford College climbed 11 spots on the U.S. News & World Report's 2024 list of national liberal arts colleges. Now at No. 59, Wofford also gained seven spots to No. 51 on the list of best value schools and is No. 71 as a top performer in social mobility among national liberal arts colleges.

In addition, the college topped the Wall Street Journal's list of private liberal arts colleges in South Carolina and ranked in the top 25 among national liberal arts colleges. The Wall Street Journal/College Pulse 2024 ranking focused on student outcomes versus similar colleges (salary impact, resolution of debt and graduation rate), learning environment (opportunities, facilities, career preparation and student recommendations) and diversity (opportunities to interact with students from different backgrounds, including ethnic, socioeconomic, geographic and differences in abilities).

"Rankings are a measure of success. They validate what we know: The work of faculty and staff and the support of the Wofford alumni community are changing lives through our commitment to academic rigor, faculty-student mentoring and experiential learning," says Wofford President Nayef Samhat.

In addition to scoring well in the graduation rate and retention categories, both of which influenced the social mobility distinction, Wofford also fared well in graduate earnings and financial resources per student, factors that also impacted the best value ranking. At Wofford College, 99% of students receive some form of financial assistance with the average financial aid package exceeding \$35,000.

In addition to recent Wall Street Journal and U.S. News rankings, other publications place Wofford among the top liberal arts institutions in the nation.

* Princeton places Wofford among its 389 top colleges and in the top 209 "Best Value Colleges" for 2023. Wofford ranks No. 15 for "Best Alumni Network" and No. 1 for "Lots of Greek Life."

* Forbes' "America's Top Colleges" ranks Wofford at No. 54 among the nation's top liberal arts colleges. Wofford is in the top 100 for "America's Best Small Employers 2023" and ranks as a best value as well.

* DegreeChoices lists Wofford as the No. 1 liberal arts college in the state and No. 10 in the country, based on graduate earnings.

Wofford also received high rankings from College Raptor, Money magazine and The New York Times, with earnings, graduation rate and retention continuing to point to Wofford moving the needle in social mobility and positive student outcomes following graduation.

Around South Carolina

Greenville Drive win South Atlantic League championship

The Greenville Drive claimed the South Atlantic League Championship for the first time since 2017 and for the second time in franchise history, sweeping the Hudson Valley Renegades in the Championship Series, completing the sweep with a 7-3 victory in game two on Tuesday, September 19.

Deadlocked at 2-2 in the fourth, Ronald Rosario blasted a home run to break the tie, and Kristian Campbell put the game out of reach in the seventh with a three-run homer to put the Drive ahead for good.

After a low-scoring, low-hitting affair in game one on Sunday in Hudson Valley, the Drive and Renegades fought a back-and-forth contest at Fluor Field Tuesday night as the teams traded runs in the third and fourth.

Hudson Valley drew first blood in the third inning as Jesus Rodriguez slapped a



The Greenville Drive won their first South Atlantic League Championship since 2017. Greenville Drive photo

two-out RBI-single, scoring Cole Gabrielson from second to give the Renegades the 1-0 lead. But the Drive quickly answered as Gilberto Jimenez led off with double which Nick Decker followed up with a bloop-

single to left and advanced to second on the throw to try and get Jimenez at third. A batter later, Eddinson Paulino ripped a double passed the Renegades' first baseman, scoring both runners to give the Drive the lead.

But the Drive lead lasted for just five pitches into the start of the fourth, however, as Rafael Flores smacked a 430-foot home run over the left field wall knotting the game at 2-2. The Drive nearly took the lead again in the bottom of

the fourth, getting the first two batters aboard. The ducks would sit on the pond however as reliever Yorlin Calderon recovered, fanning two and getting a line out to end the inning. Greenville kept pounding away at Calderon,

however, though he stifled their bats until the sixth inning. Rosario waited just two pitches before unleashing a 424-foot home run to deep left field, breaking the tie and putting the Drive up 3-2.

The Drive poured it on from there, plating four runs in the seventh thanks to Campbell's moonshot over the centerfield wall to make it 7-2. Drive reliever Zach Penrod continued to dominate over his five innings, being pulled in the ninth after putting two aboard. Felix Cepeda came in for the final three outs, ending the game with a strikeout officially crowning the Drive South Atlantic League Champions.

The Greenville Drive (Boston Red Sox) return to action as the defending South Atlantic League Champions in April 2024.

Prisma Health Children's Hospital - Upstate kicks off \$6 million capital campaign with \$1 million pledge from Hogs for the Cause

Greenville - The Prisma Health Children's Hospital-Upstate in Greenville launched a fundraising campaign on September 14 to raise \$6 million for a new pediatric cancer and blood disorders unit that will combine "whole family care" with exceptional clinical expertise and provide more treatment space in the Upstate.

The unit will provide care for children and adolescents with cancer, bleeding disorders and sickle cell disease. Patient family suggestions were incorporated into the innovative design to help families feel more at home during what can be lengthy and repeated hospitalizations.

Hogs for the Cause, a non-profit barbecue competition and festival based in New Orleans but with significant ties to S.C., kicked off the capital campaign by gifting \$1 million to give the campaign a great start. The announce-

ment for the "Inspire Courage" capital campaign comes during September's Childhood Cancer Awareness Month.

Children's Hospital medical director Dr. Robin LaCroix said, "Hogs for the Cause's visionary \$1 million gift serves as an inspiring example of how private philanthropy can transform healthcare and bring hope to countless families in need. This gift is a testament to the remarkable generosity and dedication of the Hogs for Cause organization and its CEO Becker Hall. We are grateful to them and our

community for the incredible support and belief in our mission."

"Today, we fulfill a dream that continues to grow greater than we could have imagined," said Hall. "This state-of-the-art pediatric oncology and hematology unit will have a massive impact for families here and in neighboring states. We are extremely proud to partner with Prisma Health and with the barbecue restaurants here helping support this phenomenal project."

Construction on the 7,580 square-foot unit - which will be named the

Prisma Health Children's Hospital—Upstate Hogs for the Cause Pediatric Hematology-Oncology Unit in honor of the lead gift - is slated to begin in early 2024 and will take approximately two years to complete.

"I'm thrilled that we can take this next leap forward by creating a space that is literally custom built for and by families," said Dr.

Aniket Saha, the unit's medical director. "This specially-designed space will better blend family care with clinical care, helping reduce stress and offer a positive healing environment that nourishes the mind, body and soul."

South Carolina restaurants participating in the festival include Home Team BBQ - which has restaurants in Charleston,

Greenville and Columbia - and Swig & Swine restaurants in the Lowcountry. The restaurants are known for their collaboration on Charleston community events Holy Smokes BBQ Festival and Rock the Block. Over the last two years alone, the two festivals have donated over \$250,000 to Hogs for the Cause.

You Can Help Keep Pets and People Together

Pets are family. They are our cuddlers and co-workers, lovebugs and constant companions. And they make life so much better.

When we face unexpected challenges in life, so do our pets. That's why we're inviting you to join the mission to support people who love their pets—and the pets who love their people.

You can donate a bag of kibble, share a social post of a lost cat, or welcome a foster pet into your home. Every bit of kindness counts.

#BeAHelper



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

OH NO!

- ACROSS**
- 1 Vermicelli, e.g.
 - 6 Commercial spots
 - 9 16th-century pope
 - 14 Olympic length unit
 - 19 Had a dull, steady pain
 - 20 Chart taper, often
 - 22 Cockeyed
 - 23 Hidden stockpiles of certain infield bags?
 - 25 Low-pH liquids
 - 26 Certain Southern sib
 - 27 Tax doc. whiz
 - 28 Lead-in to Pen
 - 30 Ranch unit
 - 31 Grassy tract
 - 34 Instructions for securing a bottle with a screw cap?
 - 39 Gods, in Italy
 - 40 Some thin batteries
 - 43 Owner of Zipcar
 - 44 Promotional links
 - 45 Dad providing the finances?
 - 49 Cottage cheese piece
 - 50 Reject, as a lover
 - 51 Turner of "Betrayed"
 - 52 Sashimi fish
 - 53 Jesting type
 - 56 Bane of not knowing which college major to choose?
 - 62 Vigoda of old TV and film
 - 65 Hirer of many 27-Acrosses, for short
 - 66 Skyrocket
 - 67 Toll highway
 - 68 Chemistry class cost
 - 70 Like the letter O in this puzzle's entire solution
 - 73 Applies droppings to
 - 75 Brain flash
 - 76 Hajj city
 - 77 "Palooka" actor Erwin She's shearable
 - 79 Design of a three-masted ship?
 - 86 "The Addams Family" cousin
 - 87 Swivel on an axis
 - 88 Ribald
 - 89 Org. against pet abuse
 - 93 "Will you let me?"
 - 94 Reiner or Sagan wearing a Santa suit?
 - 98 Hawaiian porches
 - 101 Diminish
 - 102 Malevolent
 - 103 Eat dinner
 - 104 British apartment doubling as a malt shop?
 - 107 Ticks by meg, Jo and Amy
 - 111 Diminish
 - 112 Comedic actress Issa
 - 115 Fit for the job
 - 116 Lauder of makeup
 - 118 Famous German taleteller who lived in a farm building?
 - 125 Rhythmic swings
 - 126 Rhythmic way to march
 - 127 Strike hard, biblical-style
 - 128 Very inclined
 - 129 Dutch cheeses
 - 130 Stitch clothes
 - 131 Consequently
 - 1 Butter square
 - 2 Frau's "Alas!"
 - 3 Small, agile Japanese dog breed
 - 4 Irwin of "Crikey! It's the Irwins"
 - 5 "Puff" snake
 - 6 "I have it!"
 - 7 Part of DVD
 - 8 Stride
 - 9 Actress Zadora
 - 10 Business mag
 - 11 "I hate it!"
 - 12 Precipitates cold pellets
 - 13 Italian motor scooter brand
 - 14 Hamm of soccer
 - 15 Boxed up
 - 16 Slow-paced martial art
 - 17 Footballer's sweep
 - 18 "Start over" buttons
 - 21 "Begone!"
 - 24 Queen guitarist May
 - 29 Not off-key
 - 31 Alternatives to JPEGs
 - 32 Sign on for another tour of duty
 - 33 Hawk cousins
 - 35 Toddler's cry
 - 36 "— got a feeling ..."
 - 37 Geraint's title
 - 38 Theoretical physicist Paul
 - 41 Way yonder
 - 42 Did karaoke
 - 46 Joanne of "Red River"
 - 47 Bellybutton type
 - 48 Driveway goo
 - 49 Adorable
 - 52 Eldest son of Mitt Romney
 - 53 Be the author of
 - 54 Cockeyed for short
 - 55 Duck cousins
 - 57 Rapping "Dr."
 - 58 Very, in music scores
 - 59 Hwy. crime
 - 60 Banquet liquid holder
 - 61 Rival of DHL and FedEx
 - 62 Perp's story
 - 63 Having no knack for
 - 64 Roger of "At the Movies"
 - 69 E-help page
 - 70 No more than
 - 71 Former U.S. RR regulator
 - 72 Educ. facility
 - 73 A/C meas.
 - 74 Subtle glows
 - 76 Kihel's island
 - 77 Perplex
 - 80 Pan Am rival
 - 81 Paris palace
 - 82 Bi-plus one
 - 83 Make lighter
 - 84 Video surveillance syst.
 - 85 PC key abbr.
 - 90 Submits, as a test paper
 - 91 Mötley —
 - 92 High peaks
 - 93 Jungle knife
 - 94 Half- (java option)
 - 95 "Good" cholesterol, for short
 - 96 Lulu Hogg player Peggy
 - 97 Imam's God
 - 98 Villies in print
 - 99 Scores 100 on the test
 - 100 Stinging plant
 - 101 Certain radio frequency range
 - 105 Rippie Hoffman
 - 106 Not false
 - 108 Discormit
 - 109 Large feather
 - 113 Raggedy — than
 - 114 Livy's "Lo!"
 - 117 Seer's "gift"
 - 119 Sanyo rival
 - 120 '60s war site
 - 121 ENTs, e.g.
 - 122 Hack down
 - 123 & so forth
 - 124 Once called

BIBLE TRIVIA

by Wilson Casey

1. Is the book of Esther (KJV) in the Old or New Testament or neither?
2. Who killed 69 of his brethren, but spared Jotham for he hid himself? Abimelech, Jeroboam, Uzziah, Horam
3. From Proverbs 25, "Whoso boasteth himself of a false gift is like clouds and wind without ____." Meaning, Hope, Breeze, Rain
4. Who was the wife of Ananias, who died along with her husband after lying about an offering? Jezebel, Anna, Sapphira, Jael
5. Which two foods were said to flow in the land of Canaan? Peaches/Cream, Figs/Apples, Milk/Honey, Manna/Bison
6. What were the Israelites, as slaves of Egypt, mainly forced to make? Bread, Bricks, Staffs, Spears

ANSWERS: 1) Old, 2) Abimelech, 3) Rain, 4) Sapphira, 5) Milk/Honey, 6) Bricks

"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

PASITIA ADS PIUSIV MEITER
 ACHIED HITSINGLE TNAME
 THIRDBAISEICAGHIES ACIDIS
 BIRER CIPA ERIT ACIRE
 PRATHEE FIDRADIATIEGURSE
 DEET AIAIS AVIITS TIEITINS
 FUNDINGFATHER GURIO
 SPIORIN LANA TUNIA WAGO
 QUNDERIRADUATIEGURSE
 ABE TIRS SURIGE PITKE
 LABAFIE MISTISINO BASITIES
 DEIA MEGICIS ESTO EWIS
 BAROUEARICGHTICTIURE
 TITTSILUE RIACV ASIPICA
 MAYA CHRISTMASIAGIHL
 LANALIEFAIOTIIEGURSE
 TICIGREAMFIATIL ELIAPISES
 BEITH EBS RIAE ABLE
 ESTIEE BARNMINCHAUISEN
 LULITS TINGADENGIC SMITTE
 SITEEP EIDAMS SIEW HENCE

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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 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 October 2, 2023 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 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.

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 - Clinkscales & 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 County 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 DEMAND-

ED; 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 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.

JOHNSON SMITH HIBBARD & WILDMAN
Post Office Box 5587
Spartanburg, SC 29304
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

CASE NO. 2023-CP-42-01705

BY VIRTUE of a decree heretofore granted in the case of South Carolina State Housing Finance and Development Authority against Procoro Martinez a/k/a Procoro V. Martinez and Veronica Martinez, I, the Master in Equity for Spartanburg County, will sell on Monday, October 2, 2023, at 11:00 o'clock a.m., at the Spartanburg County Courthouse, Spartanburg, South Carolina, to the highest bidder:

All that lot or parcel of land in the State of South Carolina, Spartanburg County shown and designated as Lot 23 on plat for Spartanburg Housing Authority by Neil R. Phillips & Company, Inc. dated February 16, 2000 and recorded April 27, 2000 in Plat Book 147, Page 597, Register of Deeds Office for Spartanburg County, South Carolina and more recently shown on a plat for Procoro Martinez and Veronica Martinez by PLS, Inc. dated May 4, 2001 and recorded in Plat Book 150 at Page 728.

This being the same property conveyed to Procoro Martinez and Veronica Martinez as joint tenants with right of survivorship and not as tenants in common by deed of The Housing Authority of the City of Spartanburg dated July 23, 2001 and recorded July 25, 2001 in the Office of the Register of Deeds for Spartanburg County, South Carolina in Book 74F at Page 66.

TMS # 6-13-11-078.09

Property Address: 104 West Corley Lane Spartanburg, South Carolina 29303

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 the 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 plaintiff's debt in the case of noncompliance. If the Plaintiff's representative is not in attendance at the scheduled time of the sale, the sale shall be canceled and the property sold on some subsequent sales day after due advertisement. 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, the deposit shall be forfeited and the Master in Equity for Spartanburg County may re-sell the property on the same terms and conditions (at the risk of the said highest bidder). As a deficiency judgment is being Waived, the bidding will not remain open thirty days after the date of sale. Purchaser shall pay for 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 date of sale to date of compliance with the bid at the rate of 4.00% per annum. The sale shall be subject to assessments, Spartanburg County taxes, easements, easements and restrictions of record, and other senior encumbrances.

s/Ryan J. Patane
South Carolina Bar No. 103116
Benjamin E. Grimsley
South Carolina Bar No. 70335
D'ALBERTO, GRAHAM & GRIMSLEY, LLC
Attorneys for the Plaintiff
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HON. SHANNON M. PHILLIPS
Master in Equity for

Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-01020 BY VIRTUE of the decree heretofore granted in the case of: LAKEVIEW LOAN SERVICING, LLC. v. FLORIAN C. ATZLER, the undersigned Master In Equity for SPARTANBURG County, South Carolina, will sell on October 2, 2023 at 11:00 AM, at the SPARTANBURG County Courthouse, 180 Magnolia Street, Suite 901, Spartanburg, SC 29306, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT ON LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, BEING SHOWN AND DESIGNATED AS LOT NO. 58, CONTAINING 0.31 ACRES, MORE OR LESS, OF TIMBERWOOD ACRES SUBDIVISION, AS SHOWN ON A SURVEY PREPARED FOR THOMAS A. TURNER, DATED FEBRUARY 3, 1995 AND RECORDED IN PLAT BOOK 128, PAGE 262, 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.

THIS BEING THE SAME PROPERTY CONVEYED TO FLORIAN C. ATZLER BY DEED OF JOHN A. SMITH, III AND JESSICA A. SMITH DATED MARCH 18, 2016 AND RECORDED MARCH 21, 2016 IN DEED BOOK 111-Q AT PAGE 929 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, S.C.
TMS No.: 4-33-00-225.00
Property Address: 124 OLD TIMBER RD, WOODRUFF, SC 29388

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

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the day of the Sale.

Purchaser to pay for documentary stamps on the deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 4.25% per annum. The sale shall be subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances. The sale shall be subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

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

In the event an agent of the Plaintiff does not appear at the time of sale. The within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
110 Frederick Street, Suite 200
Greenville, SC 29607
Telephone: (470) 321-7112
Facsimile: (404) 393-1425
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2023-CP-42-00925
Southwest Stage Funding, LLC
dba Cascade Financial Services,
Plaintiff, vs. Michael
Gilreath; Ericka Gilreath; Drew
Gilreath; Velocity Investments,
LLC; Credit Corp. Solutions
Inc., Defendant(s).

Notice of Sale

BY VIRTUE of a judgment heretofore granted in the case of Southwest Stage Funding, LLC dba Cascade Financial Services vs. Michael Gilreath; Ericka Gilreath; Drew Gilreath; Velocity Investments LLC; Credit Corp Solutions Inc. I, Shannon

M. Phillips, Master in Equity, for Spartanburg County, will sell on October 02, 2023 at 11:00 AM, at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

Being all of that 0.97 acre lot as shown on that plat for Michael Gilreath filed at Plat Book 174, Page 42 of the Spartanburg County Register of Deeds.

Derivation: This being all of that property conveyed to the grantor by that deed of Phillip K. Sinclair, Trustee dated 06/19/2018 and recorded June 21, 2018 in Book 120-C at Page 644.

TMS #: 7-21-00-065.01
612 Highway 56, Spartanburg, SC 29302

Mobile Home: 2018 Clay VIN CAPO31675TNAB

SUBJECT TO SPARTANBURG COUNTY TAXES

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five (5%) of his bid, in cash or equivalent, as evidence of good faith, the same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of noncompliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of the bid or comply with the other terms or the bid within thirty (30) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the former highest bidder).

Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. A personal or deficiency judgment having been demanded by the Plaintiff, the sale of the subject property will remain open for thirty (30) days pursuant to Section 15-39-720, Code of Laws of South Carolina, 1976; provided, however, that the Court recognizes the option reserved by the Plaintiff to waive such deficiency judgment prior to the sale, and notice is given that the Plaintiff may waive in writing the deficiency judgment prior to the sale; and that should the Plaintiff elect to waive a deficiency judgment, without notice other than the announcement at the sale and notice in writing to the debtor defendant(s) that a deficiency judgment has been waived and that the sale will be final, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

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

The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 5.37500 %per annum.

B. Lindsay Crawford, III
South Carolina Bar# 6510
Theodore von Keller
South Carolina Bar# 5718
B. Lindsay Crawford, IV
South Carolina Bar# 101707
Charley S. FitzSimons
South Carolina Bar# 104326
Jason Hunter
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Post Office Box 4216
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Phone: 803-790-2626
Email: court@crawfordvk.com
Attorneys for Plaintiff
9-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Backed Notes, Series 2018-R6 vs. Alfred Sebit Lokuji, Loro Lokuji, Any Heirs-at-Law or Devises of the Estate of Betty Lokuji aka Betty C. Lokuji, Deceased, his heirs or devisees, successors and assigns, and all other persons entitled to claim through him; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, State of South Carolina Department of Revenue, C/A No. 2023-CP-42-00265. The following

property will be sold on October 2, 2023 at 11:00 AM at the Spartanburg County Courthouse to the highest bidder.

ALL THAT LOT OR PARCEL OF LAND IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS 0.152 ACRE, MORE OR LESS, AS SHOWN ON A PLAT ENTITLED SURVEY FOR BETTY LOKUJI, DATED AUGUST 21, 1998, MADE BY DEATON LAND SURVEYORS, INC., RECORDED IN PLAT BOOK 142, PAGE 363.

THIS BEING THE SAME PROPERTY CONVEYED BY DEED TO HAZEL WANNAMAKER, ROSE WANNAMAKER, CORRIE WANNAMAKER AND BETTY LOKUJI FROM M. W. BROWN AND IRIS H. BROWN RECORDED OCTOBER 13, 1989 IN DEED BOOK 55-W, PAGE 995, RMC OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THEREAFTER, CONVEYED FROM HAZEL WANNAMAKER, ROSE WANNAMAKER AND CORRIE WANNAMAKER TO BETTY LOKUJI, DATED 08/26/1998, RECORDED 08/3/1998, IN DEED BOOK 68L, PAGE 857, IN THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THEREAFTER, BETTY LOKUJI DIED ON FEBRUARY 14, 2021 LEAVING HER INTEREST TO HER HEIRS AND DEVISEES.

TMS No. 3-33-04-032.07

Property Address: 281 Woodland Circle Paoclet SC 29372

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

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 30 days, then the property will be resold at his risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 3.500%. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A 2023-CP-42-00265.

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

WILLIAM S. KOEHLER
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sfc@alaw.net
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: Nationstar Mortgage LLC vs. Joseph J. Stoddard, MV Realty of South Carolina, LLC, C/A No. 2023-CP-42-00255. The following property will be sold on October 2, 2023 at 11:00 AM at the Spartanburg County Courthouse to the highest bidder.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, LYING, SITUATE AND BEING IN THE STATE AND COUNTY AFORESAID, BEING SHOWN AND DESIGNATED AS 2.82 ACRES, MORE OR LESS, ON SURVEY PREPARED FOR SEAN BIBLER BY SOUTHER LAND SURVEYING, DATED SEPTEMBER 13, 2012, RECORDED IN PLAT BOOK 167 AT PAGE 24, REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THIS BEING THE SAME PROPERTY CONVEYED TO WILLIAM K. FRAWLEY-KNOX AND STEPHANIE A. FRAWLEY-KNOX BY DEED OF SEAN BIBLER DATED MARCH 2, 2017, RECORDED MARCH 8, 2017, IN DEED BOOK 114-Z AT PAGE 883, REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THEREAFTER CONVEYED TO JOSEPH J. STODDARD BY DEED FROM WILLIAM K. FRAWLEY-KNOX AND STEPHANIE A. FRAWLEY-KNOX, DATED NOVEMBER 9, 2018, RECORDED NOVEMBER 9, 2018 IN BOOK 121-U AT PAGE 258, REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.
TMS No. 3-10-00-001.01

Property Address: 4681 Cannons Campground Rd., Spartanburg SC 29307

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

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 30 days, then the property will be resold at his risk. No personal or deficiency judgment being

demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 3.00%. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A 2023CP4200255.

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

WILLIAM S. KOEHLER
Attorney for Plaintiff
1201 Main Street, Suite 1450
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HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

CASE NO.: 2023-CP-42-00148

U.S. Bank Trust National Association as Trustee of Yurt Series V Trust, Plaintiff, v. Baxter Lee Morgan III, and Ruth Levada Morgan aka Ruth Morgan and if Baxter Lee Morgan III and Ruth Levada Morgan aka Ruth Morgan be deceased then any and all children and heirs at law, distributees and devisees 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 disability, being a class designated as John Doe or persons in the military service of the United States of America, being a class designated as Richard Roe; Angela Beth Morgan; Baxter Lee Morgan IV, Defendant.

NOTICE OF SALE

Deficiency Judgment Waived
BY VIRTUE of the decree heretofore granted in the case of: U.S. Bank Trust National Association as Trustee of Yurt Series V Trust vs. Baxter Lee Morgan III, and Ruth Levada Morgan aka Ruth Morgan and if Baxter Lee Morgan III and Ruth Levada Morgan aka Ruth Morgan be deceased then any and all children and heirs at law, distributees and devisees 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 infants or persons under disability, being a class designated as John Doe or persons in the military service of the United States of America, being a class designated as Richard Roe, Angela Beth Morgan and Baxter Lee Morgan IV, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on October 2, 2023 at 11:00 am at the Spartanburg County Courthouse located at 180 Magnolia Street, City of Spartanburg, State of South Carolina, to the highest bidder:

The following described property: All that lot or parcel of land with dwelling thereon near Southern Shops in Spartanburg County, South Carolina; shown and delineated as Lot No. 63 on Plat of Subdivision for Clyde C. and Mintie M. Smith and Lois Erwin made by Gooch and Taylor, Surveyors on December 8, 1948, and revised by D.N. Loftis, Surveyor on October 25, 1950. The same being recorded in Plat Book 26 at Page 20 and being more particularly described as follows:

BEGINNING at an iron pin on Anchor Street 242.4 feet from Fairforest Road (formerly Willard Road) and running thence with said Anchor Street South 79 degrees 45 minutes East 69 feet to an iron pin; thence South 2 degrees 45 minutes East 207 feet to an iron pin; thence North 59 degrees 00 minutes West 124.5 feet; thence North 10 degrees 00 minutes East 159 feet to the beginning corner.

Being the same fee simple property conveyed by Deed of Distribution from Lavada Morgan, personal representative for the Estate of Irene E. Morgan to Baxter Lee Morgan, III, dated November 26, 2008, recorded on December 01, 2008 in Book 92-U, Page 443 in Spartanburg County Register of Deeds Office, State of South Carolina.

PROPERTY ADDRESS: 8510 Anchor Street, Spartanburg, SC 29303
TMS#: 6-12-04-037.00

TERMS OF SALE: The successful bidder, other than the Plain-

Legal Notices

tiff, 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 11.42% 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.

MMICHAEL TAYLOR GRAY, LLC
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Brian L. Campbell (SC Bar #74521) bcampbell@mtglaw.com
January N. Taylor (SC Bar #80069) jtaylor@mtglaw.com
Steven C. Hippolyte (SC Bar #105093) shippolyte@mtglaw.com
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Telephone: (404) 474-7149
Facsimile: (404) 745-8121
Attorneys for Plaintiff
SC2022-00528
AND IT IS SO ORDERED.

HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
CASE NO.: 2019-CP-42-03934
U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust, Plaintiff, v. Edna Paulette Jackson a/k/a Paulette Jackson, as Personal Representative for the Estate of Otis Jackson; Douglas Jackson a/k/a Douglas J. Jackson; Larry Jackson; Edna Paulette Jackson a/k/a Paulette Jackson; Any heirs-at-law or devisees of Linda Bennon, 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; Tony Jackson a/k/a Tony O. Jackson; Toy Cavelle Bennon, Jr.; Cassandra Bennon White; Tiana Berry, Defendant(s).

Notice of Sale

Deficiency Judgment Waived
BY VIRTUE of the decree heretofore granted in the case of U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust, Plaintiff vs. Edna Paulette Jackson a/k/a Paulette Jackson, as Personal Representative for the Estate of Otis Jackson, Douglas Jackson a/k/a Douglas J. Jackson; Larry Jackson, Edna Paulette Jackson a/k/a Paulette Jackson; Any heirs-at-law or devisees of Linda Bennon, 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; Tony Jackson a/k/a Tony O. Jackson; Toy Cavelle Bennon, Jr.; Cassandra Bennon White, and Tiana Berry, the undersigned Master in Equity for Spartanburg County will

sell on October 2, 2023 at 11:00 am at the Spartanburg County Courthouse, 180 Magnolia Street, 3rd Floor Lobby, Spartanburg, State of South Carolina, to the highest bidder:

All that lot or parcel of land located about one and one-half miles North of Wellford, Spartanburg County, S.C. and further shown as Lot No. 11 on plat for Willie Mae Rookard Ferguson by W.N. Willis, Engineers dated May 7, 1969 and described more particularly as follows:

Beginning at an iron pin on West side of proposed Road, corner of Mary Lyles' lot; thence along Lyles' line, S. 63-00 W. 280 feet to iron pin, corner of Sam Davenport's lot; thence N. 32-00 W. 105 feet to iron pin, corner of Ardell and Nell Foster's lot; thence along their lot line, N. 63-00 E. 280 feet to point on proposed Road; thence along said proposed Road, S. 32-00 E. 105 feet to point of beginning.

This being the same property conveyed to Otis Jackson and Annie L. Jackson by Deed of Willie Mae Rookard Ferguson dated April 7, 1970 and recorded on May 21, 1970 in Book 36-X, Page 308 in the Office of the Register of Deeds for Spartanburg County, South Carolina. By Deed of Distribution dated February 11, 2014 and recorded on February 18, 2014 in Book 105-J, Page 681 in the Office of the Register of Deeds for Spartanburg County, South Carolina, Annie L. Jackson's interest was conveyed to her devisees, Otis Jackson, Douglas Jackson, Larry Jackson, and Paulette Jackson. A Corrective Deed of Distribution was recorded thereafter on July 28, 2014 in Book 106-R, Page 541 in the Office of the Register of Deeds for Spartanburg County, South Carolina. By Deed of Distribution dated August 18, 2020 and recorded on February 8, 2021 in Book 130-Y, Page 415 in the Office of the Register of Deeds for Spartanburg County, South Carolina, Otis Jackson's interest was conveyed to his devisees, Edna Paulette Jackson, Douglas Jackson, Larry Jackson, Tony O. Jackson, and Toy Cavelle Bennon, Jr.

Property Address: 150 Jackson Dr., Wellford, SC 29385
Parcel ID: 5-11-04-007.00

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 11.380% 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.

MMICHAEL TAYLOR GRAY, LLC
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Brian L. Campbell (SC Bar #74521) bcampbell@mtglaw.com
January N. Taylor (SC Bar #80069) jtaylor@mtglaw.com
Steven C. Hippolyte (SC Bar #105093) shippolyte@mtglaw.com
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Peachtree Corners, GA 30092
Telephone: (404) 474-7149
Facsimile: (404) 745-8121
Attorneys for Plaintiff
SC2021-00707
AND IT IS SO ORDERED.
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

2022-CP-42-01832

BY VIRTUE of a decree heretofore granted in the case of: Freedom Mortgage Corporation against The Estate of Sally Clark, et al, I, the undersigned Master in Equity for Spartanburg County, will sell on October 2, 2023 at 11:00 AM, Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, SC, 29303, to the highest bidder:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg being shown and designated as Lot No. 10, Block B, Section 2, as shown on a survey of Glenwood Estates, dated June 1955 and recorded in Plat Book 32 at page 514, ROD Office for Spartanburg County, South Carolina. Further reference is also made to a plat prepared for Ronald Leslie Sandrock and Tamala Cooper Sandrock by S. W. Donald Land Surveying, dated September 14, 1998, recorded in Plat Book 142, page 608, ROD Office for Spartanburg County, South Carolina.

Being the same property as conveyed from Estate of Thomas Clark to Sally Clark as set forth in Deed Book 99-Y Page 154 dated January 13, 2012, recorded January 18, 2012, Spartanburg County, South Carolina.

Property Address: 412 Midway Road, Spartanburg, SC 29303
Parcel No. 7-07-12-010.00

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

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

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 2.875% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
HELL CARRINGTON FRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 22-42635
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

2022-CP-42-00358

BY VIRTUE of a decree heretofore granted in the case of: Freedom Mortgage Corporation against Kerysten Wissel, individually, and as Personal Representative of the Estate of Timothy Stephen Wissel, et al, I, the undersigned Master in Equity for Spartanburg County, will sell on October 2, 2023 at 11:00 AM, Spartanburg County Courthouse, 180 Magnolia Street, Spartanburg, SC, 29303, to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 9 on a plat of Heartwood Place at the Meadows Subdivision, Phase II and more recently on a plat entitled "Michael McCray and Catherine Ann McCray" prepared by Landrith Surveying, Inc., dated August 16, 2007 and recorded in Plat Book 161 Page 997, recorded in the Office of the Register of Deeds for said County in Plat Book 129, at Page 717; reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to Timothy S. Wissel by deed from McCray Rental Properties, LLC dated December 11, 2017 and recorded December 19, 2017 in the Office of the Register of Deeds for Spartanburg County in Book 118-A at Page 38.

Property Address: 236 Faye Court, Greer, SC 29651
Parcel No. 9-07-00-049.09

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 4.750% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

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

BELL CARRINGTON FRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 22-40422
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

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, October 2, 2023 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

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

plats and records thereof.

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

Being the same property conveyed to Ronald Houston Hall and Nancy Hall by Jack D. Moyer, by deed dated November 25, 1998 and recorded December 8, 1998 in Deed Book 68-2 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.
9-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust vs. Michael McMillan; Wells

Fargo Bank, N.A. (Charlotte, NC); C/A No. 2019CP4201415, The following property will be sold on October 2, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain lot of land in the State of South Carolina, County of Spartanburg, in the Holly Springs Community, consisting of all of Lot 25 and the easterly one-half of Lot 26 on a plat of Spring-Dale Acres, by Wolfe & Huskey, Surveyor, dated May 10, 1972, recorded in Plat Book 67 Page 590 in the RMC Office for Spartanburg County and being shown on a survey entitled "Property of Norman L. McMillan and Doris McMillan", prepared by Carolina Surveying Co., dated February 14, 1984, to be recorded. Said property fronts on the northerly side of Miriam Street a distance of 171 feet.

This property is subject to protective covenants of record in deed Book 38J Page 563 and to any easements or rights of way affecting same.

Derivation: Book 89-S at Page 617

6 Miriam St, Lyman, SC 29365
TMS/PIN# 1-47-09-008.00

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

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at his risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 4.375% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2019CP4201415.

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

JOHN J. HEARN
Attorney for Plaintiff
Post Office Box 100200
Columbia, SC 29202-3200
Phone: (803) 744-4444
013044-00125

Website: www.rogerstownsand.com (see link to Resources/Foreclosure Sales)

HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: UMB Bank, National Association, but in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII vs. Joshua W. Lawson; The United States of America acting by and through the Rural Housing Service; Portfolio Recovery Associates LLC ; C/A No. 2018CP4202429, The following property will be sold on October 2, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder

All that piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State of South Carolina and County of Spartanburg, being shown and designated as Lot No. 89, Springfield Subdivision, Section 2, upon a plat prepared for Douglas R. & Melody H. Barrow by Archie S. Deaton & Associates, Land Surveyors, dated May 23, 1988, and recorded in Plat Book 104, at page 94, Office of the Register of Deeds for Spartanburg County, South Carolina.

Book 101-P at Page 028
314 Shady Drive, Boiling Springs, SC 29316
TMS/PIN# 2-50-15-067.00

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

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

Legal Notices

or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 3.75% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2018CP4202429.

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

JOHN J. HEARN, ESQ.
Attorney for Plaintiff
Post Office Box 100200
Columbia, SC 29202-3200
Phone: (803) 744-4444
013957-01014
Website: www.rogerstowensend.com (see link to Resources/Foreclosure Sales)
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: PennyMac Loan Services, LLC vs. Steven C. Gory; The United States of America acting by and through its agent, the Secretary of Veterans Affairs; C/A No. 2023CP4202080, The following property will be sold on October 2, 2023, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 49 on plat entitled "Subdivision For F. C. Giles", by W. N. Willis, Engrs., dated August 1959, and recorded in the ROD Office for Spartanburg County, SC in Plat Book 48, Page 415. See said plat(s) and record(s) thereof for a more complete and particular description.

Derivation: Book 119-D at Page 204

272 Sunnyview Cir, Spartanburg, SC 29307
TMS/PIN# 3 13-00 104.00

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

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid after the date of sale to date of compliance with the bid at the rate of 6% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2023CP4202080.

Subject to a one year right of redemption from date of sale afforded the United States of America pursuant to 28 U.S.C.A. §2410(c).

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

JOHN J. HEARN, ESQ.
Attorney for Plaintiff
Post Office Box 100200
Columbia, SC 29202-3200
Phone: (803) 744-4444
016487-01205
Website: www.rogerstowensend.com (see link to Resources/Foreclosure Sales)
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: J.P. Morgan Mortgage Acquisition Corp. vs. Dianne C. McDowell; C/A No. 2022CP4202006, The following property will be sold on October 2, 2023, at 11:00 AM at

the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being located in the State of South Carolina, County of Spartanburg, being known and designated as Lot 41 Brookwood Extension, on a plat for T. Henry and Gordon Henry by W.N. Willis, Engineers, dated October, 1961, revised May, 1966, recorded in Plat Book 53, Pages 58-59, RMC Office for Spartanburg County. Derivation: Book 124-S at Page 116
163 Sunset Drive, Cowpens, SC 29330
TMS/PIN# 3-10-06-142-00
SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the balance of the bid after the deposit is applied from date of sale to date of compliance with the bid at the rate of 8.15% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2022CP4202006.

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

JOHN J. HEARN, ESQ.
Attorney for Plaintiff
Post Office Box 100200
Columbia, SC 29202-3200
Phone: (803) 744-4444
013957-01090
Website: www.rogerstowensend.com (see link to Resources/Foreclosure Sales)
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-00067 BY VIRTUE OF the decree heretofore granted in the case of: Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc., Series 2007-A vs. Myla D. Young; Otis Young, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on October 2, 2023 at 11:00 AM, or on another date, thereafter as approved by the County Judicial Center, 180 Magnolia Street, Spartanburg, SC, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, LYING SITUATE AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, SHOWN AND DESIGNATED AS LOT NO. 10, CONTAINING 0.234 OF AN ACRES, MORE OR LESS, OAKMONT ESTATES, SECTION 1, RECORDED IN PLAT BOOK 111 PAGE 159 IN THE REGISTER OF DEEDS OFFICE FOR SPARTANBURG COUNTY, SC. MORE RECENTLY SHOWN ON A PLAT FOR KEVIN B. HUXFORD AND PATRICIA S. HUXFORD PREPARED BY WOLFE & HUSKEY, INC. DATED APRIL 20, 1993 RECORDED IN PLAT BOOK 120 PAGE 267 IN THE REGISTER OF DEEDS OFFICE FOR SPARTANBURG COUNTY, SC. SEE ALSO PLAT SHOWN FOR RICHARD A. PAINTER AND KELLY L. PROFFITT PREPARED BY S.W. DONALD LAND SURVEYING DATED MAY 28, 1996 RECORDED IN PLAT BOOK 133 PAGE 939 IN THE REGISTER OF DEEDS OFFICE FOR SPARTANBURG COUNTY, SC. FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THE ABOVE REFERRED TO PLATS.

THIS BEING THE SAME PROPERTY CONVEYED TO OTIS YOUNG AND MYLA D. YOUNG A/K/A MYLA D. YOUNG BY DEED OF BONNIE J. LAWSON DATED NOVEMBER 30, 2004 AND RECORDED DECEMBER 16, 2004 IN BOOK 81W AT PAGE 993 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 145 Belle Flower Court, Spartanburg, SC 29303
TMS: 7-08-04-085.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of

compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master In Equity may 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 3.375% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-03542 BY VIRTUE OF the decree heretofore granted in the case of: HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates vs. Any heirs-at-law or devisees of Denise Rouse a/k/a Denise M. Rouse, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or estates 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; George Rouse, III; Candace Rouse; Citibank, N.A., as trustee, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on October 2, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC, 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 DUNCAN PARK, BEING SHOWN AND DESIGNATED AS LOT NO. 2, BLOCK C OF BELLEMONT SUBDIVISION, FRONTING ON LASALLE COURT ON A PLAT OF A SURVEY PREPARED FOR GLC ENTERPRISES, INC. BY S.W. DONALD, LAND SURVEYING, DATED JULY 18, 2003 AND RECORDED ON JULY 30, 2003 IN PLAT BOOK 154 AT PAGE 540 IN THE RMC OFFICE FOR SPARTANBURG COUNTY, S.C. FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THE ABOVE REFERRED TO PLATS AND RECORDS THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO DENISE ROUSE BY DEED OF GLC ENTERPRISES, INC., DATED DECEMBER 16, 2004, AND RECORDED DECEMBER 20, 2004, IN BOOK 81-X AT PAGE 598 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. SUBSEQUENTLY, DENISE ROUSE PASSED AWAY ON OCTOBER, 11, 2021, LEAVING THE SUBJECT PROPERTY TO HER HEIRS OR DEVISEES, NAMELY GEORGE ROUSE, III, AND CANDACE ROUSE.

CURRENT ADDRESS OF PROPERTY: 129 La Salle Court, Spartanburg, SC 29306
TMS: 7-16-04-210.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of

non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master In Equity may 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 3.5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-00643 BY VIRTUE OF the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Any heirs-at-law or devisees of Brenda H. Sisk a/k/a Brenda H. Jolley Sisk, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or estates 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.; Kipp Jolley, the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on October 2, 2023 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, BEING SHOWN AND DESIGNATED AS LOT NO. 13 ON PLAT OF THE B.B. JOLLEY ESTATE PROPERTY, MADE BY W.N. WILLIS, OCTOBER 27, 1972, REVISED AUGUST 13, 1973, AND RECORDED IN THE RMC OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA IN PLAT BOOK 71, PAGES 150-153. FOR A MORE FULL AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT.

THIS BEING THE SAME PROPERTY CONVEYED TO TOMMY H. JOLLEY AND BRENDA H. JOLLEY BY DEED OF LEROY H. KEENEY DATED MARCH 16, 1976, AND RECORDED MARCH 18, 1976, IN BOOK 43-P AT PAGE 759 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. THEREAFTER, TOMMY H. JOLLEY DIED ON AUGUST 25, 1993, LEAVING THE SUBJECT PROPERTY TO HIS DEVISEES BRENDA H. JOLLEY, AS IS MORE FULLY PRESERVED IN PROBATE FILE NO. 1993-ES-42-01143; SEE ALSO DEED OF DISTRIBUTION DATED SEPTEMBER 13, 1993, AND RECORDED SEPTEMBER 15, 1993, IN DEED BOOK 60-M AT PAGE 197 IN AFORESAID RECORDS. SUBSEQUENTLY, THIS BEING THE SAME PROPERTY CONVEYED TO BRENDA H. JOLLEY N/K/A BRENDA H. SISK BY DEED OF KIPP JOLLEY DATED SEPTEMBER 14, 1993, RECORDED SEPTEMBER 15, 1993, IN DEED BOOK 60-M AT PAGE 199 IN THE REGISTER OF DEEDS OFFICE FOR SPARTANBURG COUNTY.

CURRENT ADDRESS OF PROPERTY: 205 Margate Circle, Chesnee, SC 29323-8334
TMS: 2-13-03-039.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of

non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master In Equity may 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 6.75% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
BROCK & SCOTT, PLLC
3800 Fernandina Road, Ste 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

C/A No: 2019-CP-42-01410
BY VIRTUE OF A DECREE OF the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Nationstar Mortgage LLC vs. Antonia Huston; Shiquan Freeman; Bank of America, N.A., I the undersigned as Master in Equity for Spartanburg County, will sell on October 2nd, 2023 at 11:00 AM, at the 180 Magnolia Street, Spartanburg County Judicial Center, Spartanburg, SC 29306, Spartanburg County, South Carolina, to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. 48, BAYWOOD SUBDIVISION, ON A PLAT RECORDED IN PLAT BOOK 141, PAGE 369, MORE RECENTLY SHOWN AND DELINEATED ON PLAT MADE FOR TODD W. RAMELLA, DATED APRIL 16, 1999, MADE BY JAMES V. GREGORY LAND SURVEYING, RECORDED IN PLAT BOOK 144, PAGE 523, OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY. FOR A MORE FULL AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY SPECIFICALLY MADE TO THE AFORESAID PLATS.

THIS BEING THE SAME PROPERTY CONVEYED TO JOANNE B. HUSTON AND ANTHONY HUSTON BY VIRTUE OF A DEED FROM TODD W. RAMELLA DATED AUGUST 29, 2003 AND RECORDED SEPTEMBER 2, 2003 IN BOOK 78-Q AT PAGE 25 IN THE OFFICE OF REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THEREAFTER, Anthony Huston's interest in subject property was conveyed unto Antonia Huston, by Antonia Huston, as Personal Representative of the Estate of Anthony Huston, Estate # 2017-ES-42-00228, pursuant to the probate of said Estate and by virtue of a Deed of Distribution dated November 20, 2017 and recorded November 20, 2017 in Book 117-T at Page 812 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

THEREAFTER, Joanne B. Huston aka Joanne Brown Huston's interest in subject property was conveyed unto Antonia Huston and Shiquan Freeman, by Antonia Huston, as Personal Representative and Shiquan Freeman, as Co-Personal Representative of the Estate of Joanne Brown Huston, Estate # 2017-ES-42-00078, pursuant to the probate of said Estate and by virtue of a Deed of Distribution dated December 15, 2017 and recorded December 15, 2017 in Book 117-Z at Page 296 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

223 Queensbury Way Spartanburg, SC 29302

TMS# 7-20-00-021.00
TERMS OF SALE: For cash. Interest at the current rate of 4.125% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the

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

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.
9-14, 21, 28

MASTER'S SALE

C/A No: 2023-CP-42-00318

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. Linda Gail Daniels Gustin a/k/a Linda Gail Daniels, a/k/a Linda Gail Gustin, and if Linda Gail Daniels Gustin a/k/a Linda Gail Daniels, a/k/a Linda Gail Gustin, be deceased then any children and heirs at law to the Estate of Linda Gail Daniels Gustin a/k/a Linda Gail Daniels, a/k/a Linda Gail Gustin, distributtees and devisees at law to the Estate of Linda Gail Daniels Gustin a/k/a Linda Gail Daniels, a/k/a Linda Gail Gustin, 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; Cassie Daniels a/k/a Cassandra Daniels; Gunner Daniels; Nic Daniels I, the undersigned as Master-in-Equity for Spartanburg County, will sell on October 2, 2023 at 11:00 AM at Spartanburg County Court House, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Lot No. 3, Block R, Drayton Mill Village, upon a plat prepared by W.N. Willis, Engineers, dated March 25, 1939, and recorded in Plat Book 14, at pages 118-119, Office of the Register of Deeds for Spartanburg County, South Carolina.

THIS BEING the same property conveyed unto Linda Gail Daniels Gustin by virtue of a Deed from Orena G. Buchanan dated November 15, 2019 and recorded November 18, 2019 in Book 126-A at Page 522 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Reference to which deed and the aforesaid plat is hereby specifically made for a more detailed description of the property conveyed hereby.

155 Floyd Street Drayton, SC 29333
TMS# 7-09-09-057.00

TERMS OF SALE: For cash. Interest at the current rate of 4% 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

Legal Notices

the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.

HUTCHENS LAW FIRM LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
9-14, 21, 28

MASTER'S SALE

C/A No: 2022-CP-42-04034

BY VIRTUE OF A DECREE OF the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of Nationstar Mortgage LLC vs. Marlene Teamer, Individually and as Personal Representative for the Estate of Larry L. Teamer; Larry J. Teamer a/k/a Larry Jordan Teamer; Tamilia Pilgrim; South Carolina Department of Motor Vehicles I the undersigned as Master-in-Equity for Spartanburg County, will sell on October 2, 2023 at 11:00 AM at Spartanburg County Court House, Spartanburg, South Carolina to the highest bidder:

Legal Description and Property Address:

All that certain piece, parcel or lot of land lying, being and situate in the County of Spartanburg, State of South Carolina, being show and designated as Lot A, containing 1.002 acres, more or less, on plat prepared for Larry & Marlene Teamer by James V. Gregory Land Surveying, dated November 16, 2000 and recorded February 23, 2001 in the Register of Deeds Office for Spartanburg County. For a more complete and particular description reference is hereby made to the above referenced plat.

Together with a 2001 Horton mobile home, Serial/VIN Number H88884GL&R Located thereon. This being the same property conveyed to Larry L. Teamer by Deed of Marion Patterson dated April 9, 2001 and recorded April 10, 2001 in Deed Book 73-R at Page 936, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Subsequently, Larry L. Teamer passed away and his interest in the subject property was passed to Marlene Teamer, Larry Jordan Teamer, and Tamilia Pilgrim by probate of Estate File No. 2020ES4200361. See also Deed of Distribution dated August 2, 2021 and recorded August 11, 2021 in Deed Book 133-H at Page 956, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

2597 Kelly Road Spartanburg, SC 29307
TMS# 3-12-00-032.02
TERMS OF SALE: For cash. Interest at the current rate of 8% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. 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.
9-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
SEVENTH JUDICIAL CIRCUIT
C/A No.: 2023-CP-42-02604
LAU'NAJA WRIGHT, Plaintiff,
v.
THE MAZE, LLC, KAREN L. HILL
and ANYWAY J. FERGUSON, Defendants.

Summons

void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights, including its right to a deficiency judgment, 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.
9-14, 21, 28

Jury Trial Demanded
TO THE DEFENDANTS: THE MAZE, LLC and KAREN L. HILL

YOU ARE HEREBY SUMMONED AND REQUIRED to answer the Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your Answer to said Complaint on the below subscribed attorney at his office at 207 East Third North Street, Summerville, South Carolina within thirty (30) days after the service hereof exclusive of the day of such service; and if you fail to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in this action and judgment by default will be rendered against you in the relief demanded in the Complaint.

Dated: July 19, 2023
Summerville, South Carolina
Respectfully submitted,
KNIGHT & WHITTINGTON, LLC
/s/Craig F. Miller
David W. Whittington
South Carolina Bar No.: 010182
Craig F. Miller
South Carolina Bar No.: 103912
207 East Third North Street
Summerville, SC 29483
Phone: (843) 821-9700
dwhittington@knightwhittington.com
9-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2023-CP-42-02973
NewRez LLC d/b/a Shellpoint Mortgage Servicing, PLAINTIFF, vs.
Sabrina Martin, DEFENDANT(S).

Summons and Notice of Filing of Complaint

TO THE DEFENDANT SABRINA MARTIN 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 August 14, 2023.

SCOTT AND CORLEY, P.A.
By: Ronald C. Scott (ronsc@scottandcorley.com), SC Bar #4996
Reginald P. Corley (reggiec@scottandcorley.com), SC Bar #69453
Angelia J. Grant (angig@scottandcorley.com), SC Bar #78334
Allison E. Heffernan (allisonh@scottandcorley.com), SC Bar #68530
H. Guyton Murrell (guytonm@scottandcorley.com), SC Bar #64134
Jordan D. Beumer (jordand@scottandcorley.com), SC Bar #104074
ATTORNEYS FOR THE PLAINTIFF
2712 Middleburg Dr., Suite 200
Columbia, South Carolina 29204
Phone: 803-252-3340
9-14, 21, 28

LEGAL NOTICE

2022ES4200761
2023ES4200515
2023ES4200808
2023ES4200840
2023ES4200862
2023ES4200934

The Last Will and Testaments of the following were delivered to me and filed on the dates shown:

Tom H. Loftin, Sr. AKA Tommy Hugh Loftin, April 13, 2022;
Charles H. Smith Sr. AKA Charles Henry Smith, March 24, 2023;
Raymond B. McClure AKA Raymond

Boyd McClure Sr., May 3, 2023;
Nancy Louise Johnson, May 18, 2023;

Carlton Stafford, June 1, 2023;
Thomas H. Prescott, May 26, 2023;

No proceedings for the probate of said Wills have begun.

September 1, 2023
HON. PONDA A. CALDWELL
Judge, Probate Court for Spartanburg County, S.C.
9-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2023-CP-42-02752
Planet Home Lending, LLC, PLAINTIFF, vs.

Janice E. Robinson, Individually and as Personal Representative for the Estate of Frank Robinson a/k/a Franklin Robinson; Tonya R Martin; Marcos Stephens; Kemyel Robinson; Patrick Schreiber a/k/a Patrick Schriber, DEFENDANT(S)
Summons and Notice of Filing of Complaint and Certification of Compliance with The Coronavirus Aid Relief and Economic Recovery 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 for Spartanburg County, South Carolina, on August 1, 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 109 Wintergreen Terrace, Moore, SC 29369.

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 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
9-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE FAMILY COURT
SEVENTH JUDICIAL CIRCUIT

Docket No.: 2023-DR-42-2258

Jane Doe and John Doe, Plaintiffs, vs.

Margaret Elizabeth Rodriguez-Ramirez, Israel Rodriguez-Ramirez, and P.A.R., a minor under the age of ten (10 years), Defendants.

Summons

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, and to serve a copy of your answer to this complaint upon the subscriber, 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 complaint, an Affidavit of Default will be filed in this case against you, and the Plaintiff shall apply to the Court for the relief demanded in the Complaint.

IF YOU ARE UNDER THE AGE OF FOURTEEN, then you and your general or testamentary Guardian 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 service hereof. If you fail to do so, the Plaintiff herein shall apply to this Court for the appointment of some suitable and proper person to represent you in this action.
Dated: August 31, 2023
Respectfully Submitted,
KENNETH P. SHABEL
South Carolina Bar No.: 16136
Kennedy & Brannon, LLC
Post Office Box 3254
Spartanburg, S.C. 29304
Phone: 864.707.2020
Fax: 864.707.2030
ken@kennedybrannon.com
9-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
SEVENTH JUDICIAL CIRCUIT
Case No.: 2023-CP-42-01652

Keith Evans and Patricia K. Evans, Plaintiffs, vs.

Addie Keith, Andrea Wilson, Eric Keith, Kevin Keith and Natalie Keith, Defendants.

Summons and Notices (Partition Action)

TO: Defendants Addie Keith, Andrea Wilson, Eric Keith, Kevin Keith and Natalie Keith

YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, which is incorporated herein by reference, or to otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the attorney for Plaintiff,

George Brandt, III, HENDERSON, BRANDT & VIETH, P.A., at their offices located at 360 E. Henry Street, Suite 101, Spartanburg, SC, 29302, within thirty (30) days after 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 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.

YOU WILL ALSO TAKE NOTICE that the Plaintiff has moved and was granted a general Order of Reference to the Master in Equity for Spartanburg County, which Order does, pursuant to Rule 53(b) 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 action.

Dated: September 11, 2023
HENDERSON, BRANDT & VIETH, P.A.
By: /s/ George Brandt, III
George Brandt, III

South Carolina Bar No. 00855
Attorney for Plaintiffs
360 E. Henry St., Suite 101
Spartanburg, SC 29302

Direct Line: (864) 583-5144
Fax Line: (864) 582-2927
gbrandt@hbvlaw.com
mloxley@hbvlaw.com

Notice of Filing Complaint

NOTICE IS HEREBY GIVEN that the original Complaint in the above entitled action, together with the Summons, was filed in the Office of the Clerk of Court for Spartanburg County, South Carolina, on May 8, 2023.

Dated: September 11, 2023
HENDERSON, BRANDT & VIETH, P.A.

By: /s/ George Brandt, III
George Brandt, III

South Carolina Bar No. 00855
Attorney for Plaintiffs
360 E. Henry St., Suite 101
Spartanburg, SC 29302

Direct Line: (864) 583-5144
Fax Line: (864) 582-2927
gbrandt@hbvlaw.com
mloxley@hbvlaw.com

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 Defendants for an Order of this Court to claim the Plaintiffs to be the owners in fee simple of the property described in the Complaint, and that the Defendants and all persons claiming under them have no right, title, estate, interest in or lien upon said real estate whatsoever or any part thereof and enjoining said Defendants and all persons claiming under them 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 of that tract of land lying and being along A & S Railway, in the State and County aforesaid, beginning at a stake in J.R. Gibson's line at A & S Railway, and running with said railway N 37 06' W 672 feet to Road; thence with said road S 77 55' W 799 Feet to stake; thence S 85 07' W 475 feet to stake in J. R. Gibson's Line; thence with said J. R. Gibson's line S 47 20' E 1265 feet to stake; thence N 57 10' E 1181 feet to the beginning corner. Less Six acres conveyed to Hester Keith. This Tract presently consists of 14.5 acres, more or less.

Block Map No. 2-49-00-020.00
Property address: 621 Settle Road, Irman, SC 29349
Dated: September 11, 2023
HENDERSON, BRANDT & VIETH, P.A.
By: /s/ George Brandt, III
George Brandt, III

South Carolina Bar No. 00855
Attorney for Plaintiffs
360 E. Henry St., Suite 101
Spartanburg, SC 29302
Direct Line: (864) 583-5144
Fax Line: (864) 582-2927
gbrandt@hbvlaw.com
mloxley@hbvlaw.com

9-14, 21, 28

Property address: 621 Settle Road, Irman, SC 29349
Dated: September 11, 2023
HENDERSON, BRANDT & VIETH, P.A.
By: /s/ George Brandt, III
George Brandt, III

South Carolina Bar No. 00855
Attorney for Plaintiffs
360 E. Henry St., Suite 101
Spartanburg, SC 29302

Direct Line: (864) 583-5144
Fax Line: (864) 582-2927
gbrandt@hbvlaw.com
mloxley@hbvlaw.com

9-14, 21, 28

LEGAL NOTICE

BE IT KNOWN on, May 4, 2021 SYLVECIA TYREESE MCINTYRE did legally transfer her name to Prinoesa Oro Flor Bay in the Jefferson, AL County Probate Court with COURT ORDER instrument no. 2021051729
9-21, 28, 10-5

Legal Notices

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No. : 2023-CP-42-02506
(Claim and Delivery) (Non-Jury)
Truliant Federal Credit Union,
Plaintiff,

v.
Jennifer Michelle Damico a/k/a
Jennifer M. Damico, Defendant.

Summons and Notice of Filing of the Complaint

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

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

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

YOU WILL ALSO TAKE NOTICE that should you fail to answer the foregoing Summons, the Plaintiff may move for a general Order of Reference of this cause to the Master in Equity for Spartanburg County, which Order shall, pursuant to SCRPC Rule 53, of the South Carolina Code of Law (1976), as amended, specifically provide that the said Master in Equity is authorized and empowered to enter a final judgment in this case, which judgment shall be appealable to the Supreme Court of South Carolina.

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 July 12, 2023.

Dated: September 1, 2023
s/Lucas S. Fautua
J. Ronald Jones, Jr.,
South Carolina Bar No. 066091
Lucas S. Fautua
South Carolina Bar No. 104371
171 Church St., Ste. 120C (29401)
Post Office Box 22795
Charleston, SC 29413
Telephone: (843) 714-2531
Email: rjones@smithdebnamlaw.com
Email: lfautua@smithdebnamlaw.com
ATTORNEYS FOR THE PLAINTIFF
Smith Debnam Narron Drake
Santsing & Myers, LLP., is a debt collector attempting to collect a debt, any information we obtain will be used for that purpose. It is our understanding that you are not currently in bankruptcy. If you are in bankruptcy, please disregard this summons in its entirety and have your attorney contact our office as soon as possible.
9-21, 28, 10-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT

IN THE MATTER OF: AYDON JUSTIN QUINN (Decedent)

Case Number: 2023-ES-42-01358

Kimberly Evans, Petitioner, vs.
Kassie Nichole Tessneer, Justin David Quinn and/or the Unknown Father of the Decedent, Respondents.*

*For Guardianship/Conservatorship matters, you must include the alleged incapacitated individual as a Respondent.

Summons

TO THE RESPONDENT(S) LISTED ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Petition in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer upon the Petitioner(s) listed above at the following address(es): HEATHER STONE, P.O. BOX 805, ABBEVILLE, SC 29620.

Your Answer must be served on the Petitioner at the above address within thirty (30) days after the service of this Summons and Petition upon you, exclusive of the day of such service; and if you fail to answer the Petition within that time, judgment by default will be rendered against you for the relief demanded in the Petition.

Date: August 8, 2023
s/Heather Hite Stone
Attorney for Petitioner
STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG
IN THE PROBATE COURT

Case Number: 2023-ES-42-01358

Kimberly Evans, Petitioner, vs.
Kassie Nichole Tessneer, Justin David Quinn and/or the Unknown Father of the Decedent, Respondents.

In Re: Aydon Justin Quinn

Notice of Hearing

PLEASE TAKE NOTICE, that a HEARING for the PETITION OF APPOINTMENT OF PERSONAL REPRESENTATIVE has been scheduled for WEDNESDAY, DECEMBER 13, 2023 at the appointed time of 3:00 p.m., before presiding Judge Ponda Caldwell, in her office located at the Spartanburg County, 180 Magnolia St, 1st Floor, Suite 302, Spartanburg, SC 29306.

Dated: September 18, 2023
Abbeville, South Carolina
s/Heather Hite Stone
Heather Hite Stone, Esquire
Anne Marie Hempy, Esquire
Hite and Stone
South Carolina Bar No. 72503
Post Office Box 805
Abbeville, South Carolina 29620
Phone: (864) 366-5400
heather@hiteandstone.com
ATTORNEYS FOR PETITIONER
9-21, 28, 10-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case Number 2023-CP-42-02557

Advance Companies, LLC d/b/a AAA Land Management, Plaintiff, vs.

Aaron M. Courier, Ashley E. Courier, Ann Ogburn Melton, Defendants.

Summons

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, and to serve a copy of your answer to this complaint upon the subscriber, 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 complaint, judgment by default will be rendered against you for the relief demanded in the complaint.

Dated: July 17, 2023
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley
Scott F. Talley, Esquire
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, S.C. 29302
Phone: 864-595-2966
Attorneys for Plaintiff
scott@talleylawfirm.com

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case Number 2023-CP-42-02557

Advance Companies, LLC d/b/a AAA Land Management, Plaintiff, vs.

Aaron M. Courier, Ashley E. Courier, Ann Ogburn Melton, Defendants.

Lis Pendens

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

All that 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 11.470 acres on plat of Survey for Ashley E. & Aaron M. Courier by Trinity Land Surveying, LLC dated October 21, 2021 and recorded in the ROD Office for Spartanburg County, SC in Plat Book 180, Page 308. See said plat and record thereof for a more complete and particular description.

Tax Map No. 6-33-00-010.07

Property Address: 300 Bulman Street, Roebuck, SC 29376

Dated: July 17, 2023

Spartanburg, South Carolina

TALLEY LAW FIRM, P.A.

/s/ Scott F. Talley

Scott F. Talley, Esquire

South Carolina Bar No. 70364

291 South Pine Street

Spartanburg, S.C. 29302

Phone: 864-595-2966

Attorneys for Plaintiff

9-21, 28, 10-5

LEGAL NOTICE

Notice of Intention

Notice of Intention to file Petition to close street areas pursuant to Section 57-9-10, et. seq., of the Code of Laws of the State of South Carolina.

NOTICE IS HEREBY GIVEN that the undersigned will file, after publication of this Notice of Intent for three (3) weeks, a Petition with the Court of Common Pleas for Spartanburg County, South Carolina, praying for the closing of the following described area:

All that certain piece, parcel of lot of land being shown and designated as .008 acre, more or less on a Survey for Oaklynn Homes, LLC dated April 19, 2023 and prepared by Trinity Land Surveying.

The Petition which the undersigned intends to file shall request that the Court of Common Pleas issue an appropri-

ate Order providing for the closure of the above-named described right-of-way as a public right-of-way, and to make further provision that this portion of the right of way be deeded into the name of Oaklynn Homes, LLC, and no longer shall the County of Spartanburg be responsible for their maintenance.

DATED this 19th day of September, 2023.

The Law Office of Stephen C. Wofford, LLC

By: s/ Stephen C. Wofford
Attorney for Plaintiff

110 E. Church Street
Post Office Box 1199

Cowpens, South Carolina 29330

Telephone: 864-461-8059

Email: stephen@woffordlaw.com

South Carolina Bar No.: 78348

9-21, 28, 10-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-03390

Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-2, as owner of the Related Mortgage Loan, PLAINTIFF, vs.

Charles Norris, Individually, as Legal Heir or Devisee of the Estate of Mary Frances Norris a/k/a Mary Norris a/k/a Mary Frances Greer Norris, Deceased; Carnie Norris, III, Individually, as Legal Heir or Devisee of the Estate of Mary Frances Norris a/k/a Mary Norris a/k/a Mary Frances Greer Norris, Deceased; Clyde Norris, Individually, as Legal Heir or Devisee of the Estate of Mary Frances Norris a/k/a Mary Norris a/k/a Mary Frances Greer Norris, Deceased; their heirs or devisees, successors and assigns, and any other Heirs-at-Law or Devisees of the Estate of Mary Frances Norris a/k/a Mary Norris a/k/a Mary Frances Greer Norris, Deceased; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; any unknown minors or persons under a disability being a class designated as Richard Roe; and Douglas Miller, Sr., DEFENDANT(S).

Summons and Notices

TO ALL THE DEFENDANTS ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your Answer on the subscribers at their offices, 2712 Middleburg Drive, Suite 200, Columbia, Post Office Box 2065, Columbia, South Carolina, 29202-2065, within thirty (30) days after the service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that 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 or Special Referee 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 or Special Master 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 within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, Plaintiff will apply to have the appointment of the Guardian ad Litem Nisi, Ian C. Gohean, made absolute.

Notice

TO THE ABOVE-NAMED DEFENDANTS: YOU WILL PLEASE TAKE NOTICE that the Summons and Complaint, of which the foregoing is a copy of the Summons, were filed with the Clerk of Court for Spartanburg County, South Carolina on September 7, 2023.

PLEASE TAKE NOTICE that the order appointing Ian C. Gohean, whose address is 325 Rocky Slope Road, Suite 201, Greenville, SC 29607, as Guardian Ad Litem Nisi for all persons whomsoever herein collectively designated as Richard Roe, defendants herein whose names and addresses are unknown, including any thereof who may be minors, incapacitated, or under other legal disability,

whether residents or non-residents of South Carolina; for all named Defendants, addresses unknown, who may be infants, incapacitated, or under a legal disability; for any unknown heirs-at-law of Mary Frances Norris a/k/a Mary Norris a/k/a Mary Frances Greer Norris, including their heirs, personal representatives, successors and assigns, and all other persons entitled to claim through them; and for all other unknown persons with any right, title, or interest in and to the real estate that is the subject of this foreclosure action, was filed in the Office of the Clerk of Court for Spartanburg County on the 19th day of September, 2023.

YOU WILL FURTHER TAKE NOTICE that unless the said Defendants, or someone in their behalf or in behalf of any of them, shall within thirty (30) days after service of notice of this order upon them by publication, exclusive of the day of such service, procure to be appointed for them, or any of them, a Guardian Ad Litem to represent them or any of them for the purposes of this action, the Plaintiff will apply for an order making the appointment of said Guardian Ad Litem Nisi absolute.

Lis Pendens

NOTICE IS HEREBY GIVEN that an action has been commenced by the Plaintiff above named against the Defendant(s) above named for the foreclosure of a certain mortgage given by Mary Frances Norris to Bank of America, N.A., dated November 8, 2005, recorded November 16, 2005, in the Office of the Clerk of Court/Register of Deeds for Spartanburg County, in Book 3556 at Page 979; thereafter, said Mortgage was assigned to Nationstar Mortgage LLC by assignment instrument dated October 17, 2012 and recorded November 5, 2012 in Book 4649 at Page 221; thereafter, assigned to Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-2, as owner of the Related Mortgage Loan by assignment instrument dated August 31, 2023 and recorded September 6, 2023 in Book 6635 at Page 945. The Note and Mortgage were subsequently modified by a Loan Modification Agreement dated April 20, 2011, as well as one or more additional Loan Modification Agreement(s).

The description of the premises is as follows:

All that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Lot No. 44, Section 1, Lawson's Fork Subdivision, on a plat entitled "Property of Marvis M. Wilson, Jr., & Susan N. Wilson," prepared by Gooch & Associates P.A., Surveyors, dated March 23, 1988, recorded in Plat Book 103 at Page 771, Register of Deeds for Spartanburg County, South Carolina.

This is the same property conveyed to Mary Frances Norris by deed of Marvis M. Wilson, Jr. and Susan N. Wilson dated May 18, 1999 and recorded May 19, 1999 in Book 69-X at Page 745; thereafter, the same property was conveyed to Mary Frances Norris and Elizabeth G. Threadgill, as joint tenants with right of survivorship, not as tenants in common, by deed of Mary Frances Norris dated August 24, 2007 and recorded August 27, 2007 in Book 89-K at Page 432; thereafter, the same property was conveyed to Mary Frances Norris by deed of Elizabeth G. Threadgill dated November 16, 2009, recorded November 16, 2009, in Deed Book 94-Y at Page 680; abovementioned deeds recorded in the Office of the Clerk of Court/Register of Deeds for Spartanburg County.

Subsequently, Mary Frances Norris a/k/a Mary Norris a/k/a Mary Frances Greer Norris died on or about July 20, 2020 and no probate case has been opened with the probate court for Spartanburg County. If any party has any information as to the existence and/or opening of a probate court file for the Estate of Mary Frances Norris, it is requested that you contact counsel for Plaintiff immediately with that information. Upon information and belief, Mary Frances Norris a/k/a Mary Norris a/k/a Mary Frances Greer Norris was survived by her heir(s), Charles Norris, Carnie Norris, III and Clyde Norris (based on her published obituary).

TMS No. 7-04-11-042.00

Property address: 305 Foxborough Road, Spartanburg, SC 29303

SCOTT AND CORLEY, P.A

By: Ronald C. Scott (rons@scot

tandcorley.com), SC Bar #4996

Reginald P. Corley (reggie@scott

andcorley.com), SC Bar #69453

Angelia J. Grant (angij@scott

tandcorley.com), SC Bar #68530
H. Guyton Murrell (guytom@scott

andcorley.com), SC Bar #64134

Jordan D. Beumer (jordan@scot

tandcorley.com), SC Bar #104074

ATTORNEYS FOR THE PLAINTIFF

2712 Middleburg Dr., Suite 200

Columbia, South Carolina 29204

Phone: 803-252-3340

9-28, 10-5, 12

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

Case No. : 2023-CP-42-02035

K7 Properties, LLC, vs.

Ernestine Norris Blessingame, deceased,

Ella Bivings, deceased,

Patricia Tanner, Kevin Bivings, Donald Bivings,

Betty Durham, Florine Paicely,

Carolyn Morris, Angelique Williams,

Regina Tanner a/k/a Regina Turner, Sabrina Bryd,

Yolanda Stanley a/k/a Wanda Stanley, Equicredit Corporation of America, State of South Carolina Department of Revenue, Spartanburg Regional Health And Human Services-Estate Recovery, any unknown adults being a class designated as John Doe, and any unknown infants or persons under disability being a class designated at Richard Roe

Summons (Quiet Title Action)

TO THE DEFENDANT ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Com-

plaint in this action, a copy of which is herewith served upon you, and to serve a copy

of your Answer to the said Complaint on the Plaintiff(s)

or his/her/their attorney, Paul A. McKee, III, at his office,

P.O. Box 2196, 409 Magnolia Street, Spartanburg, South

Carolina 29304, within thirty (30) days after the service

hereof, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, the Plaintiff(s) in this action will apply to the Court for the relief demanded in the Com-

plaint.

Dated: September 21, 2023

s/Paul A. McKee, III

PAUL A. MCKEE, III

Attorney for Plaintiff

Post Office Box 2196

409 Magnolia Street

Spartanburg, S.C. 29304

Phone: (864) 573-5149

9-28, 10-5, 12

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

SEVENTH JUDICIAL CIRCUIT

Case No. : 2020-CP-42-03199

Paul Sauvola, Plaintiff, vs.

David E. Gibson, Larry Jackson, South Carolina Department of Revenue, RMC Financial, and SCHB Self Insurer Fund. Also, all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint, Defendants.

Summons for Relief

TO: THE ABOVE-NAMED DEFENDANTS IN THIS ACTION:

YOU ARE HEREBY SUMMONED and required to answer the Com-

plaint in this action, a copy of which was filed in the

Office of the Clerk of Court for Spartanburg County on September 18, 2020, and to serve a copy of your ANSWER to the said Complaint upon the Subscriber at his office at 200

Ezell Street, Spartanburg, SC 29306-2338, within thirty (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 to the Court for the relief demanded in the Complaint.

YOU WILL PLEASE TAKE NOTICE that the original Summons and Complaint and Lis Pendens were filed in the Office of the Clerk of Court for Spartanburg County on September 18, 2020 and a Fourth Amended Summons and Complaint were filed in the Office of the Clerk of Court for Spartanburg County on May 19, 2023.

Dated: July 19, 2023

s/ Max B. Cauthen, Jr.

MAX B. CAUTHEN, JR.

Attorney for the Plaintiff

200 Ezell Street

Spartanburg, SC 29306

Phone: 864.585.8797

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS

SEVENTH JUDICIAL CIRCUIT

Case No. : 2020-CP-42-03199

Paul Sauvola, Plaintiff, vs.

David E. Gibson, Larry Jackson, South Carolina Department of Revenue, RMC Financial, and SCHB Self Insurer Fund. Also, all other persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint, Defendants.

Fourth Amended Lis Pendens

NOTICE IS HEREBY GIVEN that an action has been commenced and is pending in this Court upon the Complaint of the above-named Plaintiff against the named Defendants to quiet title to a tax deed title to real

estate owned by Plaintiff and described as follows:

P/O Lot 10, Bowen Acres, Barnwell Road, Irman, SC 29349

All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, being a portion of Lot No. 10 of Bowen Acres, as

Legal Notices

NOTICE TO CREDITORS OF ESTATES

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

Estate: Jesse J. Thornton Jr. AKA Jesse James Thornton
Date of Death: December 1, 2022
Case Number: 2023ES4201012
Personal Representative: Ms. Wanda A. Jones
298 S. Woodfin Ridge Drive
Inman, SC 29349
9-28, 10-5, 12

NOTICE TO CREDITORS OF ESTATES

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

Estate: Ellen Elizabeth Reynolds AKA Ellen Elizabeth Schultheis
Date of Death: December 7, 2022
Case Number: 2023ES4200300
Personal Representative: Mr. Daniel Reynolds
1241 Paladin Falls Cir. Apt. 101
Duncan, SC 29334
Atty: Nicholas Brausch
16 Wellington Avenue
Greenville, SC 29609
9-28, 10-5, 12

NOTICE TO CREDITORS OF ESTATES

All persons having claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of Spartanburg County, the address of which is 180 Magnolia Street Room 302, Spartanburg, SC 29306, within

eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.) or such persons shall be forever barred as to their claims. All claims are required to be presented in written statement on the prescribed form (FORM #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.

NOTICE TO CREDITORS OF ESTATES

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

NOTICE TO CREDITORS OF ESTATES

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

claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.

NOTICE TO CREDITORS OF ESTATES

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

NOTICE TO CREDITORS OF ESTATES

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

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Aircraft Mechanic. Need to Examine and inspect aircraft components; Inspect landing gear, hydraulic systems; Conduct routine and special inspections; quality control in maintenance; Assemble and install electrical, plumbing, mechanical, hydraulic, and structural components and accessories; repair, and rebuild aircraft structures, functional components, and parts; interpret pilots' descriptions of problems to diagnose causes; be responsible for the quality control of airworthiness and appearance of aircraft; Accompany aircraft on flights to make in-flight adjustments and corrections. Experience in DC9-10, DC30, DC50, MD80, MD82, ATR42, Airbus 310 and 319, Fokker 70/100 and Boeing 757, 767. Required 24 months of experience. Need Airframe and Turbine Licenses and Quality Control Management under FAR 121. Mail resume to 500 Ammons Road suite 203 Spartanburg SC 29306 to Mr. Tim Lankford.

Are you a Medicare rookie? Pros can help you find the right plan

(StatePoint) Roughly 4.4 million Americans will reach the age of 65 in 2024, according to the U.S. Census Bureau. While age is just a number in some respects, this particular birthday marks the time when Americans become eligible for the federal Medicare health insurance program. And if you'll be hitting this milestone soon, you're in good company, as athlete, entrepreneur and philanthropist, Earvin "Magic" Johnson will be doing the same.

"I've been a rookie a few times in my life, but this time, I'm new to Medicare," says Johnson.

Medicare is the government health insurance program for Americans 65 and older, and those under 65 with certain disabilities, providing hospital coverage (Part A) and physician visits (Part B) to those who qualify. During this year's Medicare Annual Enrollment Period (AEP), which takes place between Oct. 15-Dec. 7, 2023, rookies and pros alike can hone their health insurance selection game plan with a little coaching. That's why Magic Johnson got these tips from Cigna Health-care, which serves millions of Medicare customers nationwide:

1. **Don't delay.** Medicare



has a seven-month window around your 65th birthday called the Initial Enrollment Period. Enrolling outside this window could result in higher premiums on Medicare Part B for the rest of your life. However, if you're still working, you may be able to keep your current plan, depending on the size of your company, and switch to Medicare without penalty when you retire. If you're not working and you've already filed for Social Security, you'll be automatically enrolled in Medicare Parts A and B when you turn 65.

2. **Know what's covered.**

Medicare Parts A and B are sometimes called Original Medicare and cover hospital and physician expenses. To cover things like dental, vision, hearing and pharmacy, you may opt for a Medicare Advantage plan (also known as Part C), which covers everything that Medicare does and provides additional benefits, including, in many cases, prescription drugs (also known as Part D). Assessing your budget, health needs, doctor preferences and lifestyle will be important in making the best choice for you.

3. **Read the fine print.** Before signing up for a par-

ticular plan, make sure that your favorite health care providers are in its network. While you may be able to go out of network for care, be prepared to pay more if you do. You'll also want to factor in all the associated costs of a given plan, including monthly premiums, co-pays and deductibles, as well as

the prices and rules around the prescription drugs you take.

4. **Get help.** Turn to resources and platforms that can help ensure you understand the plan you're enrolling in. Call Medicare at 1-800-MEDICARE (1-800-633-4227) 24/7. TTY

users can call 1-877-486-2048. Or, visit the Medicare Plan Finder website at Medicare.gov/plan-compare. For local assistance, refer to the State Health Insurance Assistance Program at www.shiptacenter.org. You can also contact individual Medi-care plans, including Cigna at C i g n a M e d i c a r e Information.com.

5. **Use your benefits.** For optimal health, make full use of your plan's benefits. In particular, be sure to get the wellness checks and preventive screenings needed for your age and health status. If your plan offers extra perks, such as fitness or nutrition programs, take advantage of them.

"If you find out that the plan you signed up for last year is not the right fit, lean into the experts about what works best for you and make changes during AEP to set yourself up for a winning year," says Johnson.