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Spartan Weekly

Community news from Spartanburg and the surrounding upstate area
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AROUND TOWN

McAlister's Deli opens location in Boiling Springs

McAlister's Deli recently opened their first location in Boiling Springs at 861-A Double Bridge Road on Thursday, July 17. The Deli features different combinations of tea you can make – with sweet tea, unsweet tea, half & half tea, lemonade tea, and add 'a little something' extra with our flavor shots – Peach, Strawberry, Black Cherry, and limited-time Mango.

Groundbreaking held for new Medical Group of the Carolinas – Family Medicine – Woodruff location

Community and business leaders helped Spartanburg Regional Healthcare System break ground on the new Medical Group of the Carolinas – Family Medicine – Woodruff location.

This 18,000-square-foot building will feature 30 patient exam rooms, 10 provider offices, a large lobby and a waiting area with abundant natural light.

Located along Highway 101, the practice will serve one of the fastest growing communities in South Carolina for generations to come.

USC Upstate's Taliyah Thomas crowned as a statistical champion in NCAA D1 Softball

As USC Upstate Softball closes the chapter on the 2025 season, the hard work and recognition continues to be displayed as the NCAA officially declared Taliyah Thomas as the statistical champion for toughest player to strike out in NCAA Division I Softball during the 2025 season.

With another conference championship to her resume along with another appearance at the NCAA Regionals, the Spartans are expected to see more growth from the outfielder as she looks to return with more to prove ahead of the 2026 season.

WorkSmart opens newest office in Duncan

On Wednesday, July 9, Greenville-based staffing and hiring agency WorkSmart celebrated the grand opening of its newest office in Duncan. The ribbon cutting marked WorkSmart's 7th location. The Duncan office is located at 700 E Main St #6B, Duncan, SC 29334.

With 35+ years of experience, WorkSmart believes meaningful work builds stronger individuals, families, companies and neighborhoods. WorkSmart has placed nearly 4,000 workers in the past year.

WorkSmart is excited to continue serving the broader Upstate through this expansion.

Taste of the Middle Tyger

Enjoy a robust, lunchtime networking session and connect with businesses from the Middle Tyger Area during this food-focused, conversation-driven event to be held on Tuesday, August 19, 12 Noon - 1:00 p.m. at 121 South Spencer Street in Duncan. Register online at <https://web.onespartanburginc.com/atlas/events/9442/details>

Colby Stuart named Assistant Baseball Coach at Spartanburg Methodist College

Colby Stuart has joined Spartanburg Methodist College as an assistant baseball coach, head coach Tyler Miller announced recently.

Stuart comes to SMC after spending the last seven years at NCAA Division I member East Tennessee State University (ETSU), including two years as a member of the coaching staff.

Notary Public seminar to be held in Spartanburg on August 19

Columbia — Secretary of State Mark Hammond has announced that his office will be offering a free, in-person notary public seminars in Spartanburg on August 19 at Spartanburg County Council Chambers located at 366 N. Church Street in Spartanburg. This seminar will provide comprehensive information for South Carolina notaries and those interested in becoming a notary, as well as information on electronic notarization.

The seminar will begin promptly at 6:00 p.m. and should conclude by 7:30 p.m. Doors will open at 5:00 p.m. Visit <https://www.eventbrite.com/d/sc-spartanburg/notary-public-seminar/> for more information or to register.

A Place to Call Home holding donation drive

A Place to Call Home, a collaborative organization dedicated to addressing homelessness across Spartanburg County, is kicking off a donation drive. Now through August 29, you can arrange a donation drop-off at A Place to Call Home's HQ and donations will help outfit homes at Bridgeway Village and will be used to build hygiene kits given to partner organizations countywide.

See the wishlist at https://www.amazon.com/hz/wishlist/ls/3QDS9W0TUWQM2?ref_wl_share



Prisma Health's \$350 million expansion at Greer Memorial Hospital will expand the bed count to 175. Rendering provided by Prisma Health

Prisma Health will begin work this fall on \$350 million expansion at Greer Memorial Hospital

Greer - Prisma Health will begin site preparation this fall on a \$350 million expansion at its Greer Memorial Hospital campus which will more than double patient beds and significantly expand outpatient care with construction of a medical park.

The work will include the following:

- New pediatric and cardiovascular specialty units.
- Expansions will roughly double size of emergency department, labor and delivery, intensive care and surgical units
- Additional primary and specialty care offices in the new building, including a new ear, nose and throat practice and expanded urology, cardiology, pulmonology and neurology practices.
- Additional pediatric specialty practices will also be added.

The two dovetailing projects are Prisma Health's largest investment in expanding an Upstate medical campus in the past 17 years.

"We're excited to grow with our communities and provide greater access to high-quality care as we continue to transform the way healthcare is delivered," said Prisma Health President and CEO Mark O'Halla. "Prisma Health was formed to help create a better state of health for patients, families and communities. We work to make that goal a reality every day and continue to build on our deep understanding of the needs of our communities."

The hospital expansion will increase Greer Memorial's licensed bed count to 175, a 93-bed jump. The S.C. Department of Public Health approved Prisma's Certificate of Need application in June.

"This expansion will fundamentally transform Greer Memorial Hospital's ability to care for this community," said Todd Walker, Prisma's CEO for Greer Memorial Hospital. "Greer is one of the fastest growing communities in the state, and we're proud to grow alongside it. This

investment will allow our team to continue a legacy of delivering high-quality care and positive patient experiences."

Construction on the \$250 million hospital expansion and renovation will be done in phases. It's expected to be completed in early 2028. It will include construction of a three-story 110,000-square-foot tower adjacent to the existing hospital.

Construction on the \$100 million medical office building will begin in early 2026 and is expected to be ready for its first patient by mid-2027. The medical park will be built on South Buncombe Road directly across from Greer Memorial. The project will include a three-story 100,000-square-foot outpatient office with easy-access parking.

Prisma has had a presence in Greer since 1959 with its Allen Bennett Memorial Hospital, later transitioning to Greer Memorial Hospital in its current location on South Buncombe.

Spartanburg County Foundation awards multi-year grant to Palmetto InnovaSphere to advance life sciences recruitment

Information courtesy of OneSpartanburg, Inc.

The Spartanburg County Foundation recently announced a multi-year grant to Palmetto InnovaSphere, a nonprofit organization dedicated to advancing life sciences, biotechnology, and digital health innovation across South Carolina and the Southeast. This strategic investment will support Palmetto InnovaSphere's initiative to attract innovative life sciences companies to Spartanburg County fostering economic growth, educational advancement, and improved healthcare outcomes.

The grant will enable Palmetto InnovaSphere to conduct comprehensive market analysis, develop targeted recruitment strategies, and collaborate with key stakeholders—including educational institutions, healthcare providers, and economic development agencies—to create a thriving ecosystem for life sciences companies in the region.

"InnovaSphere's mission

to drive innovation and economic development in the bio-science sector presents a unique opportunity to bolster Spartanburg's position as a leader in this field," said Allen Smith, President/CEO of OneSpartanburg Inc. "By supporting InnovaSphere, the Spartanburg County Foundation is investing in an initiative that promises to deliver substantial benefits to the community, including job creation, educational opportunities, and enhanced economic mobility."

Palmetto InnovaSphere is positioning to be a regionalized magnet that fosters and nurtures innovative life science companies towards commercialization and translation of new products to clinical practice.

Palmetto InnovaSphere is already making an impact through their recruitment of and work with projects such as AI Body, a digital physiology model for medical education; Project Eraser, a novel therapy for pancreatic cancer; Project Defend, a groundbreaking cancer vaccine and Project

Rehab, a digital technology in mental health and PTSD working closely with Veterans and First-Responders. These efforts reflect the organization's commitment to innovation and measurable impact.

In the first year of the initiative, Palmetto InnovaSphere will partner with USC Upstate's Career Catalyst program to introduce students to career opportunities in the life sciences. In subsequent years, they are in discussions to expand the program to Wofford College, Spartanburg Community College, VCOM and Converse University.

As this initiative unfolds, it promises to position Spartanburg as a regional hub for life sciences innovation. This multi-year collaboration reflects a shared vision for the future. By attracting leading-edge life sciences companies and expanding educational and economic opportunities, Palmetto InnovaSphere and the Spartanburg County Foundation are laying the groundwork for a healthier and more prosperous community for generations to come.

Council hears update on downtown construction, Morgan Square, Clock Tower

At the meeting on Monday, July 14, Spartanburg City Council heard an update on the Morgan Square redevelopment process and nearby downtown developments from City Manager Chris Story. Referencing developments set to get underway along Broad and W Main Streets that will take roughly 275 surface parking spaces out of circulation while the areas are under construction, Story recommended postponing construction on the square's redevelopment until at least the end of 2025.

Previously planned enhancements included permanently pedestrianizing the sections of W Main and Dunbar streets along the square and raising those streets to curb level, creating an enlarged performance lawn at the square's eastern end with public restrooms and a staffed visitor kiosk, and adaptive seating include lounging terraces, movable furniture and bench swings. The plan also included a permanent outdoor dining zone for adjacent restaurants. Council members signaled they may also reconsider design elements of the previously proposed plan, and the City may pursue external funding opportunities when the square's redevelopment plan is eventually reconsidered.

Story also shared an update on the downtown clock tower, which is to be moved later this year to make way for a streetscaping project accompanying a new hotel and mixed use development planned for the block bound by W Main, S Spring, W Broad streets, and S Daniel Morgan Avenue. The streetscaping will allow the new developments to align with existing buildings along W Main, creating a more cohesive curbline and sightline. In order to move the curbline the needed distance, the clock tower, currently located within a median between the two lanes of W Main Street, will need to be removed.

While the clock tower itself only dates to the late 1970s, the clock it houses has historical roots dating back to 1881. It was moved to its current location in 1989.

While Council members acknowledged the need to remove the clock tower from its current location, several shared that they would prefer to see the clock and tower honored in a substantial way. No decision was made regarding the clock or tower on July 14, and Council is expected to take up the issue formally at a later date.

Legal Notices

MASTER'S SALE 2025-CP-42-00124

BY VIRTUE of a Judgment granted in the case of: Gregory L. Wilson vs Judith Cannon McCall, Department of Justice of the United States of America, Tymberbrook Homeowners Association, Inc., Midland Funding, LLC and Allstate Fire and Casualty Insurance Company, Defendants, Civil Action No. 2025-CP-42-00124, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025, at 11:00 a.m., in the Master's Courtroom, at Spartanburg County Courthouse, 4th Floor, 180 Magnolia Street, Spartanburg, SC, to the highest bidder:

All that lot, piece, or parcel of land lying, situate and being in Spartanburg County and the State of South Carolina, containing 0.61 acres, more or less, fronting on Tymberbrook Drive and being known and designated as Lot No. 10 in Tymberbrook Subdivision, Phase One, on a plat dated June 17, 1993, made by James V. Gregory Land Surveying, recorded in Plat Book 121, Page 426, in the Office of the Register of Deeds for Spartanburg County, South Carolina and to which plat reference is hereby made for a more complete and perfect description.

This being the same property conveyed to Judith Cannon McCall by deed of Gregory L. Wilson dated May 14, 2015 and recorded May 28, 2015 in Deed Book 109-C, Page 329, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Tax Map Number: 5-09-08-008.00
Property address: 151 Tymberbrook Drive, Lyman, SC 29365

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at the time of the bid, five per cent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price if compliance is made, but in the event compliance is not made, the deposit shall be forfeited and applied first to the costs and expenses of this action and the recommended attorney's fee for Plaintiff's attorney and any taxable disbursements by the attorney then to Plaintiff's debt. Should the successful bidder at the regularly conducted sale 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 from the conclusion of the bidding, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day, but at the risk of the defaulting bidder(s). A personal or deficiency judgment having been WAIVED the sale will be final. In the event agents of the Plaintiff do not appear at the time of the sale, the within property shall be withdrawn from sale and sold at the next available sales day upon the terms and conditions as set for in the Judgment of Foreclosure and Sale or supplemental Order.

Purchaser to pay for documentary stamps on the Foreclosure 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 daily rate as specified in the Order of Foreclosure.

THE ABOVE PROPERTY IS SOLD SUBJECT TO SPARTANBURG COUNTY AD VALOREM TAXES, ASSESSMENTS, EXISTING EASEMENTS AND RESTRICTIONS OF RECORD AND THOSE CERTAIN JUDGMENT LIENS AS SET FORTH AND IDENTIFIED IN THE FORECLOSURE DECREE AND IS SUBJECT TO REDEMPTION RIGHTS OF THE UNITED STATES OF AMERICA. Electronically Dated Spartanburg, South Carolina s/Alexander Hray, Jr. South Carolina Bar Number 2736 ALEXANDER HRAY, JR. Attorney for the Plaintiff 389 E. Henry Street, Suite 107 Spartanburg, SC 29302 Phone: (864) 342-1111 Email: lex@lexhraylaw.com HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C. 7-17, 24, 31

MASTER'S SALE

By virtue of a decree of the Court of Common Pleas for Spartanburg County, heretofore granted in the case of Instant Cash, Inc. v. West Town Properties, LLC, Pamela Turner, and the County of Spartanburg, Case No. 2025CP4200497, the undersigned Master for Spartanburg County, will sell on August 4, 2025, at eleven o'clock a.m. at the County Courthouse, Spartanburg, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, in the John Dodd

Hill Community and known and designated as Lot No. 2 as shown upon a survey and plat made for Marshall Brown by Wolfe & Huskey dated June 8, 1972 and recorded in Plat Book 68, Page 575, ROD Office for Spartanburg County. Said property has a frontage on U.S. Highway 176 of 55 feet. For a more complete and particular description, reference is hereby made to the above referenced plat and record thereof.

This is the same property conveyed to West Town Properties, LLC by deed of Johnny E. Duncan and Linda A. Duncan dated June 13, 2023, recorded June 20, 2023, in Deed Book, 142-H, Page 543, aforesaid records.

Tax Parcel No. 2-50-00-097.01
Address: 9108 Asheville Highway, Boiling Springs, SC 29316
Terms of Sale: For cash, purchaser to pay for deed and stamps and deposit with me 5% of the amount of the bid, same to be applied to the purchase price only upon compliance with the bid, but in case of non-compliance within a reasonable time, same to be forfeited and applied to the cost and Plaintiff's debt and the property re-advertised for sale upon the same terms at the risk of the former highest bidder.

DEFICIENCY JUDGMENT IS DEMANDED.
Kenneth C. Anthony, Jr.
Attorney for Plaintiff
The Anthony Law Firm, P.A.
250 Magnolia Street
Spartanburg, SC 29306
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE 2024-CP-42-03419

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, to be issued in the case of Barry Lynn Spencer, Plaintiff, against ESF Management, LLC, et al., Defendants, I the undersigned as Master-in-Equity for Spartanburg County, will sell on Monday, August 4, 2025 at 11:00 o'clock a.m., at the Spartanburg County Judicial Center in Spartanburg, South Carolina, to the highest bidder:

All these certain pieces, parcels or lots of land in the County of Spartanburg, State of South Carolina, lying and being on the southern side of Holly Springs Road at its intersection with Ridge Road and being shown and designated as portions of Lots A, B and 13 on a plat of the property recorded in Plat Book 27, Page 583 and currently shown on the Spartanburg County Tax Assessors Office records as the three lots fronting on Holly Springs Road with frontages of 75', 60' and 90' feet and being shown as parcels 1-44-05-085.00 being part of Lot A shown on Plat Book 107, Page 623; parcel 1-44-05-086.00 being part of Lot 13 as shown on Plat Book 113, Page 65 and parcel 1-44-05-087.00 also being part of Lot 13 as shown on Plat Book 113, Page 65.

Property Addresses: Holly Springs Road, Inman, SC 29349
Map Reference Number: 1-44-05-085.00

42 1st Street, Inman, SC 29349
Map Reference Number: 1-44-05-086.00

38 1st Street, Inman, SC 29349
Map Reference Number: 1-44-05-087.00

TERMS OF SALE: For cash, interest at the legal rate shall be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and the successful bidder or bidders, other than the Plaintiff therein, does, 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 (5%) per cent 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.

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 his rights prior to sale. The property shall be sold subject to taxes and assessments, existing easements and restrictions of record.

GARY L COMPTON
Attorney for Plaintiff

296 S. Daniel Morgan Avenue
Spartanburg, SC 29306
Phone: (864) 583-5186
gary@garylcompton.com
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE 2024-CP-42-03419

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, to be issued in the case of Barry Lynn Spencer, Plaintiff, against ESF Management, LLC, et al., Defendants, I the undersigned as Master-in-Equity for Spartanburg County, will sell on Monday, August 4, 2025 at 11:00 o'clock a.m., at the Spartanburg County Judicial Center in Spartanburg, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, known and designated as Lot No. 1 as shown upon plat prepared for James O. & R.T. Thomas, Jr., by Gooch & Associates, Surveyors, recorded in Plat Book 73 at Page 663 in the Office of the Register of Deeds for Spartanburg County; reference to said plat being hereby made for a more complete metes and bounds description thereof.

Property Address: 8275 Asheville Highway, Boiling Springs, SC 29316
Map Reference Number: 2-55-11-001.01

TERMS OF SALE: For cash. Interest at the legal rate shall be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and the successful bidder or bidders, other than the Plaintiff therein, does, 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 (5%) per cent 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.

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 his rights prior to sale. The property shall be sold subject to taxes and assessments, existing easements and restrictions of record.

GARY L COMPTON
Attorney for Plaintiff
296 S. Daniel Morgan Avenue
Spartanburg, SC 29306
Phone: (864) 583-5186
gary@garylcompton.com
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

(Deficiency Demanded)
BY VIRTUE of a decree heretofore granted in the case of: Founders Federal Credit Union v. Matthew A. Jackson, Shannon Reena Sleiman, and The South Carolina Department of Revenue, C/A No. 2025-CP-42-01513. The following property will be sold on August 4, 2025, at 11:00 a.m., at the Spartanburg County Courthouse, 180 Magnolia Street, 4th Floor, 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, located on Weblin Street, and being more particularly shown and designated as Lot No. 8-A, on plat for Margaret C. Linder, dated April 2, 1962, prepared by W. N. Willis, Engrs., recorded in Plat Book 43 at page 675 in the Register of Deeds for Spartanburg County. Reference to said plat is made for a more detailed description.

This is the same property conveyed to Matthew A. Jackson and Shannon Reena Sleiman as joint tenants with right of survivorship by deed of Marilyn M. Gibson as Personal Representative of the Estate of Albert B. Martin dated May 16, 2023 and recorded May 23, 2023, in Book 141-W at Page 210 in the Office of the Register of Deeds for Spartanburg County.
TMS No.: 6-21-11-046.00

Property Address: 305 Weblin St., Spartanburg, SC 29306
SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Special Referee, 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 time of bid or comply with the other terms of the bid within thirty (30) days, then the Special Referee may resell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). Purchaser to pay for documentary stamps on the Special Referee's 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. Deficiency having been demanded, the bidding will remain open for thirty (30) days after the date of sale with the sale being final upon that date. Further, you will please take notice that if no representative of the Plaintiff is present at the sale, said sale shall be rescheduled for the next available sale date. For complete terms of sale, see Order and Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2025-CP-4201513.

THIS PROPERTY IS BEING SOLD ON AN "AS-IS, WHERE-IS" BASIS WITHOUT REPRESENTATION OR WARRANTY AS TO ANY MATTERS OF TITLE OR OTHERWISE. A COMPLETE AND THOROUGH TITLE EXAMINATION IS RECOMMENDED PRIOR TO BIDDING ON THIS PROPERTY. THE SALE OF THIS PROPERTY IS SUBJECT TO ANY TAXES, LIENS, ENCUMBRANCES, INTERESTS, ASSESSMENTS, AND THE LIKE OF RECORD, ALL OF WHICH MAY BE REVEALED BY A TITLE EXAMINATION. REFERENCE IS CRAVED TO THE ORDER AND JUDGMENT OF FORECLOSURE AND SALE ENTERED IN THIS MATTER.

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 B. KELCHNER, ESQ.
Attorney for Plaintiff
Post Office Box 1473
Columbia, South Carolina 29202
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

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

Case No. 2025-CP-42-00184
21st Mortgage Corporation Plaintiff, -vs- Joseph C. Phillips a/k/a Joseph Charles Phillips, Tammy West, heirs-at-law of Joe C. Phillips (deceased); any heirs or devisees of Joe C. Phillips (deceased) including any personal representatives, successors, assigns, spouses, creditors, and all others claiming any right, title, or interest in the subject property herein; any adults or persons in the Military Service of the United States of America being a class designated as John Doe; any minors or persons under a legal disability being a class designated as Richard Roe; Republic Finance; OneMain Financial Group, LLC; and the South Carolina Department of Motor Vehicles Defendant(s).

Notice of Sale

BY VIRTUE of a judgment heretofore granted in the case of 21st Mortgage Corporation vs. Joseph C. Phillips a/k/a Joseph Charles Phillips, Tammy West, heirs-at-law of Joe C. Phillips (deceased); any heirs or devisees of Joe C. Phillips (deceased) including any personal representatives, successors, assigns, spouses, creditors, and all others claiming any right, title, or interest in the subject property herein; any adults or persons in the Military Service of the United States of America being a class designated as John Doe; any minors or persons under a legal disability being a class designated as Richard Roe; Republic Finance; OneMain Financial Group, LLC; and the South Carolina Department of Motor Vehicles I, Shannon M. Phillips, Master in Equity, for Spartanburg County, will sell on August 4, 2025 at 11:00 am, at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, 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 Tract

1A, containing 2.16 AC., more or less, as shown on a plat entitled "Survey For Bernard B. Phillips," dated July 7, 1977, made by Joe E. Mitchell, RLS, and recorded in Plat Book 123, page 990, RMC Office for Spartanburg County, South Carolina.

Derivation: This being a portion of the property conveyed by deed from William J. Phillips to Joe C. Phillips, recorded August 22, 1997 in Deed Book 66-K, page 559, RMC Office for Spartanburg County, South Carolina.

TMS#: 4-17-00-059.10 (lot)
4-17-00-059.10-MH03316 (mobile home)
330 Cooper Bridge Road, Woodruff, SC 29388
Mobile Home: 2000 PALM VIN: MP1809708

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 on some subsequent Sales Day (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.

That a personal or deficiency judgment being waived, 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 8.500% 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
Jason M. Hunter (SC Bar# 101501
Eric H. Nelson (SC Bar# 104712)
Katharyn L. Sophia
South Carolina Bar# 105541
Roman A. Dodd (SC Bar# 105612)
CRAWFORD & VON KELLER, LLC
Post Office Box 4216
1640 St. Julian Place (29204)
Columbia, South Carolina 29240
Phone: 803-790-2626
Email: court@crawfordvk.com
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2025CP4201103 BY VIRTUE OF the decree heretofore granted in the case of: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. ROBERT HASTINGS; TRACI P. HASTINGS; L/NV FUNDING LLC, the undersigned Master in Equity for SPARTANBURG County, South Carolina, will sell on August 4, 2025 at 11:00 AM, at the SPARTANBURG County Courthouse, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, LOCATED IN GAP CREEK CROSSING, PHASE TWO, BEING KNOWN AND DESIGNATED AS LOT NO. 60, ON A PLAT ENTITLED "GAP CREEK CROSSING, INC., PHASE TWO", PREPARED BY WOLFE AND HUSKEY, DATED DECEMBER 8, 1992. BEING THE SAME PROPERTY CONVEYED TO ROBERT W. HASTINGS AND TRACI P. HASTINGS BY DEED FROM GAP CREEK CROSSING INC. RECORDED AUGUST 24, 2004 IN BOOK 81A AT PAGE 838, IN THE REGISTER'S OFFICE OF SPARTANBURG COUNTY, SOUTH CAROLINA.

TMS No.: 5-14-02-037.00
Property Address: 212 BAKER RIDGE RD, LYMAN, SC 29365

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 7.00% 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
13010 Morris Road, Suite 450
Alpharetta, GA 30004
Telephone: (470) 321-7112
Facsimile: (404) 393-1425
File No 25-268732
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS
Case No.: 2024-CP-42-04799

US Bank Trust National Association as Trustee for BKPL-EG Holding Trust, Plaintiff, v. Dwayne Anderson; Joe Henry Robinson and Catherine Rebecca Robinson aka Catherine Bernard Robinson and if Joe Henry Robinson and Catherine Rebecca Robinson aka Catherine Bernard Robinson 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; Nancy Brooks; Kevin Brooks; Camilla Watson; Stephanie Higgins; Leandra Brooks; Katie Mae Robinson aka Katie M. Robinson; American Home Partners SC, LLC, Defendant(s).

Notice of Sale

Deficiency Judgment Waived
BY VIRTUE of the decree heretofore granted in the case of: US Bank Trust National Association as Trustee for BKPL-EG Holding Trust vs. Dwayne Anderson, Joe Henry Robinson and Catherine Rebecca Robinson aka Catherine Bernard Robinson and if Joe Henry Robinson and Catherine Rebecca Robinson aka Catherine Bernard Robinson 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, Nancy Brooks, Kevin Brooks, Camilla Watson, Stephanie Higgins, Leandra Brooks, Katie Mae Robinson, Leandra Brooks, Stephanie Brooks, Camilla Watson, Stephanie Higgins, Leandra Brooks, Katie Mae Robinson aka Katie M. Robinson and American Home Partners SC, LLC, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 4,

Legal Notices

2025 at 11:00 am at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, Spartanburg County, South Carolina, to the highest bidder:

All that lot or parcel of land; together with buildings and improvements thereon, situate, lying and being in Spartanburg County, South Carolina, near Fairforest in School District #6 and being part of that property as deeded to Orange Bernard by Norman Frey, said deed recorded in Deed Book 11-P, Page 73, said property later conveyed to Clara Mae Anderson by deed from Orange Bernard.

Being part of Lot #21 on plat for G. Norman Frey by T. Linder, surveyor and recorded in Plat Book 16, Page 42. Also see plat made for Orange Bernard showing lot cut off for Clara Mae Anderson by W. N. Willis, Engrs., dated April 23, 1960. Said parcel of land being more fully described as follows:

Beginning at an iron pin on the west side of Orange Bernard property and on the Walden Line, reference S. 49-30 W. 372.5 feet from iron pin on south side of County Road; thence a new line S. 40-30 E. 80 ft. to iron pin; thence S. 4930 W. 230 feet to iron pin; thence N. 40-30 W. 80 feet to iron pin on outside line; thence along outside line and Walden property N. 49-30 E. 230 feet to point of beginning, also, granting roadway for entrance from this lot to the County Road mentioned above, roadway for egress or ingress to this property.

Also, all that parcel, piece or lot of land, together with buildings and improvements thereon, situate, lying and being in Spartanburg County, South Carolina, on the north side of Fairforest and District Six, and being more fully described as follows:

Commencing at a point along the southern margin of a paved street known as Frye Line to the eastern margin of Clara Anderson's private driveway; thence running along the eastern margin of the Clara Anderson driveway 390 feet to the point of beginning; thence running in an easterly direction 100 feet perpendicular to said driveway to a point; thence running 177 feet parallel to said driveway to a point; thence running 100 ft. perpendicular to said driveway in a westerly direction to a point along the eastern margin of said driveway; thence running in a northerly direction along the eastern margin of said driveway to the point of the beginning. This also being a portion of land conveyed to Clara Mae Anderson by deed from Orange Bernard.

Source of title: Book 47P, Page 18 (07/29/1980)

Being this parcel of land conveyed from Associates Financial Services Company of South Carolina, Inc. f/d/b/a Associates Discount Corporation to Dewayne Anderson by that deed dated July 29, 1980 and recorded July 29, 1980 in Deed Book 47P at Page 18 of the Spartanburg County, South Carolina Register of Deeds Office.

PROPERTY ADDRESS: 557 Frey Road, Spartanburg, SC 29301
TMS#: 6-17.05-039.00, 6-16-12-001.01, 6-16-12-001.03

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but 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 6.00000% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record, and any other senior encumbrances. 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 D. Max Sims (SC Bar #103945), msims@mtglaw.com
J. Pamela Price (SC Bar #14336), pprice@mtglaw.com
Taylor N. Way (SC Bar #105923), tway@mtglaw.com
3550 Engineering Dr., Suite 260 Peachtree Corners, GA 30092
Telephone: (404) 474-7149
Facsimile: (404) 745-8121
Attorneys for Plaintiff
AND IT IS SO ORDERED.
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON
Case No. : 2025-CP-42-00328
US Bank Trust National Association as Trustee for Tiki Series V Trust, Plaintiff, v. Ivera Mitchell aka Ivera R. Mitchell; Correy T. Bogan; Derrick B. Bogan aka Derrick Bernard Bogan; 1st Franklin Financial Corporation; Founders Federal Credit Union; Southern Lease Management Group, LLC; Waldrop Home Services, Inc., Defendant(s).

Notice of Sale

Deficiency Judgment Waived

BY VIRTUE of the decree heretofore granted in the case of: US Bank Trust National Association as Trustee for Tiki Series V Trust vs. Ivera Mitchell aka Ivera R. Mitchell, Correy T. Bogan, Derrick B. Bogan aka Derrick Bernard Bogan, 1st Franklin Financial Corporation; Founders Federal Credit Union, Southern Lease Management Group, LLC and Waldrop Home Services, Inc., the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 4, 2025 at 11:00 am at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, Spartanburg County, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg on the Western side of Interstate 26, containing 0.14 acre more or less, shown and designated as Lot No. 5, Section I of West Pointe of the Oak Forest on a plat of survey prepared for F. Hugh Atkins by James V. Gregory Land Surveying dated February 10, 1992 recorded November 5, 1992 in Plat Book 118, Page 617 and also on Survey for Jack E. & Donna Norman prepared by Gooch & Associates, P.A.-Surveyors, dated October 16, 1993 recorded November 29, 1993 in Plat Book 123, Page 222 ROD Office for Spartanburg County, SC. Reference to said plats and records thereof is hereby made for a more particular detailed description.

Being in all respects the property conveyed by Deed dated April 21, 2020, from OP SPE TPAL, LLC to Ivera Mitchell, recorded on May 12, 2020, in Deed Book 127-W, Page 188 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Thereafter, the property was conveyed by Quitclaim Deed dated June 26, 2020 from Ivera Mitchell to Ivera Mitchell, Correy T. Bogan, and Derrick B. Bogan, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, recorded on June 26, 2020, in Deed Book 128-H, Page 383, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Thereafter, the property was conveyed by Quitclaim Deed dated October 10, 2023, from Ivera Mitchell, Correy T. Bogan, and Derrick B. Bogan, to Correy T. Bogan, Derrick B. Bogan, and Ivera R. Mitchell, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, recorded on October 10, 2023, in Deed Book 143-U, Page 213, in the Office of the Register of Deeds for Spartanburg County, South Carolina.
PROPERTY ADDRESS: 5247 Poque Street, Spartanburg, SC 29301
TMS#: 6-24-12-083.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or

equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 3.12500% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record, and any other senior encumbrances. 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 D. Max Sims (SC Bar #103945), msims@mtglaw.com
J. Pamela Price (SC Bar #14336), pprice@mtglaw.com
Taylor N. Way (SC Bar #105923), tway@mtglaw.com
3550 Engineering Dr., Suite 260 Peachtree Corners, GA 30092
Telephone: (404) 474-7149
Facsimile: (404) 745-8121
Attorneys for Plaintiff
AND IT IS SO ORDERED.
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

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

Case No. : 2024-CP-42-02363

Nationstar Mortgage LLC, Plaintiff, v. The Personal Representative, if any, whose name is unknown, of the Estate of Mary Jo Riely; Mark Harrison, Joseph Harrison, Anna Clay, Jayson Harrison, and any other Heirs-at-Law or Devises of Mary Jo Riely, Deceased, their heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, and West Pointe Townhomes Homeowners Association, Inc., Defendant(s).

Notice of Sale

Deficiency Judgment Waived
BY VIRTUE of the decree heretofore granted in the case of: Nationstar Mortgage LLC vs. The Personal Representative, if any, whose name is unknown, of the Estate of Mary Jo Riely, Mark Harrison, Joseph Harrison, Anna Clay, Jayson Harrison, and any other Heirs-at-Law or Devises of Mary Jo Riely, Deceased, their heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, and West Pointe Townhomes Homeowners Association, Inc., the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on August 4, 2025 at 11:00 am at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, Spartan-

burg County, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being int the State of South Carolina, County of Spartanburg, fronting on West Pointe Drive, being known and designated as Lot E-3 on a plat entitled "Survey for Rita M. Osborne" prepared by Deaton Land Surveyors, Inc. dated February 28, 2000, and recorded March 2, 2000, in Plat Book 147 at Page 137 in the ROD Office for Spartanburg County, South Carolina, reference being hereby made to said plat for a complete metes and bounds description of property, County, South Carolina.

This being the same property acquired by Mary Jo Riely by deed of Rita Osborne nka Rita Vinson dated April 19, 2007, recorded April 23, 2007, in the Register of Deeds Office for Spartanburg County in Deed Book 88-J at page 709.

PROPERTY ADDRESS: 331 W Pointe Drive, Spartanburg, SC 29301
TMS#: 6-24-08-177.00

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 4.875% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record, and any other senior encumbrances. 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 D. Max Sims (SC Bar #103945), msims@mtglaw.com
J. Pamela Price (SC Bar #14336), pprice@mtglaw.com
Taylor N. Way (SC Bar #105923), tway@mtglaw.com
3550 Engineering Dr., Suite 260 Peachtree Corners, GA 30092
Telephone: (404) 474-7149
Facsimile: (404) 745-8121
Attorneys for Plaintiff
AND IT IS SO ORDERED.
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

C/A No: 2025-CP-42-00501

BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of M&T Bank vs. Randall T Woodruff; Midland Funding LLC; The United States of America, acting through the Rural Housing Service I the undersigned as Master-in-Equity for Spartanburg County, will sell on August 4, 2025 at 11:00 AM at Spartanburg County Court House, Spartanburg, South Carolina 29306 to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, SITUATE AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. 10 ON PLAT OF SPRINGFIELD SUBDIVISION FOR ALLIED ENTERPRISES, INC., PREPARED BY J.Q. RUCE, REGISTERED SURVEYOR, RECORDED IN PLAT BOOK 55, PAGES 18-20, ROD OFFICE FOR SPARTANBURG COUNTY. FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT AND RECORD THEREOF.

Deeds for Spartanburg County, S.C. Further reference is hereby made to survey prepared for Johnny McDowell dated January 28, 2015 and recorded in Plat Book 169, Page 452, Office of the Register of Deeds for Spartanburg County, S.C. Reference is hereby made to the above referred to plats and records thereof.

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

THIS BEING the same property conveyed to Randall T. Woodruff by Deed of Johnny L. McDowell and Mary L. McDowell, as co-Trustee(s), and successors in Trust, under the Johnny L. McDowell and Mary L. McDowell Living Trust U/A dated April 14, 1995, in Book 108-Y at Page 007, dated May 6, 2015 and recorded May 7, 2015 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

5041 Highway 221 Roebuck, SC 29376

TMS# 6-33-07-039-00

TERMS OF SALE: For cash. Interest at the current rate of 4.25% 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. As a personal or deficiency judgment is demanded, the bidding will remain open for a period of thirty (30) days pursuant to the S.C. Code Ann. Section 15-39-720 (1976). 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. Neither the Court, nor Plaintiff's counsel makes any warranty of title or representations with regard to the condition or existence of any improvements on the subject property. Prospective bidders may wish to assess these matters to their satisfaction prior to sale. Pursuant to Section 2410(c), Title 28, United States Code, the Defendant United States of America has a right to redeem the subject property within One Year after the date of the foreclosure sale. HUTCHENS LAW FIRM LLP Post Office Box 8237 Columbia, South Carolina 29202 Phone: (803) 726-2700 HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

C/A No: 2025-CP-42-01458

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. Johnny Green, Jr a/k/a Johnny Green; Pamela Isham a/k/a Pamela Wyatt Isham I the undersigned as Master-in-Equity for Spartanburg County, will sell on August 4, 2025 at 11:00 AM at Spartanburg County Court House, Spartanburg, South Carolina 29306 to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, SITUATE AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. 10 ON PLAT OF SPRINGFIELD SUBDIVISION FOR ALLIED ENTERPRISES, INC., PREPARED BY J.Q. RUCE, REGISTERED SURVEYOR, RECORDED IN PLAT BOOK 55, PAGES 18-20, ROD OFFICE FOR SPARTANBURG COUNTY. FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT AND RECORD THEREOF.

THIS BEING the same property conveyed unto Johnny Green and Shirley Green by virtue of a Deed from Sharon Lynn Gosnell dated January 18, 2013 and recorded January 23, 2013 in Book 102-M at Page 796 in the Office of the Register of Deeds for Spartanburg County, South Carolina. Further reference is hereby made to survey prepared for Johnny McDowell dated January 28, 2015 and recorded in Plat Book 169, Page 452, Office of the Register of Deeds for Spartanburg County, S.C. Reference is hereby made to the above referred to plats and records thereof.

for Spartanburg County, South Carolina.

THEREAFTER, Shirley Green aka Shirley Davis Green's interest was conveyed unto Pamela Isham and Johnny Green, by Pamela Isham as Personal Representative of the Estate of Shirley Davis Green, (Estate # 2019-ES-42-00147), pursuant to the probate of said Estate, and by virtue of a Deed of Distribution dated August 30, 2019 and recorded September 4, 2019 in Book 125-D at Page 964 and a Deed of Distribution dated October 28, 2019 and recorded October 28, 2019 in Book 125-U at Page 755 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

THEREAFTER, Johnny Green's interest in the subject property was conveyed unto Pamela Isham and Johnny Green, by Pamela Isham as Personal Representative of the Estate of Johnny Green, (Estate #2019-ES-42-00149), pursuant to the probate of said Estate, and by virtue of a Deed of Distribution dated January 9, 2020 and recorded January 21, 2020 in Book 126-R at Page 807 in the Office of the Register of Deeds for Spartanburg, South Carolina.

2006 Evergreen Drive Spartanburg, SC 29316
TMS# 2-55-00-086.00

TERMS OF SALE: For cash. Interest at the current rate of 3.5% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Master-in-Equity for Spartanburg County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master-in-Equity for Spartanburg County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. Plaintiff may waive any of its rights prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record. Neither the Court, nor Plaintiff, nor Plaintiff's counsel makes any warranty of title or representations with regard to the condition or existence of any improvements on the subject property. Prospective bidders may wish to assess these matters to their satisfaction prior to sale. HUTCHENS LAW FIRM LLP Post Office Box 8237 Columbia, South Carolina 29202 Phone: (803) 726-2700 HON. SHANNON M. PHILLIPS Master in Equity for Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

2025-CP-42-01797

BY VIRTUE of a decree heretofore granted in the case of: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of MFA 2023-RTL2 Trust vs. The Creative Property Group LLC; et.al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 4, 2025 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, located in the City of Woodruff, fronting on Chamblin Street, and being more particularly shown and designated as Lot 5, on survey for Andrew Earle, dated November 16, 2022, revised January 5, 2023, prepared by 3D Land Surveying and recorded on January 6, 2023 in Plat Book 182 at Page 831 in the Register of Deeds for Spartanburg County, South Carolina.

This being the same property conveyed to The Creative Property Group LLC by deed of Innovest LLC dated October 23, 2023 and recorded in Book 143-Y at Page 564 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. TMS No. 4-25-15-159.04

Property address: 267 Chamblin Street, Woodruff, SC 29388

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 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 10.700% 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.
7-17, 24, 31

MASTER'S SALE **2025-CP-42-02132**

BY VIRTUE of a decree heretofore granted in the case of: Nationstar Mortgage LLC vs. Pierre Farfan a/k/a Pierre J. Flores Farfan a/k/a Pierre J. Flores; Luisa F. Morales Vergara a/k/a Luisa F. Vergara; et.al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 4, 2025 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304.

The property to be sold to the highest bidder:

All that certain piece, parcel or lot of land lying, situate and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 08 on a survey entitled "FINAL PLAT - ELLINGTON" prepared by 3D Land Surveying, Inc. dated August 02, 2019 and recorded on August 06, 2019 in Plat Book 176 at Pages 204-206 in the Office of the Register of Deeds for Spartanburg County, South Carolina. For a more complete and particular description, reference is hereby made to the aforesaid plat.

This being the same property conveyed to Pierre J. Flores Farfan and Luisa F. Morales Vergara, as joint tenants with rights of survivorship, and not as tenants in common, by deed of D.R. Horton, Inc. dated June 19, 2020 and recorded June 26, 2020 in Book 128-H at Page 494

in the Office of the Clerk of Court/Register of Deeds for Spartanburg County.

TMS No. 4-25-12-001.08

Property address: 232 Millen Drive, 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 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 2.875% per annum.

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

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

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

This property will be sold subject to the applicable right of redemption of the United States of America.

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.
7-17, 24, 31

MASTER'S SALE **2024-CP-42-04258**

BY VIRTUE of a decree heretofore granted in the case of: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Mindy J. Tucker a/k/a Mindy Janine Tucker, I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, August 4, 2025 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 in Spartanburg County, State of South Carolina, located on Jordan Street, just south of the Town of Irman, and being shown and designated as Lot 35 on a plat prepared for Thereay Ivey, Sr., and Ruby L. Ivey by Archie S. Deaton, RLS dated January 3, 1986 and recorded in Plat Book 95, Page 804, RMC Office for Spartanburg County. The description shown on the aforesaid plat is hereby incorporated by reference.

This being the same property conveyed to David C. Tucker and M. Louise Tucker by deed of Ann Petty and Andrew J. Petty dated December 12, 1988 and recorded December 21, 1988 in Book 54-Y at Page 379 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. Subsequently, Mary Louise Tucker a/k/a M. Louise Tucker a/k/a Mary Louise Rhymer Tucker died intestate on or about January 24, 2017, leaving the subject property to her heirs, as is more fully preserved in Probate Case No. 2022-ES-42-00325; also by that Deed of Distribution to David Charles Tucker (pursuant to Private Family Agreement), dated August 1, 2022 and recorded August 1, 2022, in Book 138-G at Page 740 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. Subsequently, David C. Tucker a/k/a David Charles Tucker died intestate on or about March 19, 2018, leaving the subject property to his heirs (namely Mindy Tucker a/k/a Mindy J. Tucker a/k/a Mindy Janine Tucker and David Charles Tucker a/k/a David Charles Tucker, II) as is more fully preserved in Probate Case No. 2022-ES42-00324; also by that Deed of Distribution to Mindy J. Tucker (pursuant to Private Family Agreement), dated August 1, 2022 and recorded August 1, 2022, in Book 138-G at Page 742 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County.

TMS No. 1-44-11-014.00

Property address: 23 Jordan Street, Irman, SC 29349

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 3.625% per annum.

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

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

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

The sale will not be held unless either Plaintiff's attorney or Plaintiff's bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for this captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may advise this Court directly of its authorized bidding instructions. In the event a sale is inadvertently held without Plaintiff's Counsel or Counsel's bidding agent entering the authorized bid of Plaintiff for this 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.
7-17, 24, 31

MASTER'S SALE **2025-CP-42-00148**

BY VIRTUE of a decree heretofore granted in the case of: Lakeview Loan Servicing, LLC against Kala M. Hudson, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025 at 11:00 AM, Spartanburg County Court-house, 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. 223 on plat prepared for Startex Mill Village, by Pickell and Pickell, Engineers, dated September 16, 1954 and recorded in the ROD Office for Spartanburg County, SC in Plat Book 31, Page 280-297. See said plat(s) and record(s) thereof for a more complete and particular description.

This being the same property conveyed to Nevaeh Realty, LLC by deed of Buford W. Coxley, a/k/a William Coxley dated August 18, 2017 and recorded in the ROD Office for Spartanburg County, S.C. in Deed Book 116-U, Page 942 on August 18, 2017. This property is conveyed subject to the Restrictive Covenants as recorded in the ROD Office for Spartanburg County, S.C. in Deed Book 43-S, Page 288.

This being the same property conveyed to Kala M. Hudson by deed of Nevaeh Realty, LLC dated May 4, 2018 and recorded May 4, 2018 in the ROD Office for Spartanburg County, S.C. in Book 119-N at Page 516.

Property Address: 62 Park Street, Startex, SC 29377

Parcel No. 5 21-06 011.00

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

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

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 5.25% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

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

BELL CARRINGTON PRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 25-40057
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE **2025-CP-42-01245**

BY VIRTUE of a decree heretofore granted in the case of: Carrington Mortgage Services, LLC against Crystal G. Geter, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025 at 11:00 AM, Spartanburg County Courthouse, 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. 10, Block F, as shown on plat of Green Acres and recorded January 30, 1969 in Plat Book 58, Page 460, RMC Office for Spartanburg County, S.C. Further reference is hereby made to plat prepared for Crystal G. Geter by Gramling Brothers Surveying, Inc. dated July 15, 2004 and to be recorded herewith 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.

The above described property is conveyed subject to the Restrictive Covenants as recorded in Deed Book 34-S, Page 248 and Deed Book 34-Y, Page 481, RMC Office for Spartanburg County, S.C.

This being the same property conveyed to Crystal G. Geter by deed from Barbara J. Edwards dated July 22, 2004 and recorded on July 23, 2004 in the Office of the Register of Deeds for Spartanburg County, South Carolina, in Book 80-V at Page 276.

Property Address: 18 Annandale Drive, Boiling Springs, SC 29316

Parcel No. 2 50-12 062.00

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

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

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 6.75% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

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

BELL CARRINGTON PRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 25-41061
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE **2022-CP-42-00682**

BY VIRTUE of a decree heretofore granted in the case of: Lakeview Loan Servicing, LLC. against Brian Alexander Kalista and Cassell Dolly, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025 at 11:00 AM, Spartanburg County Court-house, 180 Magnolia Street, Spartanburg, SC, 29306, to the highest bidder:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, shown and designated as Lot No. 18 of Pine Grove, Section 2, on a survey prepared by W. N. Willis, Surveyors, dated March 22, 1978 recorded September 5, 1978 in Plat Book 81, page 970 ROD Office for Spartanburg County, SC. Reference is hereby made to above mentioned survey and record thereof for a more complete and particular description.

This being the same property conveyed to Brian Alexander

Kalista and Cassell Dolly by Deed of Samantha Lynn Hughes and Sean Robert Hughes dated May 27, 2020 and recorded May 28, 2020 in the Office of the Register of Deeds for Spartanburg County in Book 127-Z, at page 729.

Property Address: 109 Goldenrod Lane, Moore, SC 29369
Parcel No. 5-32-06-073.00

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

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

A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the Sales Day. Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 3.625% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

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

BELL CARRINGTON PRICE & GREGG, LLC

339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 22-52397
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE **2025-CP-42-00914**

BY VIRTUE of a decree heretofore granted in the case of: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC against Eric T. Lynn, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025 at 11:00 AM, Spartanburg County Courthouse, 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. 113, containing 0.48 acres, more or less, as shown on a survey prepared for Seay Ridge Farms, Section No. 4, dated April 19, 2006 and recorded in Plat Book 159, Page 986, Office of the Register of Deeds for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

The above referenced property is conveyed subject to any restrictive covenants, set back lines, zoning ordinances, utility easements and rights of ways, if any, as may be recorded in the Office of the Register of Deeds for Spartanburg County, S.C.

This being the same property conveyed to Eric T. Lynn by deed from Brandi M. Shytle nka Brandi S. Hull dated October 13, 2022 and recorded October 13, 2022 in the Office of the Register of Deeds for Spartanburg, South Carolina, in Book 139-H at Page 660.

Property Address: 151 Surmer Lady Lane, Boiling Springs, SC 29316
Parcel No. 2-31-00-369.00

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

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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 6.375% per annum. SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE, OR PRIOR CONVEYANCES OF RECORD. SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES

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

BELL CARRINGTON PRICE & GREGG, LLC
339 Heyward Street, 2nd Floor
Columbia, South Carolina 29201
Phone: 803-509-5078
File# 25-40678
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

2025-CP-42-00806

BY VIRTUE of a decree heretofore granted in the case of: GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 against The Personal Representative, if any, whose name is unknown, of the Estate of Carolyn P. Jolley; and any other Heirs-at-Law or Devises of Carolyn P. Jolley, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property, to-wit:

All that lot or parcel of land situate, lying and being in School District No. 2 L0W, in the County of Spartanburg, State of South Carolina, just off of U. S. Highway No. 221, being shown and designated as Lot No. fifty-three (53) on plat of the Colonial Heights Subdivision, made by Fred A. Wilkie, Reg. Sur., March, 1966, recorded in Plat Book 52 at pages 430-432, RMC Office for Spartanburg County, to which reference is hereby made for a more particular description. This property is conveyed subject to restrictions recorded in Deed Book 32 S at page 106 in the Spartanburg county RMC Office.

This is the same property conveyed to Carolyn P. Jolley by deed of Bobby Joe Jolley dated May 11, 1992, recorded May 12, 1992 in Deed Book 58-V at Page 722 in the Office of the Register of Deeds for Spartanburg County. Thereafter, upon information and belief, Carolyn P. Jolley passed on January 13, 2022 leaving the Property to her unknown heirs.

TMS No. 2-26-00-085.00
Property Address: 302 Thompson Road, Chesnee, SC 29323

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five per cent

(5%) of said bid, by certified funds, cashier's check, or money order, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 4.9900%.

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

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

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

RILEY POPE & LANEY, LLC
Post Office Box 11412
Columbia, South Carolina 29211
Phone: (803) 799-9993
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

2025-CP-42-00491

BY VIRTUE of a decree heretofore granted in the case of: Safeguard Credit Counseling Services, Inc. against Tammy Rose Smith Walter, Individually and as Personal Representative of the Estate of Tommy H. Loftin; Lelia Rose Smith Brownington, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property, to-wit: All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 29, 30, 31, 32 fronting on Dogwood Club Road, as shown on a survey prepared for Woodland Acres by W.N. Willis, Surveyor recorded in Plat book 26, Page 512, 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.

AND
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. B, containing 2.60 acres, more or less, on a plat of a survey for Woodland Acres by Gooch & Taylor, Surveyors, dated June 18, 1961, revised November 10, 1961 and recorded in Plat Book 46, Pages 548-549, RMC Office for Spartanburg County, S.C.

This property is subject to the Forty (40') ft. reserved easement as shown in Plat Book 46, Pages 548-549, RMC Office for Spartanburg County, S.C.

This being the same property conveyed to Tommy H. Loftin and Emma Lou Loftin by deed of Wilmot B. Ouzts, as administrator of the Estate of William L. Ouzts, Tallulah C. Ouzts, and Dorothy Ouzts Williams dated June 28, 1961 and recorded July 15, 1961 in Book 27C at Page 576. Thereafter, Emma Lou Loftin conveyed her one-half interest in the subject property to Tommy H. Loftin by deed dated May 30, 1992 and recorded July 9, 1992 in Book 59A at Page 288. Thereafter, Tommy H. Loftin conveyed a one-half interest in the subject property to Rosemary M. Loftin by deed dated March 26, 2008 and recorded April 1, 2008 in Book 902 at Page 865. Thereafter, Rosemary Loftin died testate on May 11, 2013, leaving the Property to her devisee, namely Shirley M. Camp, as set forth in that Deed of Distribution dated April 17, 2014, and

recorded May 28, 2014 in Book 106D at Page 560. Thereafter, Shirley M. Camp conveyed her one-half interest in the subject property to Tommy H. Loftin by deed dated February 27, 2017 and recorded February 28, 2017 in Book 114X at Page 201. Thereafter, Tommy H. Loftin died on November 23, 2021, leaving the subject property to his devisees, namely Tammy Rose Smith Walter, and Lelia Rose Smith Brownington. TMS No. 7-18-00-085.00

Property Address: 460 Dogwood Club Road, Spartanburg, SC 29302

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five per cent (5%) of said bid, by certified funds, cashier's check, or money order, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 5.5100%.

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

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

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

RILEY POPE & LANEY, LLC
Post Office Box 11412
Columbia, South Carolina 29211
Phone: (803) 799-9993
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

2024-CP-42-04393

BY VIRTUE of a decree heretofore granted in the case of: U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1998-2 against The Personal Representative, if any, whose name is unknown, of the Estate of Dave W. Richardson a/k/a Dave Wayne Richardson; Jo Ann Richardson, Adam Benjamin Richardson, Jonathan Keith Richardson, and Kelsey Michelle Richardson,, and any other Heirs-at-Law or Devises of Dave W. Richardson a/k/a Dave Wayne Richardson, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe; LVMV Funding, LLC, Crown Asset Management LLC, and South Carolina Department of Motor Vehicles, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property, to-wit: All that certain piece, parcel or lot of land situate, lying, and being in the County of Spartanburg, State of South Carolina, shown and designated as Lot 27 on plat of survey prepared for Kingston Ridge - Phase II, by James V. Gregory, Jr., said plat dated April 10, 1997, and recorded in Plat Book 138, page 381, in the R.M.C. Office for Spartanburg County. Also includes a manufactured home, a 1998 Brigadier, VIN: B44282AB

This is the same property conveyed to Dave Wayne Richardson by Deed of Nu-Land, Inc., dated February 11, 1998, recorded February 19, 1998 in Deed Book 67-J at page 511 in the Office of the Register of Deeds for Spartanburg County; thereafter, upon information and belief, Dave W. Richardson a/k/a Dave Wayne Richardson passed on August 29, 2024 leaving the Property to his heirs, namely Jo Ann Richardson, Adam Benjamin Richardson, Jonathan Keith Richardson, and Kelsey Michelle Richadson.

TMS No. 2-13-00-052.27; Manufactured Home 2-13-00052.27-2008199

Property Address: 132 Kingston Ridge Drive, Chesnee, SC 29323

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

The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 7.0000%.

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

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

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

RILEY POPE & LANEY, LLC
Post Office Box 11412
Columbia, South Carolina 29211
Phone: (803) 799-9993
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

MASTER'S SALE

Amended Notice of Sale

2025-CP-42-00249

BY VIRTUE of a decree heretofore granted in the case of: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3 against Carl E. Curtis, I, the undersigned Master in Equity for Spartanburg County, will sell on August 4, 2025, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property, to-wit:

All that certain piece, parcel or lot of land, with any and all improvements thereon, lying, situate and being in the State of South Carolina, County of Spartanburg, being on Lexington Avenue, shown and designated on plat of survey of Floyd Humphries, Jr. and Althea Humphries prepared by James V. Gregory dated January 26, 1984 and recorded in Plat Book 90 at Page 923 in the Register of Deeds for Spartanburg County, SC. For a more complete and particular description, reference is hereby made to the aforesaid plat.

This is the same property conveyed to Carl E. Curtis by Deed of Front Street Investments, Inc., dated November 2, 2004, recorded November 3, 2004 in Deed Book 81-P at page 640 in the Office of the Register of Deeds for Spartanburg County. TMS No. 2-14-09-131.00

Property Address: 204 Lexington Street, Chesnee, SC 29323

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five per cent (5%) of said bid, by certified funds, cashier's check, or money order, as evidence of good faith, same to be applied

to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 4.5000%.

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

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

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

RILEY POPE & LANEY, LLC
Post Office Box 11412
Columbia, South Carolina 29211
Phone: (803) 799-9993
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
7-17, 24, 31

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT

Case No. : 2023-ES-42-1515

Etolia McMillian, Petitioner, vs.
Willie Mae Jones, Margie Oglesby, Wilma Jones Geter, Lisa Pearson, Joseph Jones, or anyone claiming through Joseph Jones, Inez Kee, or anyone claiming through Inez Kee, Edward Jones, or anyone claiming through Edward Jones, Albert Clarence Jones, or anyone claiming through Albert Clarence Jones, and Minnie Woods, or anyone claiming through Minnie Woods, Respondents.

Summons

TO THE RESPONDENTS ABOVE NAMED:

You are hereby summoned and required to answer the Petition /Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your answer to the said Petition/Complaint on the subscribers at their office, 260 North Church Street, Spartanburg, S.C. within thirty (30) days after the service hereon, exclusive of the day of such service; and if you fail to answer the Petition/Complaint within the time aforesaid, the Petitioner/Plaintiff in this action will apply to the Court for the relief demanded in the Petition/Complaint.

Dated: May 31, 2024
Burts Turner & Rhodes
Attorneys for the Petitioner
260 North Church Street
Spartanburg, S.C. 29306
Phone: (864) 585-8166
By: s/ Richard H. Rhodes
RICHARD H. RHODES

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT

Case No. : 2023-ES-42-1515

Etolia McMillian, Petitioner, vs.
Willie Mae Jones, Margie Oglesby, Wilma Jones Geter, Lisa Pearson, Joseph Jones, or anyone claiming through Joseph Jones, Inez Kee, or anyone claiming through Inez Kee, Edward Jones, or anyone claiming through Edward Jones, Albert Clarence Jones, or anyone claiming through Albert Clarence Jones, and Minnie Woods, or anyone claiming through Minnie Woods, Respondents.

Notice of Hearing

This is to advise that a hearing in the above matter has been scheduled for TUESDAY, OCTOBER 7, 2025 AT 10:00 A.M. The hearing will be in the Spartanburg County Probate Court located on the 4th Floor, Suite 4113, of the Spartanburg County Judicial Center located at 180 Magnolia Street, Spartanburg, South Carolina.

Dated: July 9, 2025
Burts Turner & Rhodes
Attorneys for the Petitioner
260 North Church Street
Spartanburg, S.C. 29306
Phone: (864) 585-8166

By: s/ Richard H. Rhodes
RICHARD H. RHODES
7-17, 24, 31

LEGAL NOTICE

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

C/A No. : 2025-CP-42-01624

TH MSR Holdings LLC, PLAINTIFF,

vs.
Rachel Armstrong; Scott Armstrong a/k/a Scott Nicholas Armstrong; American Express National Bank; AWON, Inc., DEFENDANT (S)

Summons and Notice of Filing of Complaint

(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 in the Office of the Clerk of Court on April 9, 2025.

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.

Dated: June 26, 2025
s/Ashely Z. Stanley
John S. Kay (S.C. Bar No. 7914)
Ashley Z. Stanley (S.C. Bar No. 74854)

Alan M. Stewart (S.C. Bar No. 15576)

Sarah O. Leonard (S.C. Bar No. 80165)

Gregory Wooten (S.C. Bar No. 73586)

Gregory T. Whitley (S.C. Bar No. 100792)

Attorneys for Plaintiff
Hutchens Law Firm LLP

Post Office Box 8237
Columbia, South Carolina 29202

Phone: (803) 726-2700
john.kay@hutchenslawfirm.com
ashley.stanley@hutchenslawfirm.com

alan.stewart@hutchenslawfirm.com
sarah.leonard@hutchenslawfirm.com

k.gregory.wooten@hutchenslawfirm.com

gregory.whitley@hutchenslawfirm.com

Firm Case No.: 21364-103590

7-17, 24, 31

LEGAL NOTICE

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

Legal Notices

C/A No. : 2025-CP-42-01591

Village Capital & Investment, LLC, PLAINTIFF, vs.

Brandon Maurice Blackman and if Brandon Maurice Blackman be deceased then any child and heir at law to the Estate of Brandon Maurice Blackman 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; Violet Irene Floyd; Dayshon Floyd; O B, a minor; B B, a minor; Brighton Woods Homeowners Association, Inc, DEFENDANT (S)

Summons and Notice of Filing of Complaint

(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, were filed in the Office of the Clerk of Court on April 8, 2025. The Amended Summons and Complaint were filed on May 16, 2025, and the Second Amended Summons and Complaint were filed on June 4, 2025.

Notice of Appointment of Attorney for Defendant(s) in Military Service

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

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

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, except as stated below in the instance of bankruptcy protection.

IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO

YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

Dated: June 27, 2025
s/ Sarah O. Leonard
John S. Kay (S.C. Bar No. 7914)
Ashley Z. Stanley (S.C. Bar No. 74854)

Alan M. Stewart (S.C. Bar No. 15576)
Sarah O. Leonard (S.C. Bar No. 80165)

Gregory Wooten (S.C. Bar No. 73586)

Gregory T. Whitley (S.C. Bar No. 100792)

Attorneys for Plaintiff
Hutchens Law Firm LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700

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Firm Case No: 24978-125504
7-17, 24, 31

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS
Case No. : 2025-CP-42-00275

Mary Lou Palmer, Plaintiff,
vs.

Thomas O'Meara, individually,
and Jennifer Smith, individually,
Defendants.

Amended Summons

A lawsuit has been filed against you. YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, of which a copy is hereby served upon you, and to serve a copy of your answer to the Complaint to said Plaintiff's attorney at the address listed below within thirty (30) days after such service. If you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint. You also must file your Answer or Motion with the court.

Dated: March 13, 2025
Spartanburg, South Carolina
LAW OFFICE OF TYLER RODY, LLC
s/ Tyler Rody

Tyler Rody, Bar No. 104238
661 East Main Street
Spartanburg, SC 29302
(864) 381-7969 - Phone
(864) 670-5636 - Fax
tyler@rodylaw.com - Email

Attorney for Plaintiff
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS
Case No. : 2025-CP-42-00275

Mary Lou Palmer, Plaintiff,
vs.

Thomas O'Meara, individually,
and Jennifer Smith, individually,
Defendants.

Amended Complaint

(Jury Trial Requested)

Plaintiff complaining of Defendants would respectfully show unto the Court as follows:

PARTIES

1. Upon information and belief, Plaintiff Mary Lou Palmer is a citizen and resident of Spartanburg County, South Carolina.

2. Upon information and belief, Defendant Thomas O'Meara ("Defendant O'Meara") is a citizen and resident of Spartanburg County, South Carolina.

3. Upon information and belief, Defendant Jennifer Smith (Defendant Smith) is a citizen and resident of Spartanburg County, South Carolina.

JURISDICTION AND VENUE

4. Jurisdiction and venue in this Court are proper, as the dog bite that is the subject of this lawsuit occurred in Spartanburg County, South Carolina.

FACTUAL BACKGROUND

5. Plaintiff realleges and incorporates by reference each and every allegation contained in the preceding paragraphs as if fully set forth herein.

6. On or about 2023, Arlene O'Meara, who lived at 311 Dunbarton Ct. Spartanburg, SC 29307, acquired a Pitbull dog named "Buddy."

7. Arlene O'Meara passed away on November 25, 2023.

8. Defendant Smith is the daughter of Arlene O'Meara and the Personal Representative of The Estate of Arlene O'Meara.

9. Arlene O'Meara named Defendant Smith the Personal Representative of her estate in her will.

10. As the Personal Representative of the Estate of Arlene O'Meara, at all times relevant herein, Defendant Smith had legal ownership and responsibility for the personal property of the estate, including Buddy the Pitbull, under South Carolina probate law.

11. At all times relevant herein, Defendant O'Meara lived at 311 Dunbarton Ct., Spartanburg, SC 29307, had Buddy the Pitbull in his care and keeping at that address, and/or was the owner of Buddy the Pitbull.

12. Plaintiff was neighbors with Defendant O'Meara and lived on Pine Brew Dr. Spartanburg, SC 29307.

13. On or about April 24, 2024, Plaintiff was walking her small Pomeranian, "Bear-Bear," on Pineview Drive in Spartanburg, SC when she observed Defendants' Pitbull charging toward her. In an attempt to protect her toy breed dog, Plaintiff quickly picked up BearBear, but the Pitbull lunged at them, knocking Plaintiff to the ground and inflicting multiple bite wounds on her body and also attacking and biting Bear-Bear.

14. Upon information and belief, neighbors who heard the attack came outside, armed with bricks and metal pipes, and struck the Pitbull on the head until it released Plaintiff.

15. Upon information and belief, Buddy the Pitbull had a known history of aggressive behavior.

16. As a direct result of the attack, Plaintiff sustained serious physical injuries, including deep bite wounds to her hands, necessitating immediate medical treatment.

17. Defendant Smith came to own Buddy the Pitbull through her role as Personal Representative of the Estate of Arlene O'Meara but is properly sued individually under S.C. Code Ann. § 62-3-808(b) and South Carolina common law.

18. Alternatively, Defendant Smith became the owner of Buddy the Pitbull and undertook the responsibility to care for and keep the dog after her mother passed away and was the owner at all times relevant herein despite her role as Personal Representative of the Estate of Arlene O'Meara.

FOR A FIRST CAUSE OF ACTION (Negligence/ Gross Negligence)

As to Defendant O'Meara

19. The allegations for the previous paragraphs are repeated as if set forth herein verbatim.

20. At the time of the attack, Defendant O'Meara had Buddy the Pitbull in his care and keeping and/or owned the dog and therefore owed a duty to the public and to Plaintiff to act in a reasonably safe manner regarding Buddy the Pitbull.

21. At the time of the attack, Defendant O'Meara had actual and constructive notice and knowledge of Buddy the Pitbull's propensity, tendency, and disposition to attack unprovoked, as well as its danger to the general public.

22. The injuries and damages sustained by Plaintiff were the direct and proximate result of the negligent, grossly negligent, reckless, willful, and wanton conduct of Defendant O'Meara, including but not limited to the following:

a) In allowing a known dangerous dog to run loose outside the residing property;

b) Choosing not to properly contain a known dangerous dog on the residing property;

c) Choosing not to exercise reasonable care in properly supervising, keeping, and caring for Buddy the Pitbull;

d) Choosing not to exercise reasonable care in confining and/or securing Buddy the Pitbull as to prevent injury and needless endangerment to the general public, and in particular the Plaintiff,

e) Disregarding the safety and well-being of the community;

f) Exhibiting a reckless disregard for the safety of the public, including Plaintiff; and

g) Choosing not to exercise the degree of care that a reasonable and prudent person would have exercised under similar circumstances; and

h) Failing to prevent Buddy the Pitbull from attacking Plaintiff.

23. As a direct and proximate result of Defendant's negligent, reckless, willful, and wanton actions, Plaintiff has suffered severe personal injuries. These injuries have required medical treatment, resulting in medical expenses, and have caused Plaintiff to be unable to engage in her usual activities. Additionally, Plaintiff has endured emotional distress, physical pain, discomfort, mental anguish, an alteration of her lifestyle, loss of enjoyment of life, and other damages that may be determined later.

FOR A SECOND CAUSE OF ACTION (Negligence/Gross Negligence)

As to Defendant Smith

24. The allegations for the previous paragraphs are repeated as if set forth herein verbatim.

25. At the time of the attack, Defendant Smith was the legal owner of Buddy the Pitbull, as the Personal Representative of the Estate of Arlene O'Meara.

26. Alternatively, Defendant Smith became the owner of Buddy the Pitbull and/or was responsible for his care and keeping after her mother passed away and at all times relevant herein despite her role as Personal Representative of the Estate of Arlene O'Meara.

27. As the owner of the dog, Defendant Smith owed a duty of

care to the public in general and to Plaintiff to act in a reasonably safe manner regarding Buddy the Pitbull.

28. At the time of the attack, Defendant Smith had actual and constructive notice and knowledge of Buddy the Pitbull's propensity, tendency, and disposition to attack unprovoked, as well as its danger to the general public.

29. The injuries and damages sustained by Plaintiff were the direct and proximate result of the negligent, grossly negligent, reckless, willful, and wanton conduct of Defendant Smith, including but not limited to the following:

a. In choosing to allow Defendant O'Meara to keep the dog in his care and keeping despite knowing he was unfit to do so;

b. In allowing Buddy the Pitbull to reside in a house where he would not be confined and allowed to roam free;

c. In choosing not to exercise reasonable care in properly supervising, keeping and caring for the dog;

d. In choosing not to exercise reasonable care in confining and/or securing the dogs so to prevent injury and needless endangerment to the general public, in particular the Plaintiff; and

e. Failing to exercise the degree of care that a reasonable and prudent person would have exercised under similar circumstances.

30. As a direct and proximate result of Defendant's negligent, reckless, willful, and wanton actions, Plaintiff has suffered damages as outlined in this Complaint and incorporated into this cause of action.

FOR A THIRD CAUSE OF ACTION (Strict Liability - S.C. Code Ann. § 47-3-110)

As to both Defendants

31. The allegations for the previous paragraphs are repeated as if set forth herein verbatim.

32. Plaintiff was lawfully on a public street at the time the Defendants' Pitbull Buddy attacked her on April 24, 2024.

33. Defendants were the owners and/or caregivers of Buddy the Pitbull.

34. Defendants' Pitbull attacked Plaintiff without provocation.

35. The dog attack was the direct and proximate cause of Plaintiff's injuries and damages.

WHEREFORE, Plaintiff prays for judgment against the Defendants as follows:

A. For actual damages found to be just and equitable within the discretion of the fact finder;

B. For punitive damages if proven by clear and convincing evidence;

C. For the costs and disbursements of this action;

D. For prejudgment interest at the rate authorized by the Supreme Court of South Carolina and S.C. Code Ann. § 34-31-20(B); and

E. For such other and further relief as this Court may deem just and proper.

Dated: March 13, 2025
Spartanburg, South Carolina
Respectfully submitted,
LAW OFFICE OF TYLER RODY, LLC
s/ Tyler Rody

Tyler Rody, Bar No. 104238
661 East Main Street
Spartanburg, SC 29302
(864) 381-7969 - Phone
(864) 670-5636 - Fax
tyler@rodylaw.com - Email

Attorney for Plaintiff
7-17, 24, 31

LEGAL NOTICE

ORDER APPOINTING GUARDIAN AD LITEM STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS C/A NO.

2025-CP-42-03161 Newrez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs.

Desiree Scales, Casey Peters and any other Heirs-at-Law or Devises of the Estate of Michael Peters, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, and Defendants. It appearing to the satisfaction of the Court, upon reading the Motion for the Appointment of Kelley Y. Woody, Esquire as Guardian ad Litem for all unknown persons and persons who may be in the military service of the United States of America (which are constituted as a class designated as "John Doe") and any unknown minors and persons who may be under a disability (which are constituted as a class designated as "Richard Roe"), it is ORDERED that, pursuant to Rule 17, SCRPC, Kelley Y. Woody, Esquire

is appointed Guardian ad Litem on behalf of all unknown persons and persons who may be in the military service of the United States of America (constituted as a class and designated as "John Doe"), all unknown minors or persons under a disability (constituted as a class and designated as "Richard Roe"), all of which have or may claim to have some interest in the property that is the subject of this action, commonly known as 174 Huntley Drive, Boiling Springs, SC 29316, that Kelley Y. Woody, Esquire is empowered and directed to appear on behalf of and represent all unknown persons and persons who may be in the military service of the United States of America, constituted as a class and designated as "John Doe", all unknown minors and persons under a disability, constituted as a class and designated as "Richard Roe", unless the Defendants, or someone acting on their behalf, shall, within thirty (30) days after service of a copy of this Order as directed below, procure the appointment of a Guardian or Guardians ad Litem for the Defendants constituted as a class designated as "John Doe" or "Richard Roe". IT IS FURTHER ORDERED that a copy of this Order shall be served upon the unknown Defendants by publication in the Spartan Weekly News, a newspaper of general circulation in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons in the above entitled action. SUMMONS AND NOTICE TO THE DEFENDANT(S) 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; YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above action, a copy which is herewith served upon you, and to serve a copy of your Answer upon the undersigned at their offices, 2838 Devine Street, Columbia, South Carolina 29205, within thirty (30) days after service upon you, exclusive of the day of such service, and, if you fail to answer the Complaint within the time aforesaid, judgment by default will be rendered against you for relief demanded in the Complaint. NOTICE NOTICE IS HEREBY GIVEN THAT an action has been commenced and is now pending or is about to be commenced in the Circuit Court upon the complaint of the above named Plaintiff against the above named Defendant for the purpose of foreclosing a certain mortgage of real estate heretofore given by Michael Paul Peters and Marcelle Diane Peters to Newrez LLC d/b/a Shellpoint Mortgage Servicing bearing date of November 14, 2019 and recorded November 15, 2019 in Mortgage Book 5711 at Page 67 in the Register of Mesne Conveyances/Register of Deeds/Clerk of Court for Spartanburg County, in the original principal sum of One Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars (\$159,900.00). Thereafter, by assignment recorded on October 10, 2024 in Book 6843 at Page 49, the mortgage was assigned to the Plaintiff, and that the premises effected by said mortgage and by the foreclosure thereof are situated in the County of Spartanburg, State of South Carolina, and is described as follows: All that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Lot No. 20, Huntwood, Phase Two, on a plat prepared by Neil R. Phillips, PLS, dated September 11, 1991, recorded in Plat Book 114 at Page 102; also see plat prepared for Randall T. Hahn and Karen E. Hahn by James V. Gregory, PLS dated May 18, 1966, recorded in Plat Book 116 at Page 831, Register of Deeds for Spartanburg County, South Carolina. TMS No. 2-45-06-020.00 Property Address: 174 Huntley Drive, Boiling Springs, SC 29316 Riling Pope & Laney, LLC Post Office Box 11412 Columbia, South Carolina 29211 Telephone (803) 799-9993 Attorneys for Plaintiff 7-24, 31, 8-7

Douglas Kirkpatrick Trowell, Personal Representatives of the Estate of Dorothy Kirkpatrick Trowell, Petitioners vs.

William Joseph Trowell, Jr., Respondent.

Notice to Show Cause

TO: WILLIAM JOSEPH TROWELL JR., RESPONDENT:

Upon reading and considering the Petition of Richard H. Rhodes, Attorney for the Personal Representatives, James Croom Kirkpatrick and Douglas Kirkpatrick Trowell:

IT IS ORDERED that you, WILLIAM JOSEPH TROWELL JR., or the PERSONAL REPRESENTATIVES OR HEIRS OR DEVISEES OF WILLIAM JOSEPH TROWELL JR., do in your proper person appear before me on the 18th day of September, 2025, at 10:00 a.m., at the Spartanburg County Probate Courtroom, County Judicial Center, 180 Magnolia Street, Spartanburg, S.C., there and then to show cause why the Personal Representatives of the Estate of Dorothy Kirkpatrick Trowell should not be Ordered to distribute the estate as if WILLIAM JOSEPH TROWELL JR. has predeceased Dorothy Kirkpatrick Trowell.

IT IS FURTHER ORDERED that this notice shall be published once per week for (3) three consecutive weeks in The Spartan Weekly in Spartanburg, South Carolina. AND IT IS SO ORDERED.

Date: July 15, 2025
HON. FONDA A. CALLWELL
Probate Court Judge for Spartanburg County, S.C.

7-24, 31, 8-7

Douglas Kirkpatrick Trowell, Personal Representatives of the Estate of Dorothy Kirkpatrick Trowell, Petitioners vs.

William Joseph Trowell, Jr., Respondent.

Notice to Show Cause

TO: WILLIAM JOSEPH TROWELL JR., RESPONDENT:

Upon reading and considering the Petition of Richard H. Rhodes, Attorney for the Personal Representatives, James Croom Kirkpatrick and Douglas Kirkpatrick Trowell:

IT IS ORDERED that you, WILLIAM JOSEPH TROWELL JR., or the PERSONAL REPRESENTATIVES OR HEIRS OR DEVISEES OF WILLIAM JOSEPH TROWELL JR., do in your proper person appear before me on the 18th day of September, 2025, at 10:00 a.m., at the Spartanburg County Probate Courtroom, County Judicial Center, 180 Magnolia Street, Spartanburg, S.C., there and then to show cause why the Personal Representatives of the Estate of Dorothy Kirkpatrick Trowell should not be Ordered to distribute the estate as if WILLIAM JOSEPH TROWELL JR. has predeceased Dorothy Kirkpatrick Trowell.

IT IS FURTHER ORDERED that this notice shall be published once per week for (3) three consecutive weeks in The Spartan Weekly in Spartanburg, South Carolina. AND IT IS SO ORDERED.

Date: July 15, 2025
HON. FONDA A. CALLWELL
Probate Court Judge for Spartanburg County, S.C.

7-24, 31, 8-7

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS
Case No. : 2025-CP-42-01539

MITGLQ Investors, L.P., PLAINTIFF, vs.

Greg Leopard, as Legal Heir or Devisee of the Estate of Eddie D. Leopard, Deceased; any other Heirs-at-Law or Devises of the Estate of Eddie D. Leopard, Deceased, their heirs or devisees, successors and assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; any unknown minors or persons under a disability being a class designated as Richard Roe; Brian Sutton, as Legal Heir or Devisee of the Estate of Sheryl M. Leopard, Deceased; any other Heirs-at-Law or Devises of the Estate of Sheryl M. Leopard, Deceased, their heirs or devisees, successors and assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as Jane Doe; any unknown minors or persons under a disability being a class designated as Rachel Roe, DEFENDANT(S).

Summons and Notices

TO ALL THE DEFENDANTS ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend 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; 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. Gohearn, made

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE PROBATE COURT
Case No. : 2024-ES-42-1788

IN RE:
Estate of Dorothy Kirkpatrick Trowell
James Croom Kirkpatrick and

Legal Notices

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 April 4, 2025.

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" and "Rachel 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 Eddie D. Leopard and Sheryl M. Leopard, 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 16 day of July 2025.

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 Eddie D. Leopard and Sheryl M. Leopard to Branch Banking and Trust Company, dated December 17, 2007, recorded December 17, 2007, in the Office of the Clerk of Court/Register of Deeds for Spartanburg County, in Book 4012 at Page 105; thereafter, said Mortgage was assigned to Goldman Sachs Mortgage Company by assignment instrument dated September 4, 2020 and recorded September 11, 2020 in Book 5897 at Page 143; thereafter, assigned to Goldman Sachs Mortgage Company by assignment instrument dated February 23, 2021 and recorded March 1, 2021 in Book 6028 at Page 834; thereafter, assigned to MITGLQ Investors, L.P. by assignment instrument dated March 4, 2021 and recorded March 10, 2021 in Book 6037 at Page 771.

The description of the premises is as follows:

All that piece, lot or parcel of land, lying or situate in the State of South Carolina, County of Spartanburg, containing 0.66 acres, more or less, as shown on a plat made for Eddie D. and Sheryl M. Leopard by Wolfe and Huskey, Inc., dated April 13, 1987 and recorded in the ROD Office for Spartanburg County. Said lot fronts on Pine Ridge Road, 100.15 feet; a side lot line of 271.59 feet; a side lot line of 287.33 feet; and a rear width of 107.14 feet. Reference being made to said plat for a more complete description.

This being the same property conveyed to Eddie D. Leopard and Sheryl M. Leopard by deed of Newman Realty Co., Inc. dated April 24, 1987 and recorded April 27, 1987 in Book 53-D at Page 357 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County.

TMS No. 5-15-01-023.00

Property address: 204 Pine Ridge Road, Lyman, SC 29365 Dated: July 14, 2025

SCOTT AND CORLEY, P.A.

By: /s/ Angelia J. Grant

Ronald C. Scott (rons@scottandcorley.com), SC Bar #4996

Reginald P. Corley (reggie@scottandcorley.com), SC Bar #69453

Angelia J. Grant (angj@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 (jordandb@scottandcorley.com), SC Bar #104074

ATTORNEYS FOR THE PLAINTIFF

1800 St. Julian Pl., Suite 407

Columbia, South Carolina 29204

Phone: 803-252-3340

7-24, 31, 8-7

LEGAL NOTICE

ORDER APPOINTING GUARDIAN AD LITEM STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS C/A NO.

2025-CP-42-02894

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1, Plaintiff vs. Timothy Ray Smith and Tina Collins, individually and as Personal Representatives, of the Estate of Sandra H. Smith; and any other Heirs-at-Law or Devises of Sandra H. Smith, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, Defendants. It appearing to the satisfaction of the Court, upon reading the Motion for the Appointment of Kelley Y. Woody, Esquire as Guardian Ad Litem for all unknown persons and persons who may be in the military service of the United States of America (which are constituted as a class designated as "John Doe") and any unknown minors and persons who may be under a disability (which are constituted as a class designated as "Richard Roe"), it is ORDERED that, pursuant to Rule 17, SCRPC, Kelley Y. Woody, Esquire is appointed Guardian Ad Litem on behalf of all unknown persons and persons who may be in the military service of the United States of America (constituted as a class and designated as "John Doe"), all unknown minors or persons under a disability (constituted as a class and designated as "Richard Roe"), all of which have or may claim to have some interest in the property that is the subject of this action, commonly known as 126 Scenic View Road, Chesnee, SC 29323, that Kelley Y. Woody, Esquire is empowered and directed to appear on behalf of and represent all unknown persons and persons who may be in the military service of the United States of America, constituted as a class and designated as "John Doe", all unknown minors and persons under a disability, constituted as a class and designated as "Richard Roe", unless the Defendants, or someone acting on their behalf, shall, within thirty (30) days after service of a copy of this Order as directed below, procure the appointment of a Guardian or Guardians ad Litem for the Defendants constituted as the class designated as "John Doe" or "Richard Roe". IT IS FURTHER ORDERED that a copy of this Order shall be served upon the unknown Defendants by publication in the Spartan Weekly News, a newspaper of general circulation in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons in the above entitled action. SUMMONS AND NOTICE TO THE DEFENDANT(S) 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; YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above action, a copy which is herewith served upon you, and to serve a copy of your Answer upon the undersigned at their offices, 2838 Devine Street, Columbia, South Carolina 29205, within thirty (30) days after service upon you, exclusive of the day of such service, and, if you fail to answer the Complaint within the time aforesaid, judgment by default will be rendered against you for relief demanded in the Complaint. NOTICE NOTICE IS HEREBY GIVEN that the original Complaint in this action was filed in the office of the Clerk of Court for Spartanburg County on May 30, 2025. NOTICE OF PENDENCY OF ACTION NOTICE IS HEREBY GIVEN THAT an action has been commenced and is now pending or is about to be commenced in the Circuit Court upon the complaint of the above named Plaintiff against the above named Defendant for the purpose of foreclosing a certain mortgage of real estate heretofore given by Sandra H. Smith and Reginald V. Smith to GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 bearing date of September 21, 2011 and recorded October 4, 2011 in Mortgage Book 4504 at Page 242 in the Register of Mesne Conveyances/ Register of Deeds/Clerk of Court for Spartanburg County, in the original principal sum of One Hundred Twenty Three

Thousand and 00/100 Dollars (\$123,000.00). Thereafter by assignment recorded on November 30, 2017 in Book 5373 at Page 707, the mortgage was assigned to Reverse Mortgage Solutions, Inc.; thereafter by assignment recorded on November 7, 2019 in Book 5707 at Page 285, the mortgage was assigned to The Secretary of Housing and Urban Development; thereafter, the mortgage was assigned to Headlands Foundation by assignment recorded on February 12, 2025 in Book 6913 at Page 305. Thereafter, the mortgage was assigned to Headlands Asset Management Fund III, LP, Series P by assignment recorded on February 12, 2025 in Book 6913 at Page 308. Thereafter, the mortgage was assigned to Headlands Residential Series Owner Trust, Series H, by U.S. Bank Trust National Association, Not in Its Individual Capacity but Solely as Owner Trustee by assignment recorded on February 12, 2025 in Book 6913 at Page 311. Thereafter, the mortgage was assigned to the Plaintiff by assignment recorded on February 12, 2025 in Book 6913 at Page 317., and that the premises effected by said mortgage and by the foreclosure thereof are situated in the County of Spartanburg, State of South Carolina, and is described as follows: All that lot or parcel of land, with improvements thereon, situate, lying and being in the County of Spartanburg, State of South Carolina, and being shown and designated as Lot No. 6 on plat of Scenic View Heights No. 1, dated the 25th day of September, 1971, made by J. W. Price - G. A. Wolfe, RLS, said property being located approximately 1.5 miles south of Chesnee, South Carolina. For a more detailed description, reference is hereby made to the above-referred to plat recorded in Plat Book 66, page 214, R.M.C. Office for Spartanburg County. TMS No. 2-26-02-006-.00 Property Address: 126 Scenic View Road, Chesnee, SC 29323 Riley Pope & Laney, LLC Post Office Box 11412 Columbia, South Carolina 29211 Telephone (803) 799-9993 Attorneys for Plaintiff 7103 7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS C/A No. : 2025-CP-42-02607 Manufacturers and Traders Trust Company, as trustee, on behalf of the holders of the Home Equity Loan Pass-Through Certificates, Series 1999-2, Plaintiff, v.

Any heirs-at-law or devisees of Reba G. Gardner a/k/a Pamela Reba Gardner, 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, Defendant(s).

Summons and Notices

(Non-Jury) Foreclosure of Real Estate Mortgage TO THE DEFENDANT(S) ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your Answer on the subscribers at their offices at 3800 Fernandina Road, Suite 110, Columbia, SC 29210, within thirty (30) days after the service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

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

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

YOU WILL ALSO TAKE NOTICE that Plaintiff will move for an Order of Reference or the Court may issue a general Order of Reference of this action to a Master-in-Equity/Special

Referee, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure.

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

Lis Pendens

NOTICE IS HEREBY GIVEN THAT an action has been or will be commenced in this Court upon complaint of the above-named Plaintiff against the above-named Defendant(s) for the foreclosure of a certain mortgage of real estate given by Reba G. Gardner to Consolidated Mortgage and Financial Services Corporation dated August 25, 1998 and recorded on August 25, 1998 in Book 2101 at Page 517, in the Spartanburg County Registry (hereinafter, "Mortgage"). Thereafter, the Mortgage was transferred to the Plaintiff herein by assignment and/or corporate merger.

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

All that certain pieces, parcels or lots of land situate lying and being in the County of Spartanburg, State of South Carolina, on the east side of West Georgia Street, being known and designated as Lots #11, #12, and #13 on plat of subdivision of Mrs. Grace S. Brown property prepared by W.N. Willis, dated February 21, 1939 and recorded in Plat Book 14, page 117, RMC Office for Spartanburg County. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

This being the same property conveyed to Reba G. Gardner by Deed of Terry G. Lanford dated August 25, 1998 and recorded August 25, 1998 in Book 68-L at Page 320 in the Office of the Register of Deeds for Spartanburg County, South Carolina. TMS No. 4-32-10-008.00

Property Address: 1047 West Georgia Road, Woodruff, SC 29388

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint and Certificate of Exemption from ADR in the above-entitled action were filed in the Office of the Clerk of Court for Spartanburg County on May 13, 2025.

A Notice of Foreclosure Intervention was also filed in the Clerk of Court's Office.

Order Appointing

Guardian Ad Litem Nisi

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

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 1047 West Georgia Road, Woodruff, SC 29388; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

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

AND IT IS FURTHER ORDERED that the Appointment of Kelley Woody, Esquire shall become

Absolute 30 days after the completion of service of this Order without further motion by Plaintiff or Order of this Court unless said Defendants, or persons acting on their behalf, shall, within thirty (30) days after service, procure the appointment of their own Guardian Ad Litem.

Brook & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, South Carolina 29210
Phone (803) 454-3540
Fax (803) 454-3541
Attorneys for Plaintiff
7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS C/A No. : 2024-CP-42-05118 Wells Fargo Bank, N.A., Plaintiff, v.

Any heirs-at-law or devisees of Joyce Wanda Miller, 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; James Michael Miller; Todd Blackwell a/k/a Dennis Todd Blackwell; Denise Queen a/k/a Michelle Denise Queen; Any surviving issue of Keith Blackwell a/k/a Michael Keith Blackwell, deceased, Defendant(s).

Summons and Notices

(Non-Jury) Foreclosure of Real Estate Mortgage TO THE DEFENDANT(S) ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your Answer on the subscribers at their offices at 3800 Fernandina Road, Suite 110, Columbia, SC 29210, within thirty (30) days after the service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

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

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

YOU WILL ALSO TAKE NOTICE that Plaintiff will move for an Order of Reference or the Court may issue a general Order of Reference of this action to a Master-in-Equity/Special Referee, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure.

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

Lis Pendens

NOTICE IS HEREBY GIVEN THAT an action has been or will be commenced in this Court upon complaint of the above-named Plaintiff against the above-named Defendant(s) for the foreclosure of a certain mortgage of real estate given by Joyce Wanda Miller and James Michael Miller to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Ark-La-Tex Financial Services, LLC, d/b/a Benchmark Mortgage dated March 6, 2013 and recorded on March 7, 2013 in Book 4697 at Page 194, in the Spartanburg County Registry (hereinafter, "Mort-

gage"). Thereafter, the Mortgage was transferred to the Plaintiff herein by assignment and/or corporate merger.

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

All that certain piece, parcel or lot of land, situate, lying and being in the Slate of South Carolina, County of Spartanburg, near the Town of Irman, being shown and designated as Lot No. 34, on a plat entitled "Littlejohn Auction and Realty Company" prepared by W.N. Willis, CE dated October 5, 1945 and recorded in Plat Book 19, Page 233, RMC Office for Spartanburg County, S.C. More recently shown on plat prepared for Charles B. Johnson by S.W. Donald Land Surveying recorded May 9, 2001 in Plat Book 150, Page 239, 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 Joyce Wanda Miller and James Michael Miller by Deed of Melissa McCarter f/k/a Melissa Ford dated March 6, 2013 and recorded March 7, 2013 in Book 102-V at Page 3 in the Office of the Register of Deeds for Spartanburg County, South Carolina. Thereafter, Joyce Wanda Miller died on December 18, 2023, leaving the subject property to her devisees James Michael Miller, Todd Blackwell, Denise Queen and any surviving issue of Keith Blackwell. TMS No. 1-44-06-157.01

Property Address: 21 Henderson Street, Irman, SC 29349

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint and Certificate of Exemption from ADR in the above-entitled action were filed in the Office of the Clerk of Court for Spartanburg County on December 27, 2024.

Order Appointing

Guardian Ad Litem Nisi

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

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 21 Henderson Street, Irman, SC 29349; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

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

AND IT IS FURTHER ORDERED that the Appointment of Kelley Woody, Esquire shall become Absolute 30 days after the completion of service of this Order without further motion by Plaintiff or Order of this Court unless said Defendants, or persons acting on their behalf, shall, within thirty (30) days after service, procure the appointment of their own Guardian Ad Litem.

Brook & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, South Carolina 29210
Phone (803) 454-3540
Fax (803) 454-3541
Attorneys for Plaintiff
7-31, 8-7, 14

LEGAL NOTICE

Abandoned Vehicle Make: Chevrolet Model: Van Year: 1973 Vehicle Location: Earl's Motoring Plus, 159 Pinewood Circle, Lyman, SC 29365 Cost due: \$1,960.00 7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG IN THE COURT OF COMMON PLEAS C/A No. : 2025-CP-42-03196 Truist Bank, PLAINTIFF,

Legal Notices

vs. Ricardo William; Nancy L William; Joachim M Hack; Bent Creek Home Owners Association, Inc.; Hunter Financial, LLC, DEFENDANT(S)

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

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 June 18, 2025 and the Amended Summons and Complaint were filed on June 26, 2025.

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.

Dated: July 14, 2025
s/ Sarah O. Leonard
John S. Kay (S.C. Bar No. 7914)
Ashley Z. Stanley (S.C. Bar No. 74854)
Alan M. Stewart (S.C. Bar No. 15576)

Sarah O. Leonard (S.C. Bar No. 80165)
Gregory Wooten (S.C. Bar No. 73586)
Gregory T. Whitley (S.C. Bar No. 100792)
Attorneys for Plaintiff
Hutchens Law Firm LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
john.kay@hutchenslawfirm.com
ashley.stanley@hutchenslawfirm.com
alan.stewart@hutchenslawfirm.com
sarah.leonard@hutchenslawfirm.com
k.gregory.wooten@hutchenslawfirm.com
gregory.whitley@hutchenslawfirm.com
Firm Case No: 11323 - 135082
7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2025-CP-42-03203
U.S. Bank Trust National Association, not in its individual capacity but solely as owner

trustee for Legacy Mortgage Asset Trust 2024-INV1, PLAINTIFF, vs.

Concept Marketing Group LLC; et. al., DEFENDANT(S).

Summons and Notice of Filing of Complaint

TO THE DEFENDANT CONCEPT MARKETING GROUP LLC 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, 1800 St. Julian Place, Suite 407, Columbia, SC 29204 or P.O. Box 2065, Columbia, SC 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 case 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 case.

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 June 18, 2025.

Dated: July 18, 2025
SCOTT AND CORLEY, P.A.
By: /s/ Angelia J. Grant
Ronald C. Scott (rons@scottandcorley.com), SC Bar #4996
Reginald P. Corley (reggie@scottandcorley.com), SC Bar #69453
Angelia J. Grant (angie@scottandcorley.com), SC Bar #78334
Allison E. Heffernan (allison@scottandcorley.com), SC Bar #68530
H. Guyton Mirrell (guyton@scottandcorley.com), SC Bar #64134
Jordan D. Beumer (jordanb@scottandcorley.com), SC Bar #104074
ATTORNEYS FOR THE PLAINTIFF
1800 St. Julian Pl., Suite 407
Columbia, South Carolina 29204
Phone: 803-252-3340
7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT
IN THE MATTER OF:
DARLENE COMBS (Decedent)
Case Number: 2025ES4200801
Notice of Hearing
To: Jason Douglas Brown
Date: October 21, 2025
Time: 10:00 a.m.
Place: Spartanburg County Probate Court, 180 Magnolia Street Room 302, Spartanburg, SC 29306
Purpose of Hearing: Application for Informal Appointment
Executed this 15th day of July, 2025.

s/ Edward J. Gingras
EDWARD J. GINGRAS
42 Riverside Drive
Milton, VT 05468
Phone: 802-310-3374
Email: egingrashome@gmail.com
Relationship to Decedent/
Estate: Brother
7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE FAMILY COURT OF THE SEVENTH JUDICIAL CIRCUIT
Case No.: 2024-DR-42-1743
South Carolina Department of Social Services, Plaintiff, vs.

Rachelle Whiteside, Defendant(s)
IN THE INTEREST OF: 4 minor children under the age of 18

Summons and Notice

TO DEFENDANT: Rachelle Whiteside:
YOU ARE HEREBY SUMMONED and served with the Complaint for Non-Emergency Removal in and to the minor child in this action, the original of which has been filed in the Office of the Clerk of Court for Spartanburg County, on July 7, 2024, a copy of which will be delivered to you upon request; and to serve a copy of your answer to the complaint upon the undersigned attorney for the plaintiff at Andrea L. Price Esq., 630 Chesnee Highway, Spartanburg, SC 29303, within thirty (30)

days following the date of service upon you, exclusive of the day of such service; and if you fail to answer the complaint within the time stated, the plaintiff will apply for judgment by default against the defendant for the relief demanded in the complaint.

PLEASE TAKE FURTHER NOTICE that you have the right to be present and represented by an attorney. If you cannot afford an attorney, the court will appoint an attorney to represent you. It is your responsibility to contact the Clerk of Court's Office located at 180 Magnolia Street, Spartanburg, SC to apply for appointment of an attorney to represent you if you cannot afford an attorney. Spartanburg, South Carolina Dated: July 21, 2025
S.C. DEPT. OF SOCIAL SERVICES
s/ Andrea L. Price
South Carolina Bar No. 75786
Attorney for the Plaintiff
S.C. Dept. of Social Services
630 Chesnee Highway
Spartanburg, SC 29303
7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE FAMILY COURT OF THE SEVENTH JUDICIAL CIRCUIT
Case No.: 2025-DR-42-0551
Case No.: 2023-DR-42-2163
South Carolina Department of Social Services, Plaintiff, vs.

Shawqunna Labresha Scott, Malcolm Rogers Sr., Defendant(s)
IN THE INTEREST OF: 1 minor child under the age of 18

Summons and Notice

TO DEFENDANT: Malcolm Rogers Sr.:

YOU ARE HEREBY SUMMONED and served with the Complaint for Termination of Parental Rights (filed 3/6/2025) and the Complaint for Removal (filed 8/22/2023) in and to the minor child in this action, the original of which has been filed in the Office of the Clerk of Court for Spartanburg County, a copy of which will be delivered to you upon request; and to serve a copy of your answer to the complaint upon the undersigned attorney for the plaintiff Deborah M. Gentry, Esq. at 630 Chesnee Highway, Spartanburg, SC 29303, within thirty (30) days following the date of service upon you, exclusive of the day of such service; and if you fail to answer the complaint within the time stated, the plaintiff will apply for judgment by default against the defendant for the relief demanded in the complaint.

PLEASE TAKE FURTHER NOTICE that you have the right to be present and represented by an attorney. If you cannot afford an attorney, the court will appoint an attorney to represent you. It is your responsibility to contact the Clerk of Court's Office located at 180 Magnolia Street, Spartanburg, SC to apply for appointment of an attorney to represent you if you cannot afford an attorney. Spartanburg, South Carolina Dated: July 25, 2025
S.C. DEPT. OF SOCIAL SERVICES
s/ Deborah M. Gentry
Deborah M. Gentry
South Carolina Bar No. 7640
Attorney for the Plaintiff
S.C. Dept. of Social Services
630 Chesnee Highway
Spartanburg, SC 29303
Phone: (864) 345-1110
7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2025-CP-42-02542
Mercury Funding, LLC, Plaintiff, vs.

The Estate of Willie E. Rowland aka Willie Edward Rowland aka Willie Edwards Rowland, Heirs-at-Law of Willie E. Rowland aka Willie Edward Rowland aka Willie Edwards Rowland, unknown Heirs-at-Law or Devises of Willie E. Rowland aka Willie Edward Rowland aka Willie Edwards Rowland, Deceased, their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them, all unknown owners, unknown heirs, or unknown devisees of any deceased person, or by any such designation; Cherrie Nesbitt; Zackery Edward Hillstock aka Zackery Hillstock aka Zachery Hillstock; Miracle Elana Wilson aka Miracle E. Freeman; Portfolio Recovery Associates LLC; and John Doe and Mary Roe, representing all unknown persons having or claiming to have any right, title, or interest in or to, or lien upon real property known as 129 Norman Drive, Spartanburg County, South Carolina, TMS No. 6-25-12-009.00, their heirs and assigns, and all other persons, firms, or corporations entitled to claim under, by, or through the above-named defendant(s), and all other persons or entities unknown claiming any right, title, interest, estate in, or lien upon real property known

as 129 Norman Drive, Spartanburg County, South Carolina, TMS No. 6-25-12-009.00, Defendants.

Notice of Lis Pendens

Pursuant to S.C. Code Ann. §§ 15-11-10 to -50, Plaintiff hereby gives notice that Plaintiff has commenced an action in this Court against the above-named defendants to quiet tax title to the following described real property: All that certain piece, parcel, or lot of land lying, situate, and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot No. 9, on a plat of the property of Alexander Evans, recorded in Plat Book 46, at Page 30 in the Office of the Register of Deeds for Spartanburg County, South Carolina. For a more complete and accurate description, reference is hereby made to the aforesaid plat and record thereof. This being the same property conveyed to Willie Edward Rowland by deed of James E. Whitmire dated February 5, 1969 and recorded February 6, 1969 in Deed Book 35-L, at Page 580 in the Office of the Register of Deeds for Spartanburg County, South Carolina. See also deed from Willie E. Rowland conveying a one-half (1/2) interest to Mary W. Rowland, dated June 6, 1969 and recorded June 6, 1969 in Deed Book 35-V, at Page 538 in the Office of the Register of Deeds for Spartanburg County, South Carolina. See also that certain deed from Randy A. Skinner, Trustee of the United States Bankruptcy Court to Willie Edwards Rowland, dated December 27, 2005, and recorded January 10, 2006 in Deed Book 84-V, at Page 334 in the Office of the Register of Deeds for Spartanburg County, South Carolina by which Willie E. Rowland got the 1/2 interest previously conveyed out to Mary W. Rowland back, giving him a 100% interest in the property again. Willie Edwards Rowland a/k/a Willie Edward Rowland a/k/a Willie E. Rowland died April 20, 2019. Cherrie Nesbitt, Zachery Hillstock a/k/a Zackery Edward Hillstock a/k/a Zachary Hillstock, and Miracle Elana Wilson a/k/a Miracle E. Freeman inherited his interest in the property as evidenced by his Last Will and Testament. See also the Estate of Willie E. Rowland a/k/a Willie Edward Rowland filed in Case Number 2019ES4200710 in the Probate Court for Spartanburg County, South Carolina. This being the same property conveyed to Mercury Funding LLC by tax deed dated March 31, 2025, and recorded on April 4, 2025, in the Spartanburg County Register of Deeds Office in Deed Book 151-E, page 706. TMS No. 6-25-12-009.00.

Summons

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 the Complaint upon the subscriber at his office, 1201 Main Street, 22nd Floor (29201-3226), Post Office Box 11889, Columbia, South Carolina 29211-1889, within thirty (30) days after the service hereof, exclusive of the day of such service. Your Answer must be in writing and signed by you or your attorney and must state your address or the address of your attorney, if signed by your attorney. If you fail to answer the Complaint within the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint.

Notice of Filing of Complaint

NOTICE IS HEREBY GIVEN that the Complaint in the above-captioned action (Case No. 2025-CP-42-02542) was filed in the Spartanburg County Clerk of Court's Office on May 8, 2025. A copy of the Complaint is available for review and inspection by all interested persons. s/ A. Parker Barnes III; SC Bar No. 68359; Haynsworth Sinkler Boyd, P.A.; Post Office Box 11889; Columbia, SC 29211-1889; (803) 779-3080; Attorneys for Plaintiff.

Notice of Order Appointing Guardian Ad Litem Nisi

PLEASE TAKE NOTICE that there has been filed in the Office of the Clerk of Court for Spartanburg County an Order Appointing Kelley Y. Woody, Esq., whose address is 18 Myrtle Bank Place (29209), P.O. Box 6432 (29260), Columbia, South Carolina, as Guardian Ad Litem Nisi. This appointment becomes absolute thirty (30) days after the service of the Notice and publication of the Summons herein, unless you or someone on your behalf shall, before the expiration of the thirty (30) days after the service hereof, procure to be appointed for you a Guardian Ad Litem to represent your interests in this action.

Order Appointing Guardian Ad Litem Nisi and Order for Service by Publication

This matter comes before the

Court on Plaintiff's Motion to Appoint Guardian Ad Litem Nisi and for an Order for Service by Publication, through which Plaintiff seeks to appoint Kelley Y. Woody, Esq. as Guardian Ad Litem Nisi for the Estate of Willie E. Rowland aka Willie Edward Rowland aka Willie Edwards Rowland, Heirs-at-Law of Willie E. Rowland aka Willie Edward Rowland aka Willie Edwards Rowland, unknown Heirs-at-Law or Devises of Willie E. Rowland aka Willie Edward Rowland aka Willie Edwards Rowland, Deceased, their Heirs, Personal Representatives, Administrators, Successors, and Assigns, and all other persons entitled to claim through them, all unknown owners, unknown heirs, or unknown devisees of any deceased person, or by any such designation; and John Doe and Mary Roe, the same being fictitious names used for the true names of all unknown persons, claiming any right, title, estate, interest in, or lien upon the real property described in Plaintiff's Notice of Lis Pendens and Complaint (the "Property"), their heirs and assigns; all other persons, firms, or corporations entitled to claim under, by, or through any of the defendants; and all other persons or entities unknown claiming any right, title, interest, estate in, or lien upon the Property (collectively, the "Estate and Unknown Defendants"). It appearing that some or all of the Estate and Unknown Defendants are or may be residents or non-residents of the State of South Carolina, minors, incompetent, imprisoned, under legal disability, or in the military service, and that the Estate and Unknown Defendants are unknown to Plaintiff and cannot with reasonable diligence be located or their whereabouts ascertained; It further appearing that Kelley Y. Woody, Esq. is a suitable and competent person to understand and protect all rights and interests of the Estate and Unknown Defendants, and that Kelley Y. Woody, Esq. has no interest adverse to the interests of the Estate and Unknown Defendants and is not connected in business with Plaintiff or its counsel;

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, and DECREED as follows:

1. Kelley Y. Woody, Esq. is hereby appointed Guardian Ad Litem Nisi on behalf of the Estate and Unknown Defendants, the same being fictitious names used for the true names of all unknown persons, claiming any right, title, estate, interest in or lien upon the Property, their heirs and assigns; all other persons, firms, or corporations entitled to claim under, by, or through any of the defendants; and all other persons or entities unknown claiming any right, title, interest, estate in, or lien upon the Property, some or all of whom are or may be residents or non-residents of the State of South Carolina, minors, incompetent, imprisoned, under legal disability, or in the military service.

2. Kelley Y. Woody, Esq. is empowered and directed to appear on behalf of and to represent the Estate and Unknown Defendants, unless any one of them, or someone on behalf of any one of them, shall, within thirty (30) days after service of a copy hereof as directed, procure the appointment of a Guardian Ad Litem.

3. A copy of this Order shall be served upon the Estate and Unknown Defendants by publication in The Spartan Weekly News, a newspaper of general circulation published in Spartanburg County, South Carolina, once a week for three consecutive weeks, together with the Notice of Lis Pendens, Summons, Notice of Filing of Complaint, and Notice of Order Appointing Guardian Ad Litem in this action. s/Grace Gilchrist Knie - 2760.

Order for Service by Publication as to Defendant Zackery Edward Hillstock AKA Zackery Hillstock AKA Zackery Hillstock

Based on the Motion for an Order for Service by Publication as to Zackery Edward Hillstock aka Zackery Hillstock aka Zachery Hillstock ("Hillstock") and the Affidavit of Duly Diligent Search, it appears that this is an action to quiet tax title arising out of a tax deed dated March 31, 2025, and recorded on April 4, 2025, in the Office of the Register of Deeds for Spartanburg County in Book 151-E, page 706, and that Hillstock cannot be located in Spartanburg County or in the State of South Carolina,

THEREFORE, IT IS ORDERED that SERVICE in this matter be made on Hillstock by publishing a copy of the Notice of Lis Pendens and Summons in The Spartan Weekly News, a newspaper of general circulation pub-

lished in Spartanburg County, South Carolina, once a week for three consecutive weeks and by forwarding a copy of the pleadings to Hillstock at his last known address. s/Amy W Cox, Spartanburg County Clerk of Court by Maribel M Martinez. 7-31, 8-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Civil Case No.: 2025CP4201675
Jackie H. Clark, II, Plaintiff, v. Hazel I. Banks, and James W. Banks, Alice Parker (deceased), James R. Banks (deceased), all unknown persons with any right, title or interest in the real estate described herein and 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, Defendants.

SUMMONS. To the Defendants above named in this Action: You are hereby summoned and required to answer the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your answer to the said Complaint on the subscriber at their office in PO Box 2196, Spartanburg, South Carolina, 29304-2196 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, 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 persons with whom the minor(s) resides, and/or to persons incarcerated or 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 will move for an Order of Reference or that the Court may issue a general Order of Reference of this action to a master/special master/special referee, pursuant to Rule 53, South Carolina Rules of Civil Procedure. s/Paul A. McKee, III, 409 Magnolia St. Spartanburg, SC 29303, 864-573-5149, 864-707-2500 fax, Attorney for Plaintiff.

NOTICE. Notice is hereby given that the Complaint in the above-captioned action was filed in the Spartanburg County Court of Common Pleas on April 11, 2025. s/Paul A. McKee, III, 409 Magnolia St. Spartanburg, SC 29303, 864-573-5149, 864-707-2500 fax, Attorney for Plaintiff.

LIS PENDENS. NOTICE IS HEREBY GIVEN that an action has been commenced or is about to be commenced by the above-named Plaintiff against the above-named Defendants for an Order quieting title and reformation of deed to real property against all Defendants, including all other persons unknown, claiming any right, title, estate, lien, or interest in the real property described as follows: All that certain piece, parcel, or tract of land lying, situate, and being in the County of Spartanburg, State of South Carolina, in School District No.3, a little distance west of the Town of Pacolet on the north side of U.S. Highway No. 176 and on Highway No. 9. BEGINNING at a point in the center of Highway S. 69 E. 100 feet to a point in the center of the highway; thence N. 17 E. 222 feet to a stake; thence N. 69 W. 100 feet to a stake in the line of W. W. White; thence S. 17 W. 222 feet to the beginning corner, containing slightly more than one-half (1/2) acre. This land is bounded on the west by land now or formerly of W. W. White, on the north and east by land now or formerly belonging to W. B. Robinette, and on the south by U. S. Highway No. 176 (also known as S.C. Highway No.9).

The property to be conveyed by this Tax Deed is more specifically identified as being Spartanburg County Tax Map Parcel # 3-29-00-022.01 as of the date of this Tax Deed. s/Paul A. McKee, III, 409 Magnolia St. Spartanburg, SC 29303, 864-573-5149, 864-707-2500 fax, Attorney for Plaintiff.

CONSENT ORDER FOR APPOINTMENT OF GUARDIAN AD LITEM.

The above-referenced is an action filed in the Court of Common Pleas for a quiet title action for real property located in Spartanburg County. There are unknown heirs and persons who may have an interest in the subject real property who cannot be located. It appears that this is an appropriate subject for an appointment of a Guardian ad Litem and that attorney

Legal Notices

The Will of Bobby M. Gosnell, Deceased, was delivered to me and filed July 16, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-24, 31, 8-7

LEGAL NOTICE
 2025ES4201267

The Will of James A. Gore, Deceased, was delivered to me and filed July 14, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-24, 31, 8-7

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: Anthony Miller Capria
 Date of Death: May 16, 2025
 Case Number: 2025ES4201258
 Personal Representative: Ginarys Paola Molina Sanchez
 1350 Carlyn Glen Court
 Inman, SC 29349
 Atty: Nihar Manhar Patel
 910 East Washington Street
 Greenville, SC 29601
 7-31, 8-7, 14

NOTICE TO CREDITORS OF ESTATES

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 Estate: Wendy Kay Kimbrell
 Date of Death: March 31, 2025
 Case Number: 2025ES4200881
 Personal Representative: Kimberly Mathis
 520 Carey Drive
 Greer, SC 29651
 7-31, 8-7, 14

the claim, and a description of any security as to the claim.
 Estate: Merle Atkins Smith
 AKA Merle Atkins Hice
 Date of Death: April 8, 2025
 Case Number: 2025ES4200842
 Personal Representative: Phillip Dale Hice
 297 Devonshire Lane
 Pacolet, SC 29372
 7-31, 8-7, 14

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 Estate: Joseph Matthew Whitehead
 Date of Death: March 6, 2025
 Case Number: 2025ES4201296
 Personal Representative: William Allan Whitehead
 885 Robinson Road
 Greer, SC 29651
 Atty: James B. Moore III
 121 Screven Street
 Georgetown, SC 29440
 7-31, 8-7, 14

NOTICE TO CREDITORS OF ESTATES

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 Estate: Peter Lee Navy
 Date of Death: April 20, 2025
 Case Number: 2025ES4200893
 Personal Representative: Tracy D. Navy
 152 Peaceful Valley Road
 Spartanburg, SC 29307
 7-31, 8-7, 14

NOTICE TO CREDITORS OF ESTATES

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 7-31, 8-7, 14

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 Estate: Thomas Burch AKA Thomas Landrum Burch, Deceased, was delivered to me and filed July 23, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

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 Estate: Mary Williams
 AKA Mary Gibson Williams
 Date of Death: December 11, 2024
 Case Number: 2025ES4200722-2
 Personal Representative: Cheryl Williams
 1073 Mayfair Street
 Spartanburg, SC 29303
 7-31, 8-7, 14

NOTICE TO CREDITORS OF ESTATES

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 Estate: Hereford Franklin Bray Jr.
 AKA H.F. Bray AKA Frank Bray
 Date of Death: November 1, 2024
 Case Number: 2024ES4202178
 Personal Representatives: Debra Manville
 469 Stony Mill Road
 Danville, VA 24540 AND
 Jessica Melton
 408 Rose Street
 Spartanburg, SC 29302
 7-31, 8-7, 14

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: Thomas Burch AKA Thomas Landrum Burch, Deceased, was delivered to me and filed July 23, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

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 Estate: Paul Antonio Myles
 Date of Death: November 13, 2024
 Case Number: 2024ES4202255
 Personal Representative: Sandra Kay Myles
 614 Trillium Street
 Duncan, SC 29334
 7-31, 8-7, 14

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: Christina Ramona Gregg
 AKA Christina Flores Gregg
 Date of Death: February 7, 2025
 Case Number: 2025ES4200899
 Personal Representative: Kathryn Gregg Wofford
 405 Nathanael Court
 Boiling Springs, SC 29316
 7-31, 8-7, 14

LEGAL NOTICE
 2025ES4201242

The Will of John C. Hay, Deceased, was delivered to me and filed July 10, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

LEGAL NOTICE
 2025ES4201316

The Will of William R. Ballinger AKA Billy Ray Ballinger, Deceased, was delivered to me and filed July 23, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

LEGAL NOTICE
 2025ES4201318

The Will of Thomas Burch AKA Thomas Landrum Burch, Deceased, was delivered to me and filed July 23, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

LEGAL NOTICE
 2025ES4201302

The Will of Joe Lee Sullivan, Deceased, was delivered to me and filed July 22, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

LEGAL NOTICE
 2025ES4201311

The Will of David Brian Williams, Deceased, was delivered to me and filed July 18, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

LEGAL NOTICE
 2025ES4201312

The Will of Dennis R. Brannon, Deceased, was delivered to me and filed July 18, 2025. No proceedings for the probate of said Will have begun.
 HON. PONDA A. CALDWELL
 Judge, Probate Court for Spartanburg County, S.C.
 7-31, 8-7, 14

LEGAL NOTICE
 2025ES4200629

STATE OF SOUTH CAROLINA
 COUNTY OF SPARTANBURG
 IN THE PROBATE COURT
 IN THE MATTER OF:
 MARY CLAYTON (Decedent)
Case Number: 2025ES4200629
Notice of Hearing
 To: Coree Clayton and Jermaine Clayton
 Date: July 15, 2025
 Time: 10:00 a.m.
 Place: Spartanburg County Probate Court, 180 Magnolia Street Room 4113, Spartanburg, SC 29306
 Purpose of Hearing: Application for Informal Appointment
 Executed this 1st day of April, 2025.
s/ Damian Clayton
 DAMIAN CLAYTON
 18 Fulton Avenue, Apt. 24
 Jersey City, NJ 07305
 Phone: (678) 570-6931
 Email: damiangclayton@gmail.com
 Relationship to Decedent/
 Estate: Son/Heir
 6-26, 7-3, 10

Quality Manager wanted in Moore, South Carolina to ensure quality standards are achieved on a daily basis. Review all LOAs within the department, compare with staffing requirements, and approve/deny requests based on production requirements. 40 hrs/week, M-F. Please send resume to Ashleigh Barry, HR Programs Manager, Magna Seating South Carolina, a division of Magna Seating of America, Inc., 3052 Moore Duncan Highway, Moore, SC 29369.

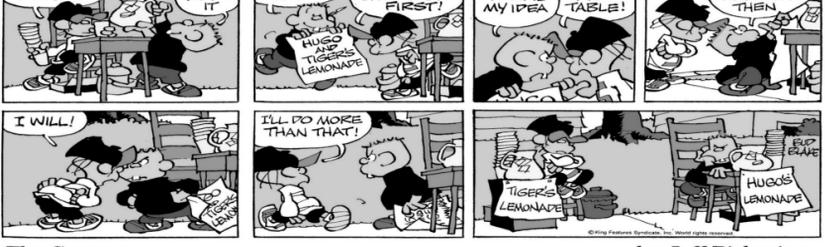
Amber Waves

by Dave T. Phipps



TIGER

by Bud Blake



The Spats

by Jeff Pickering



Weekly SUDOKU

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

Place a number in the empty boxes in such a way that each row across, each column down and each small 3x3 square contains all of the numbers from one to nine.

DIFFICULTY THIS WEEK: ♦♦♦

♦ Moderate ♦♦ Challenging
 ♦♦♦ HOO BOY!

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HOCUS-FOCUS BY HENRY BOLTINOFF

King Crossword

ACROSS

1 Two-way
 5 Existed
 8 Carton sealer
 12 Lewd
 14 Throat clearer
 15 Baking dish
 16 Male red deer
 17 Sailor
 18 Excuses
 20 Leek's kin
 23 Revue segment
 24 Benefit
 25 Goulash spice
 28 Used a chair
 29 Eyelashes
 30 "The Voice" network
 32 Cane-cutting knife
 34 Roman emperor
 35 "CSI" settings
 36 Classic
 37 Sinatra song
 38 Actress
 40 Fanning
 41 As well
 42 Clair
 42 Tart dessert
 47 First-rate
 48 Pulling along
 49 Reply to "Shall we?"
 50 — Juan
 51 "Simpsons" bus driver

DOWN

1 Chips go-with
 2 Half of bi-
 3 Citric beverage
 4 Physics particle
 5 Sport
 6 Busy insect
 7 Hearty pub entree
 8 Papeete's island
 9 Melville captain
 10 Prefix with "scope"

11 911 responders
 13 Family
 19 Turkish currency
 20 Delivery docs
 21 Linguist
 22 Chomsky
 22 Tiny bit
 23 Mariners
 25 Patchy horses
 26 Recognized
 27 "East of Eden" girl
 29 Converse
 31 Coquettish

33 Genetic copies
 34 "Us" actress
 36 Lupita
 36 Synthesizer pioneer
 37 Transaction
 38 Medicinal plant
 39 Philosopher
 40 Immanuel
 40 IRS agent
 43 Historic time
 44 Trench
 45 Bank acct. entry
 46 Conceit

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Trivia Test Answers
 1. Padme Amidala; 2. South America; 3. Attila the Hun; 4. Dan Harmon; 5. Arteries; 6. King Midas; 7. Hawaii; 8. Hawaii; 9. Anthony Burgess; 10. Vinegar