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Spartan Weekly

Community news from Spartanburg and the surrounding upstate area
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AROUND TOWN

College Rugby Fall Classic Heads to USC Upstate's campus December 7 and 8

In another sports tourism win for Spartanburg County, College Rugby returns this December, as the Collegiate Rugby Association of America brings the 2024 Fall Classic to the University of South Carolina Upstate campus December 7 - 8. The 2024 Fall Classic promises high-level competition and showcases the nation's best collegiate rugby talent. Seven highly anticipated fixtures will be played over two days, providing fans with non-stop action and intense rivalries.

For more information about this event, please visit <https://usa.rugby/news>

Strengthening Spartanburg County's education-to-employment pipeline

Recently, reps from OneSpartanburg, Inc. came together with business, community, and nonprofit leaders from across the County to sign an Internship Pledge, creating 400 work-based learning opportunities for Spartanburg County high school students. These opportunities will help students gain real-world experience at some of the area's leading employers.

Among the organizations committing to the initiative are:

Spartanburg Regional Healthcare System
Spartanburg Academic Movement
City of Spartanburg
Spartanburg County
Kids Upstate
Spartanburg County School Districts 1-7

The hope is that this initiative will encourage other businesses to create work-related learning opportunities for students to help strengthen Spartanburg's talent ecosystem and attract/retain talented individuals to the community.

Construction financing in place for industrial project near I-26 / I-85

Avison Young recently secured \$28.4 million of construction financing and \$12 million in joint-venture equity to begin construction on two 230,000 square foot industrial buildings on Zimmerman Road in Spartanburg, near the junction of interstates 26 and 85.

The two buildings of Phase 1 are expected to be complete in late 2025, with Phase 2 involving a nearly 420,000-square-foot build-to-suit project.

The last after-hours networking event of 2024

Make new connections and strengthen existing ones, all while enjoying a free drink on OneSpartanburg, inc. Join them on December 5th for this free, after-hours networking event. It will be held from 5:30 p.m. to 7:00 p.m. at Conner Flynn's Public House, 137 S. Main Street in Woodruff.

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

DECE takes part in Workforce Symposium

Recently, DSS and the South Carolina Child Care Resource & Referral (SC CCR&R) participated in the South Carolina Chamber of Commerce Workforce Development Symposium.

Division of Early Care and Education (DECE) Outreach Manager Morgan Massenburg and SC CCR&R Community Outreach Manager Linda Caraway-Doherty gave attendees information about child care services in South Carolina.

Michele Bowers, DECE Director and Linda Caraway-Doherty, SC CCR&R Community Outreach Manager, joined Shannon Erickson, representative, and Nicole Scott, Bank of America Market Executive, to discuss efforts to improve the child care sector. The panel was moderated by Aaron Merchen, U.S. Chamber of Commerce Foundation's Center for Education and Workforce Policy and Programs Director.

Spartanburg High School launches all-new Viking News broadcast

Spartanburg High School's all-new Viking News broadcast launched this year and is receiving rave reviews for its first two episodes. It was conceived by art and photography teacher Crissy Rennie, who is in her third year at SHS, as a way to boost school spirit and help students develop valuable skills.

The Viking News team started small with their first episode but attracted interest and grew to include more students for its second episode, released in October. The crew meets to plan each episode before school once per month, then heads out to capture the stories.

Watch Viking News online at <https://youtu.be/tXxQJHBHLuc>



Spartanburg Regional's Child Development Program has been fostering an environment of growth and learning for 50 years. *Spartanburg Regional photo*

Spartanburg Regional's Child Development Program celebrates 50 years

Adapted from information courtesy of Spartanburg Regional Health System

Between laying a foundation of learning and growth in infants to age 12 – and providing an invaluable service to associates across Spartanburg Regional – the Ida Thompson Child Development Program recently celebrated its 50th year in operation.

Families who have enrolled in the program over the years celebrated an anniversary by sharing testimonies and photos of their experiences.

The Child Development Program offers Spartanburg Regional associates a high-quality childcare and early education environment to meet their childcare needs and invest in their children from an early age.

This valuable resource supports associates, enhances the hospital's appeal in recruiting efforts, creates a positive work culture and makes Spartanburg Regional an employer of choice.

"As we celebrate this milestone, we also want to renew our commitment to continue providing exceptional care and education for the next generation," said Darla Pennington, Spartanburg Regional's liaison to the program.

Results from a 2024 parent survey showed that parents gave a 99% overall satisfaction rating in the care and education their children receive.

The survey also revealed:

- A 95% satisfaction with health and safety measures.
- A 100% satisfaction with the comprehensive developmental experiences.
- A 98% satisfaction with the skills and knowledge children receive to help them succeed.

A history of service

An associate survey in 1971 first revealed a genuine and present need for childcare across the Spartanburg Regional system.

Then, in 1974, that need was met when the Child Development Program opened its doors under the direction of Patricia C.

Hollon. Now, Bright Horizons, a third-party provider, operates the program and works under the direction of Spartanburg Regional. Bright Horizons is a national company that partners with employers to give working families the support they need.

The program thrives today because of the hard work, dedication and commitment of Spartanburg Regional associates, families, staff and community members.

Challenges throughout the years, such as a flood in 1987 and the 2020 COVID-19 pandemic, highlighted how the commitment of those involved shone in the face of adversity to ensure that associates still had a steady learning environment for their children.

"We have been able to withstand challenges and adapt to educational changes like hands-on learning, new methodologies and new research throughout the decades," Pennington said. "We have witnessed generations grow, develop and achieve their potential, thanks to the care and education they received here."

The program's 50-year mark represents layers of commitment and dedication.

The anniversary represents:

- A demonstration of support to countless families by caring for their children in a clean, safe environment close to work.
- An opportunity to celebrate the positive contributions made to the growth and development of these children.
- A testament to the hard work and dedication of the educators, staff and supporters.

A gift to families

As a retention tool, the program has attracted top talent to the healthcare system and made it easier for parents to balance their work-life responsibilities.

"Some days I have to be at work at six," says Lainey Donnan, a surgical technician at SRHS, who likes being able to drop off her son and still get to work on time. "If I get held up at work or if I'm on call, I know he has a place to be

that is safe for him, that they have extended hours where most daycares you have to pick up by five."

The program operates in a building at the Spartanburg Medical Center campus and is open from 6 a.m. to 8 p.m. Monday through Friday.

Through the years, families have known convenient and quality care environment close to their workplace. This convenience has reduced commute times for associates and reduced the stresses of pick-up and drop-off procedures.

"The center also creates a sense of community among associates with opportunities to network and share experiences," Pennington said.

Ysabel Reid, a nursing clinical educator, has had two daughters in the Child Development Program and said the support has brought her such peace of mind.

"Not only are the hours conducive for clinical staff, but their location is also convenient and feels like a family environment," Reid said. "I sincerely appreciate that the staff have cared for my kids as if they were their own. The life skills and education they've received have helped them transition independently and successfully into their school settings and I could not be more grateful."

Spartanburg Medical Center (SMC) is a research and teaching hospital with two locations in Spartanburg, South Carolina: Spartanburg Medical Center on East Wood Street and Spartanburg Medical Center — Mary Black Campus on Skylyn Drive. Spartanburg Medical Center offers state-of-the-art diagnosis and treatment for Upstate South Carolina residents. Formerly Mary Black Health System-Spartanburg, Spartanburg Medical Center — Mary Black Campus became part of Spartanburg Regional Healthcare System in 2019.

Founded on Aug. 29, 1921, as Spartanburg General Hospital, Spartanburg Regional celebrated 100 years of excellence in August 2021.

Hub City Spartanburgers announce media partnership with FOX Sports Spartanburg

The Hub City Spartanburgers, High-A affiliate of the Texas Rangers, and FOX Sports Spartanburg announced on October 28 a long-term partnership that makes 98.3FM the home of the Spartanburgers Baseball Network.

The majority of the Spartanburgers' 132 regular season games and postseason games will be broadcast live on FOX Sports Spartanburg 98.3FM. With coverage around The Upstate, this partnership will allow more people the opportunity to follow their new favorite Minor League Baseball team, the Hub City Spartanburgers, throughout each season.

"It's a historic event to have Minor League Baseball return to Spartanburg and we are thrilled to bring Spartanburgers games to our great city, our great county, and anyone who wants to follow and cheer for our team," said Ryan Clary, President of FOX Sports Spartanburg. "High school football, college basketball, college baseball, and now professional baseball, all here in Spartanburg; we are so excited to have all three levels of athletics on Fox Sports Spartanburg 98.3FM."

"FOX Sports Spartanburg is a radio broadcast leader in Spartanburg and the greater Upstate area, and I am excited our fans will tune in to 98.3FM to stay up-to-date for all things Spartanburgers Baseball," said Tyson Jeffers, General Manager of the Spartanburgers. "This is another step toward professional baseball officially being back in The Burg!"

FOX Sports Spartanburg 98.3FM will host live radio shows from Fifth Third Park throughout the year, as well as work with the team to develop unique radio entertainment for everyone's enjoyment.

Hub City is the primary and most utilized nickname for Spartanburg. The reason Spartanburg was nicknamed Hub City is directly tied to the rail industry and the importance it played for Spartanburg as a community.

The best way to explain the organization's #1 reason is to answer the question, "What is a Spartanburger?". Similar to someone from Texas calling themselves a Texan or someone from New York saying they are a New Yorker, a person that calls Spartanburg home is a Spartanburger, and a group of people from Spartanburg are Spartanburgers.

Around South Carolina

USC planning South Carolina’s first hospital specializing in neurological care

By Jeff Stensland

The University of South Carolina is planning to develop a unique hospital that would house the Palmetto State’s first standalone comprehensive medical facility dedicated entirely to integrated care of patients with brain and nervous system illnesses.

USC’s highly specialized hospital would offer advanced neurological and neurosurgery treatments, as well as neurological rehabilitation for trauma, stroke, cancer and other conditions. The innovative hospital, concentrating solely on the care of diseases affecting the brain and the nervous system, would be the first of its kind in the Southeast.

The hospital would provide an opportunity to address the pressing health needs of South Carolinians, while leveraging the broad multidisciplinary clinical, academic and research portfolio from USC. The hospital would house fully equipped clinical research spaces and laboratories and provide additional clinical training sites for USC students studying medicine, physical and speech therapy, nursing, pharmacy, artificial intelligence, biomedical engineering, and other academic, medical and technical disciplines.

The hospital would have about 115 beds that provide access to state-of-the-art health care from preem-



The University of South Carolina is planning the state’s first hospital specializing in neurological care. Credit: Gorodenkoff Productions

inent physicians, therapists and nurses.

“As USC expands its efforts to provide the highest quality medical education to South Carolina students and serve the state’s health care needs, building a single location for neurological treatment and rehabilitation is a vital next step,” President Michael D. Amiridis said. “This is a tremendous opportunity to address a critical gap in health care for brain-related conditions, not only for our state, but for the entire Southeast.”

The need for enhanced

neurological care in South Carolina is critical. Stroke, caused by a disruption of blood flow to the brain, is the sixth-highest cause of death in the state, according to the S.C. Department of Public Health. South Carolina also ranks fourth for death rates due to traumatic brain injuries, the Centers for Disease Control and Prevention has reported.

Increasing numbers of South Carolinians also are suffering from other chronic neurological conditions that can be mitigated through treatment and reha-

bilitation, including epilepsy and Alzheimer’s disease and other types of dementia.

Current neurological care and rehabilitation options in South Carolina are limited, forcing residents to seek care outside the state. The time and travel expenses required by patients and families can be overwhelming and can impact health outcomes. The planned USC hospital would make world-class treatment available right in the heart of South Carolina, while reducing costs for patients.

The hospital is planned

next to the university’s soon-to-be-constructed School of Medicine building on USC’s Health Sciences Campus inside the BullStreet District of Columbia. It would be an extension of the university’s network of cutting-edge brain health care and research. USC is already establishing the Brain Health Center, a high-tech outpatient treatment and research facility near the BullStreet site. In addition, through clinics in USC’s Brain Health Network, patients in underserved areas across the state are

receiving diagnostic care and treatment for complex neurological conditions and dementia.

“This would be the most impactful project in the history of the university, particularly for the quality of life of South Carolinians,” USC Board of Trustees Chairman Thad H. Westbook said. “Our citizens would be able to get the best quality of care in their backyard. This is all part of our mission in serving the people of South Carolina. We do that through the delivery and development of knowledge, and here’s an opportunity for us to help deliver healthcare at the highest level for brain health issues, which desperately need more attention in our state.”

The hospital would complement USC’s long-standing partnership with Prisma Health by extending the collaboration at the McCausland Center for Brain Imaging and Brain Health Network, and in training medical students.

USC is coordinating plans for the hospital with the S.C. Department of Health and Human Services. The USC Board of Trustees approved an agreement with the state health agency on Oct. 25 to receive \$10 million to perform preliminary architecture and engineering work.

The university is requesting \$150 million from the state budget next year to help pay for the \$350 million project.

Harbor Freight Tools grows South Carolina footprint with new operation in Anderson County

Columbia – Harbor Freight Tools, a leading retailer of tools and equipment, recently announced it is growing its South Carolina footprint with a new operation in Anderson County. The company’s \$30 million investment will create 36 new jobs.

Founded in 1977, Harbor Freight Tools is a retailer of value-priced, high-quality tools and equipment, including hand, power, automotive and industrial tools. The company established its first South Carolina operation, a distribution center located in Dillon County, in 2002.

Harbor Freight Tools plans to lease a 76,171-square-foot research, development and innovation facility located at 130

Frontage Road in Piedmont. The new facility will consist of office space, research and development labs, and a warehouse for the design, development and testing of tools.

Operations are expected to be online in late 2025. Individuals interested in joining the Harbor Freight Tools team should visit the company’s careers page.

“Today’s announcement strengthens our well-established partnership with Harbor Freight Tools. The company’s decision to invest and create 36 jobs in Anderson County is a major vote of confidence in South Carolina, and we proudly support Harbor Freight Tools’ newest operation in our state,” stated South Carolina Governor Henry McMaster.

“We are thrilled Harbor Freight Tools decided to continue doing business in South Carolina by establishing a new research and development facility in Anderson County. This \$30 million investment is great news for the Upstate, and we look forward to the company’s continued growth in the years ahead,” added Secretary of

Commerce Harry M. Lightsey III.

“We are pleased that Harbor Freight has chosen to grow their company in Anderson County. The announcement of \$30 million in capital investment and 36 new jobs will offer an opportunity for a brighter future for many in our area. This project is a great fit for Anderson County, and I look forward to seeing them grow,” added Anderson County Councilman Jimmy Davis.

The Coordinating Council for Economic Development approved job development credits related to the project.

Harbor Freight Tools, commonly referred to as Harbor Freight, is an American privately held tool and equipment retailer, headquartered in Calabasas, California. It operates a chain of retail stores, as well as an e-commerce business. The company employs over 28,000 people in the United States, and has over 1,500 locations in 48 states.

In 1982, Harbor Freight Tools opened its first retail store in Lexington, Kentucky, to sell returned

merchandise from its mail order business. The original location was at 1387 East New Circle Road. It later moved to 1301 Winchester Road, Suite 213. The venture proved successful, and Harbor

Freight Tools began to open stores across the United States.

BIBLE TRIVIA

by Wilson Casey

1. Is the book of 3 Chronicles (KJV) in the Old or New Testament or neither?

2. Job and which other Old Testament book mention the constellation of Orion? Psalms, Isaiah, Daniel, Amos

3. Which prophet took a wife of whoresdoms named Gomer? Hosea, Jonah, Amos, Micah

4. From Judges 14, what did Samson eat from the carcass of a lion? Manna, Honey, Berries, Figs

5. What sin against the Holy Spirit results in eternal guilt? Blasphemy, Adultery, Murder, Non titling

6. Who was the father of Joshua? Abraham, Aaron, Nun, Moses

ANSWERS: 1) Neither, 2) Amos, 3) Hosea, 4) Honey, 5) Blasphemy, 6) Nun

Sharpen your understanding of scripture with Wilson Casey's latest book, "Test Your Bible Knowledge," available in bookstores and online.

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Super Crossword

Answers

A	I	S	I	S	T		C	O	R	A	I		P	A	R	A		A	I	O		G	O	O	
T	I	E	R		U	T	O	P	I		O	R	I	S											
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The Spartan Weekly News, Inc.

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

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Super Crossword

ELEMENTAL EXPANSION

ACROSS

1 Legal aide, e.g.: Abbr.

5 Livestock pen

11 Legal aide, for short

15 "Moneytalks" rock band

19 Arena area

20 Edenic locale

21 "... — it just me?"

22 Dutch South African

23 "Help yourself," elementally?

26 Be jealous of

27 Liqueur akin to sambuca

28 Dessert, to a Brit

30 Bro's sibling

31 Whitewater transports

32 About to receive something special, elementally?

37 Afflictions

39 Madison Ave. products

40 Canon camera line

41 Vital vessel

42 Detective Briscoe on "Law & Order"

45 Brooks

47 Unpaved road surface

48 Ontarians' national anthem, elementally?

50 Bullring cheer

52 Rx requests

53 N-R linkup

54 Cyclotron bit

55 Upgrade electrically

58 Committing a basketball infraction

61 "Not gonna happen," elementally?

68 Without requiring me to change

69 Like Columbus, by birth

70 Weird sort

71 1998 Spike Lee film, elementally?

74 Copious, as sweating

76 Declared it to be true

77 Pair

78 — Tin Tin

79 Ancient Cuzco citizen

83 ICU staffers

84 Bill Clinton's veep, elementally?

90 Like many big grins

92 Absorb, as spilled ink or gravy

93 Collect

94 Skylit lobbies

95 "— tree falls in the forest ..."

97 Lass

98 Surrender in a way

99 Puccini opera, elementally?

103 French painter Edgar

107 ThinkPad's original co.

108 Like LeBron James, a record 18 times

109 Estrange

111 Baldwin of "It's Complicated"

113 "You have my world," elementally?

117 Not far from

118 Pizza cooker

119 Insect stages

120 TV's — May Clampett

121 Port in Norway

122 Cruel Roman emperor

123 Smiles evilly

124 "The Thin Man" dog

DOWN

1 Being tried, legally

2 Tuscan tourist city

3 Letter stroke

4 Meeting secretly, in a way

5 Extremist sect

6 Ear ailment

7 French city

8 Stat of engine speed

9 Indent (to)

10 Put down

11 Low seats with no backs

12 Rejoinder to "Am not!"

13 Alarm clock heeders

14 "Ad — per aspera"

15 Civil War prez

16 Utilize sparingly

17 Strayed off course

18 Ice needles, e.g.

24 Actress Caron

25 Whale pod

29 Asterisk

33 "Rats!"

34 Notion

35 Didn't waste

36 Gad about

38 Colleague of Trotsky

42 Spa scrubber

44 Unearth

44 Seducing

45 With 67-Down, kitchen tool

46 Hoopster — Abdul-Jabbar

47 Kid's "cootie"

49 Gear piece

50 Injury, to a tot

51 Lucy of "Elementary"

56 Besides that

57 Brand of shoes and leather goods

59 Chou En- —

60 Don of talk radio

61 Ensnares

62 Shot — (ice hockey stat)

63 Snake type

64 Dog sound

65 Cell with an axon

66 Thirst for

67 See

45-Down

69 Thor and Loki

72 Miss Poppins

73 Gimlet liquor

74 "Poultry in motion," e.g.

75 Red cosmetic

77 Brief swim

79 Language of Rome, to its natives

80 Prominent people

81 Polenta base

82 On the job

85 Company ID

86 Provo's state

87 Equine hybrid

88 Football great John

89 Gunpowder or matcha

91 "How funny"

92 Toddler, in Turin

95 Smitten romantically

96 Financial backer

98 Wine storage locale

100 "March comes in like — ..."

101 Make illegal

102 Purple hue

104 Irritates

105 Off-kilter

106 "So long!"

110 — of March

112 Lead-in to

114 Overhead rails

115 Sickly pale

116 Iron source

Legal Notices

MASTER'S SALE

By virtue of a Decree of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore granted in the case of Barbara G. Abbott v. Buds Drive Investments, LLC, Civil Action No. 2023CP4204969. I, the undersigned Master-In-Equity for Spartanburg County, will sell the following on December 2, 2024, at 11:00 a.m. at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, South Carolina, to the highest bidder:

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot A, containing 16.29 acres, more or less, on a plat entitled "Survey for B. K. Realty," dated October 15, 1980, and revised "August 19, 1982, prepared by James V. Gregory, R. L. S., and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 88, Page 75. Reference to said plat is hereby made for a more complete description thereof.

LESS AND EXCEPT: ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot containing 9.10 acres, more or less, on a plat entitled "Ricky Carr," dated September 12, 1989, prepared by Wolfe and Huskey, Inc., Engineering and Surveying, and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 108, Page 115. Reference to said plat is hereby made for a more complete description thereof.

Reserving, however, unto the Seller, their heirs and assigns, a permanent easement and right-of-way for ingress, egress and regress to the "outdoor advertising sign" located on the above referenced property, and as more fully described in Memo of Lease and Easements between Barbara G. Abbott, Lessor, and MCC Outdoor, LLC, Lessee, of record in the official records of the Register of Deeds for Spartanburg County in Book 93-K at Page 381. "Both Grantor and Grantee acknowledge the existence of an Outdoor Advertising Structure ("Billboard") on this property. Said Billboard faces Interstate 85 traffic. Grantor, for him/herself, and his/her heirs, and for itself, its agents, successors and assigns, hereby reserves and retains a Permanent Easement to the land occupied by the Billboard structure and the structure itself. Said Permanent Easement grants the Grantor, its agents, successors?? and assigns unlimited and unhindered access to the Billboard site/structure for the purposes of maintenance, inspection, service, repair, replacement and any other lawful purpose related to the Billboard site/structure; along with the right to trim, cut or remove any vegetation, natural or planted, that obstructs the viewing of the advertising faces from Interstate 85," TMS# 3-06-00-054.03

AND, ALSO: ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as 3.19 acres, more or less, on a plat entitled "Survey for Henry Carr," dated July 27, 1979, prepared by Wolfe & Huskey, Inc., Engineering and Surveying, and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 83, Page 871. Reference to said plat is hereby made for a more complete description thereof. TMS #3-06-00-060.05

This being the same property conveyed to Buds Drive Investments LLC by deed of Barbara G. Abbott dated November 11, 2022 and recorded November 21, 2022 in Deed Book 139-U at Page 768 in the Register of Deeds Office for Spartanburg, South Carolina.

Property Address: Buds Drive, Compens, SC 29330
Tax Map: 3-06-00-054.03, 3-06-00-060.05

Terms of Sale: For cash, purchaser to pay for Deed and stamps and deposit with me 5% of the amount of the bid, same to be applied to the purchase price only upon compliance with the bid, but in the case of 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 highest bidder.

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

Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold, but shall be re-adver-

tised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent is present.

Sale is subject to taxes, easements, assessments and restrictions of record, specifically SUBJECT TO 2024 AD VALOREM TAXES.

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

STEPHEN WOFFORD
Attorney for the Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Teloria G. Fuller; CFM Federal Credit Union; C/A No. 2024CP4202550, The following property will be sold on December 2, 2024, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel, lot or tract of land, lying and being in the State of South Carolina, County of Spartanburg, being known and designated as Lot Number 13, Block A, on a plat of Sherwood Acres, prepared by G. Sam Roe, CE, entitled "Map No. 1," dated August 2, 1955, and recorded in Plat book 33 at pages 120-127, Register of Deeds Office for Spartanburg County, South Carolina, which is conveyed subject to restrictions recorded in Deed Book 21-T, page 188, RMC Office for Spartanburg County, South Carolina.

Derivation: Book 136-L at Page 1
220 Granger Rd, Spartanburg, SC 29306
TMS/PIN# 6-26-01-034.00

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

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at his risk. Personal or deficiency judgment having been demanded or reserved, the sale will remain open for thirty (30) days pursuant to S.C. Code Ann. §15-39-720 (1976). The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 3.75% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2024CP4202550.

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.

BRIAN P. YOH
Attorney for Plaintiff
Post Office Box 100200
Columbia, S.C. 29202-3200
Phone: (803) 744-4444
020139-00504 FN
Website: www.rogerstownsend.com (see link to Resources/Foreclosure Sales)
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

CIVIL ACTION NO. 2023CP4203993
BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of North American Trading Group, Inc., against Marshall Carson, the Master in Equity for Spartanburg County, or his/her agent, will sell on December 2, 2024, at 11:00 A.M., at Spartanburg County Courthouse; 180 Magnolia Street, Spartanburg, SC, to the highest bidder:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, located near Cleveland Park, being shown and designated as Lot No. 6 of The Ernest E. Gentry Subdivision, containing .226 acres, more or less, fronting on South Cleveland Park Drive on a plat of a survey for Marshall Carson by S. W. Donald Land Surveying, dated February 9, 2004 and recorded in the RMC Office for Spartanburg County, SC in Plat Book 155 at Page 632.

TMS Number: 7-08-13-157.00
PROPERTY ADDRESS: 105 South Cleveland Park Drive, Spartanburg, SC 29303

This being the same property conveyed to Marshall Carson by deed of Gary L. Riddle and Jean R. Petty, dated February 20, 2004 and recorded in the RMC Office for Spartanburg County in Book 79, Page 895.

TERMS OF SALE: FOR CASH. The Master in Equity will require a deposit of 5% of the bid amount in cash or certified funds, which is to be applied on the purchase price upon compliance with the bid. Interest on the balance of the bid at 7.75% shall be paid to the day of compliance. In case of noncompliance within 20 days, after the sale, the deposit of 5% is to be forfeited and applied to Plaintiff's judgment debt and the property re-advertised for sale upon the same terms at the risk of the former highest bidder. Purchaser to pay for deed recording fees and deed stamps. Deficiency judgment not being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

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

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

Any sale pursuant to this order is without warranty of any kind. Neither Plaintiff nor Court warrant title to any third-party purchaser. All third-party purchasers are made parties to this action and are deemed to have notice of all matters disclosed by the public record, including the status of title. See Ex parte Keller, 185 S.C. 283, 194 S.E. 15 (1937); Wells Fargo Bank, NA v. Turner, 378 S.C. 147, 662 S.E.2d 424 (Ct. App. 2008).
FINKEL LAW FIRM, LLC
Attorney for Plaintiff
File #92220.F51642
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of The Bancorp Bank n/k/a The Bancorp Bank, N.A. v. Blas Lozano LLC n/k/a Top Tier Truck Wash LLC; Blas Lozano; Frontier Truck Wash Duncan, LLC; Town of Lyman; Fairway Outdoor Funding, LLC d/b/a The Lanar Companies; Grace Outdoor Advertising; South Carolina Department of Revenue, C/A # 2024CP4202599, I, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on December 2, 2024, at 11:00 A.M. or another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property:

All that certain piece, parcel, or tract of land, situate, lying, and being in Spartanburg County, South Carolina, near the intersection of Inglesby Parkway (now known as McAuley Road) and S.C. Highway No. 290, being shown and delineated as 1.574 acres on plat of survey prepared for J.S.C., Inc. by Fant Engineering & Surveying Co., Inc. dated February 25, 1994, and recorded in Plat book 124, page 673, in the Office of the Register of Deeds for Spartanburg County, and having, according to said survey, the following metes and bounds, to wit:

To find the point of beginning, commence at a point approximately 383.67 feet southwest from the intersection of the northern boundary of Inglesby Parkway (now known as McAuley Road) and the centerline of S.C. Highway No. 290 and turn N. 42-52-00 W. for a distance of 10.00 feet to a ¾" C.T. (crimp top), said C.T. being the POINT OF BEGINNING; thence along the northern boundary of Inglesby Parkway S. 47-34-00 W. for a distance of 225.00 feet to a ¾" C.T.; thence along property now or formerly of Allen J. Inglesby, as Trustee N. 41-20- 15 W. for a distance of 277.75 feet to a ¾" C.T.; thence along property now or formerly of Edna Sexton Smith N. 43-57-37 W. for a distance of 60.28 feet to a ¾" C.T.; thence along said property N. 47-07-52 E. for a distance of 165.00 feet to a ¾" C.T.; thence along property now or formerly of C.V. Shanbhag S. 42-52- 08 E. for a distance of 85.00 feet to a point; thence along said property S. 42-55-37 E. for a distance of 26.64 feet to a ¾" C.T.; thence along said property N. 55- 11-52 E. for a distance of 53.98 feet to a ¾" C.T.; thence along property now or formerly of

McDonald's Corp. S. 42-56-00 E. for a distance of 220.41 feet to a ¾" C.T., which is the POINT OF BEGINNING; be all said measurements a little more or less (the "Property").

The Property is more fully shown and delineated as 1.58 acres at 190 McAulay Road, on a Boundary and As-Built Survey prepared for Frontier Truck Wash by Freeland-Clinkscates & Associates of NC, Inc., dated June 23, 2006 and recorded August 23, 2006 in Book 160 at Page 309, Office of the Register of Deeds for Spartanburg County, and having such boundaries and measurements as shown on the last above described plat, which is specifically incorporated by reference herein.

Being the same property conveyed to Blas Lozano LLC by deed of Frontier Truck Wash Duncan, LLC dated April 9, 2020 and recorded April 16, 2020 in the Office of the Register of Deeds for Spartanburg County in Book 127-Q, at Page 170.
TMS No.: 5-25-04-045.03

Address: 190 McAulay Rd, Duncan, SC 29334

TERMS OF SALE: The successful bidder, other than the Plaintiff, is required to deposit 5% of the bid with the Master in Equity, in cash or equivalent, as evidence of good faith. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at the bidder's risk. Since a deficiency judgment is being demanded, the bidding will remain open for thirty (30) days after the date of the sale pursuant to S.C. Code Ann. Section 15-39-720. Plaintiff may waive its right to a deficiency judgment prior to sale, in which case the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 11.25% per annum. Purchaser to pay for documentary stamps on the Deed. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #: 2024CP4202599.

THIS SALE IS SUBJECT TO ASSESSMENTS, TAXES, EASEMENTS AND RESTRICTIONS OF RECORD AND OTHER ENCUMBRANCES, IF ANY.

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

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Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2024-CP-42-02961

Pursuant to Court Decree in Southern First Bank, Plaintiff, vs. Harrison Village LLC; et al., Defendant(s), the Master in Equity for Spartanburg County will sell at public auction to the highest bidder at Spartanburg County Courthouse, Spartanburg, South Carolina, on December 2, 2024, at 11:00 a.m., the following property:

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, about 1 ½ miles southeast of Lyman and being shown and designated as 5.09 Acres on survey prepared by G.A. Wolfe, RLS for Moore & Woodward, dated June 18, 1966 and recorded in the Register of Deeds Office for Spartanburg County in Plat Book 76 at Page 773 on January 8, 1976. Reference to the above-described survey is hereby made for a more complete and accurate metes and bounds description thereof.

THIS being the same property conveyed to Harrison Village, LLC by virtue of a deed from James P. Harrison, dated October 25, 2017 and recorded in the Register of Deeds for Spartanburg County in Deed Book 117-N at Page 304 on October 30, 2017.

TMS No.: 5-21-01-002.01
Property address: 250 Finch Road, Wellford, SC 29385.

The property will be sold subject to any past due or accruing property taxes, assessments, existing easements, and restrictions of record and any other senior encumbrances. The property will be sold without

any warranty or representation as to title or otherwise by Plaintiff or Plaintiff's counsel.

The successful bidder must pay interim interest from the date of sale through the date of compliance at the rate set forth in the Note.

Each successful bidder other than Plaintiff at time bid is accepted will be required to deposit with the Master in Equity as evidence of good faith 5% of bid in cash or certified check at time of bid. In event purchaser fails or refuses to comply with terms of sale within 20 days from close of bidding, deposit shall be forfeited and applied first to costs and then to Plaintiff's debt, and the Master in Equity shall forthwith re-advertise and re-sell said property upon the same terms on some subsequent sales day at the risk of former purchaser until obtaining full compliance with sale. Bidding will remain open after the sale.

Bidding will not close on sales day, but will remain open for a period of 30 days to close on January 2, 2025 at 11:00 A.M. THE PLAINTIFF RESERVES THE RIGHT TO WAIVE DEFICIENCY UP TO AND INCLUDING THE DATE OF THE SALE.

Terms of sale: Cash; purchaser to pay for deed and recording fees.

COLE J. GOODE
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

2024-CP-42-02189

BY VIRTUE of a decree heretofore granted in the case of: Vanderbilt Mortgage and Finance, Inc. against Monica Regina Anderson aka Monica Anderson and Republic Finance, LLC, I, the undersigned Master in Equity for Spartanburg County, will sell on December 2, 2024, 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:

BEING all of Lot 7 as shown on that plat for Mills Mill - Saxon Village, recorded in Plat Book 79 at Page 470, Spartanburg County Register of Deeds.

Also includes a manufactured home, a 2020 CLAY VIN: CAP033912TNAB

Being the same property conveyed to Monica Regina Anderson by deed of Terry Hall, dated August 30, 2019 and recorded September 17, 2019 in Deed Book 125-H at Page 413.

TMS No. 6-18-02-009.00
Property Address: 42 Saxon Heights, Spartanburg, SC 29301

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 10.1900%.

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 & IANEY, LLC
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Columbia, South Carolina 29211
Phone: (803) 799-9993
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for

Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2020-CP-42-03771

U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust, Plaintiff, v. Michael R. Hudgens; Gretta Y. Hudgens; South Carolina Department of Revenue; Bent Creek Plantation Homeowners Association, Inc., Defendants.

Notice of Sale

Deficiency Judgment Waived
BY VIRTUE of the decree heretofore granted in the case of: U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust against Michael R. Hudgens, Gretta Y. Hudgens, South Carolina Department of Revenue, and Bent Creek Plantation Homeowners Association, Inc., the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on December 2, 2024 at 11:00 am at the 180 Magnolia Street, Spartanburg County Judicial Center, Spartanburg, SC 29306, Spartanburg County, South Carolina to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being designated as Lot 127 on a plat of Spring Hill at Bent Creek Plantation, Phase 1, prepared by Freeland and Associates, recorded in Plat Book 138, at page 613 in the RMC Office for Spartanburg County on August 6, 1997. Reference is hereby made to said plat for a more complete metes and bounds description.

This being the same property conveyed unto the mortgagors Michael R. Hudgens and Gretta Y. Hudgens by deed from JG Builders, Inc., dated July 20, 2007, and recorded July 23, 2007, in Book 89C at page 313.

PROPERTY ADDRESS: 610 Garden Rose Ct Greer, SC 29651
TMS#: 9-07-00-311.00

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 6.5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

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

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given. Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding, you may wish to review the current state law or seek the advice of a licensed South Carolina attorney.

Attorneys for Plaintiff
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3550 Engineering Dr., Suite 260
Peachtree Corners, GA 30092
Telephone: (404) 474-7149
Facsimile: (404) 745-8121
SC2020-000363
AND IT IS SO ORDERED.

HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

Legal Notices

MASTER'S SALE
CASE NO. 2024-CP-42-00073

BY VIRTUE of a decree heretofore granted in the case of South Carolina State Housing Finance and Development Authority against Robert J. Fuentes et al., I, the Master in Equity for Spartanburg County, will sell on Monday, December 2, 2024, at 11:00 o'clock a.m., at the Spartanburg County Courthouse, Spartanburg, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 3, as shown on a survey of The Towns at Valley Creek, LLC, dated July 24, 2018 and recorded on September 17, 2018 in Plat Book 174, Page 679, 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 Robert J. Fuentes by deed of Precious Ciara Glenn dated December 5, 2022 and recorded December 6, 2022 in the Office of the Register of Deeds for Spartanburg, South Carolina in Book 139-Z at Page 210.

TMS # 2-51-00-628.07

Property Address: 112 Valley Creek Drive, Boiling Springs, South Carolina 29316

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity for Spartanburg County at conclusion of the bidding, five percent (5%) of the bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. If the Plaintiff's representative is not in attendance at the scheduled time of the sale, the sale shall be canceled and the property shall be sold on the same day or some subsequent sales day after due advertisement. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within thirty (30) days, the deposit shall be forfeited and the Master in Equity for Spartanburg County may re-sell the property on the same terms and conditions on the same or some subsequent Sales Day (at the risk of the said highest bidder). As a deficiency judgment is being Waived, the bidding will not remain open thirty days after the date of sale. Purchaser shall pay for preparation of deed, documentary stamps on the deed, and recording of the deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.6250% per annum. The sale shall be subject to assessments, Spartanburg County taxes, easements, easements and restrictions of record, and other senior encumbrances.

s/Ryan J. Patane
South Carolina Bar No. 103116
Benjamin E. Grimsley
South Carolina Bar No. 70335
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HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE
CASE NO. 2024-CP-42-01847

BY VIRTUE of a decree heretofore granted in the case of South Carolina State Housing Finance and Development Authority against N.V., a minor child, as Heir at Law of Christina L. Vera, deceased, et al., I, the Master in Equity for Spartanburg County, will sell on Monday, December 2, 2024, at 11:00 o'clock a.m., at the Spartanburg County Courthouse, Spartanburg, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as 0.407 acres, more or less on plat prepared for Harold L. Jones by S.W. Donald Land Surveying dated October 4, 1999 and recorded in the Register of Deeds Office for Spartanburg County, S.C. in Plat Book 146 at Page 56. For a more complete

and particular description, reference is hereby made to the above referred to plat and recorded thereof.

This being the same property conveyed to Christina L. Vera by deed of B5 RE Investments, LLC dated June 1, 2023 to June 12, 2023 in the Office of the Register of Deeds for Spartanburg County, South Carolina in Book 142-E at Page 978.

TMS # 6-18-03-081.00

Property Address: 52 Ross Road Spartanburg, South Carolina 29301

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity for Spartanburg County at conclusion of the bidding, five percent (5%) of the bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. If the Plaintiff's representative is not in attendance at the scheduled time of the sale, the sale shall be canceled and the property sold on some subsequent sales day after due advertisement. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within thirty (30) days, the deposit shall be forfeited and the Master in Equity for Spartanburg County may re-sell the property on the same terms and conditions on the same or some subsequent Sales Day (at the risk of the said highest bidder). As a deficiency judgment is being Demanded, the bidding will remain open thirty days after the date of sale. Purchaser shall pay for preparation of deed, documentary stamps on the deed, and recording of the deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.25% per annum. The sale shall be subject to assessments, Spartanburg County taxes, easements, easements and restrictions of record, and other senior encumbrances.

s/Ryan J. Patane
South Carolina Bar No. 103116
Benjamin E. Grimsley
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HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS

CASE NO. 2024-CP-42-01174
First-Citizens Bank & Trust Company Plaintiff, -vs- Rebecca O. Jackson; Brian K. Jackson Defendant(s).

Notice of Sale

BY VIRTUE of a judgment heretofore granted in the case of First-Citizens Bank & Trust Company vs. Rebecca O. Jackson; Brian K. Jackson I, Shannon M. Phillips, Master in Equity, for Spartanburg County, will sell on December 02, 2024 at 11:00 AM, at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

All that certain lot or tract of land located lying and being in the County of Spartanburg, State of South Carolina near Jackson Mill, Lynch Jackson Subdivision and being shown and designated as Lot 2A on plat prepared for Rena G. Jackson by Wolfe and Huskey, Inc., Engineering and Surveying, dated July 23, 1984 and recorded in Plat Book 92, Page 194. Reference being made to said plat for a more detailed description.

Derivation: This being the same property conveyed to Brian K. Jackson and Rebecca O. Jackson by deed of Rena G. Jackson and Louise P. Garrett recorded April 24, 1996 in Deed Book 64-C, Page 788, ROD Office for Spartanburg County, South Carolina.

TMS #: 6-10-00-098.09

2234 John Dodd Road, Wellford, SC 29385

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.

A personal or deficiency judgment having been demanded by the Plaintiff, the sale of the subject property will remain open for thirty (30) days pursuant to Section 15-39-720, Code of Laws of South Carolina, 1976; provided, however, that the Court recognizes the option reserved by the Plaintiff to waive such deficiency judgment prior to the sale, and notice is given that the Plaintiff may waive in writing the deficiency judgment prior to the sale; and that should the Plaintiff elect to waive a deficiency judgment, without notice other than the announcement at the sale and notice in writing to the debtor defendant(s) that a deficiency judgment has been waived and that the sale will be final, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

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

The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 5.37500% per annum.
B. Lindsay Crawford, III
South Carolina Bar# 6510
Theodore von Keller
South Carolina Bar# 5718
B. Lindsay Crawford, IV
South Carolina Bar# 101707
Charley F. MacInnis
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Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS

CASE No.: 2024-CP-42-02886
Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-3, Plaintiff, -vs- James E. Brown; Lakesha Burton Brown; Founders Federal Credit Union; South Carolina Department of Revenue; 1st Franklin Financial Corp.; Hudson SL Pool Series I Trust; Cross River Bank, Defendant(s).

Notice of Sale

BY VIRTUE of a judgment 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 2021-3 vs. James E. Brown; Lakesha Burton Brown; Founders Federal Credit Union; South Carolina Department of Revenue; 1st Franklin Financial Corp.; Hudson SL Pool Series I Trust; Cross River Bank I, Shannon M. Phillips, Master in Equity, for Spartanburg County, will sell on December 02, 2024 at 11:00 AM, at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

All that certain piece, parcel, or lot of land, lying, with the improvement thereon, State of South Carolina, County of Spartanburg, being and shown and designated as Lot 7-E, on plat of Victor Crossing, prepared by Marion R. Rameling, Jr. PLS dated November 12, 1995 recorded in Plat Book 132 Page 796 in the Register of Deeds Office for Spartanburg County, SC. Further reference is made to a plat prepared for Janice Maxton by Deaton Land Surveyors, Inc. dated April 15, 1997 and recorded April 18, 1997 in Plat Book 137 Page 443 in the Register of Deeds Office for Spartanburg County, SC. For a more complete and particular description, reference is hereby made to the above referred to plats.

Derivation: This being the same property conveyed to James E. Brown and Lakesha Burton Brown by deed of Janice M. Maxton recorded October 13, 2005 in Deed Book 84-G Page 599 in the Register of Deeds Office for Spartanburg County, SC.

TMS #: 5-30-00-108.03

471 East Victor Hill Road, Duncan, SC 29334

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.

A personal or deficiency judgment having been demanded by the Plaintiff, the sale of the subject property will remain open for thirty (30) days pursuant to Section 15-39-720, Code of Laws of South Carolina, 1976; provided, however, that the Court recognizes the option reserved by the Plaintiff to waive such deficiency judgment prior to the sale, and notice is given that the Plaintiff may waive in writing the deficiency judgment prior to the sale; and that should the Plaintiff elect to waive a deficiency judgment, without notice other than the announcement at the sale and notice in writing to the debtor defendant(s) that a deficiency judgment has been waived and that the sale will be final, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

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

The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 6.62000% per annum.
B. Lindsay Crawford, III
South Carolina Bar# 6510
Theodore von Keller
South Carolina Bar# 5718
B. Lindsay Crawford, IV
South Carolina Bar# 101707
Charley F. MacInnis
South Carolina Bar# 104326
Jason Hunter (SC Bar# 101501)
Eric H. Nelson (SC Bar# 104712)
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.
11-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-02839 BY VIRTUE of the decree heretofore granted in the case of: HSEC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2007-1 vs. Mark O. Ejere, the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on December 2, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT LOT OR PARCEL OF LAND IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, NEAR ROEBUCK, BEING KNOWN AND DESIGNATED AS LOT 29, AS SHOWN ON A PLAT ENTITLED "PROPOSED SUBDIVISION FOR CHARLIE BREWTON AS AGENT FOR VELMAR BREWTON ROGERS", DATED MAY 29, 1953, MADE BY W.N. WILLIS, ENGRS., AND RECORDED IN PLAT BOOK 33, PAGE 499, R.M.C. OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THIS BEING THE SAME PROPERTY CONVEYED TO MARK O. EJERE BY DEED OF GLADYS M. TUCKER A/K/A GLADYS MAE TUCKER DATED SEPTEMBER 12, 2006, AND RECORDED SEPTEMBER 18, 2006, IN BOOK 86-T AT PAGE 116 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 120 Happy Lane, Roebuck, SC 29376

TMS: 6-33-07-045.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion

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

Deficiency judgment being demanded, the bidding will not be closed on the day of sale but will remain open for a period of thirty (30) days as provided by law. Plaintiff is demanding a deficiency. The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
BROCK & SCOTT, PLLC
3800 Fernandina Road, Suite 110
Columbia, South Carolina 29210
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-01926 BY VIRTUE of the decree heretofore granted in the case of: Deutsche Bank, National Trust Company, as Trustee for GSRM Mortgage Loan Trust 2006- 1 vs. Charles E. Sims; Charles E. Sims, as Personal Representative of the Estate of Shirley Ann Sims a/k/a Shirley Lee Sims, deceased; Scott Fitzgerald Sims; CFNA Receivables (MD), Inc. s/b/m to Citifinancial, Inc., the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on December 2, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, LOCATED ON THE SOUTHEAST-ERN SIDE OF COLLINS AVENUE IN THE CITY OF SPARTANBURG, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT NO. 5, AS SHOWN ON PLAT FOR JAMES D. BOYD, DATED NOVEMBER 16, 1949, REVISED JUNE 10, 1953, PREPARED BY GOOCH & TAYLOR, RLS, RECORDED IN PLAT BOOK 30, PAGE 60, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA. SEE ALSO A PLAT FOR CHARLES E. AND SHIRLEY LEE SIMS, DATED OCTOBER 9, 1970, PREPARED BY J. R. SMITH, RLS, RECORDED IN PLAT BOOK 62, PAGE 564, SAID REGISTER OF DEEDS. REFERENCE IS MADE TO SAID PLATS FOR A MORE DETAILED DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO CHARLES E. AND SHIRLEY LEE SIMS BY DEED OF JAMES E. BLACK AND ALICE S. BLACK DATED OCTOBER 15, 1970 AND RECORDED OCTOBER 15, 1970 IN BOOK 37J, PAGE 246 IN THE RECORDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 119 Collins Avenue, Spartanburg, SC 29306

TMS: 7-16-08-031.00

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

and conditions on some subsequent Sales Day.

No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 2% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

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

BROCK & SCOTT, PLLC
3800 Fernandina Road, Suite 110
Columbia, South Carolina 29210
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-03427 BY VIRTUE of the decree heretofore granted in the case of: Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Wilson J. Boggs; Trust Bank s/b/m to Branch Banking and Trust Company; Converse Heights Neighborhood Association, Inc., the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on December 2, 2024 at 11 :00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, LYING, SITUATE AND BEING IN THE STATE AND COUNTY AFORESAID, LOCATED ON THE EAST SIDE OF CONNECTICUT AVENUE, BEING SHOWN AND DESIGNATED AS A LOT FRONTING THEREON 45 FEET AND RUNNING BACK A UNIFORM DEPTH OF 140 FEET TO A 15 FOOT ALLEY, EMBRACING 7-1/2 FEET OF LOT NO. 7 AND ALL OF LOT NO. 8, BLOCK 6, CONVERSE HEIGHTS, ON A PLAT PREPARED BY P.H. FOSTER, CE, DATED JANUARY, 1908, RECORDED IN PLAT BOOK 2 AT PAGE 94-95, REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

ALSO CONVEYED HERewith IS A PORTION OF THE 15 FOOT ALLEY WHICH IS CONTIGUOUS TO THE PROPERTY HEREINAbove CONVEYED.

THIS BEING THE SAME PROPERTY CONVEYED TO WILSON J. BOGGS BY DEED OF BRUTON P. REDDING DATED MARCH 29, 2002 AND RECORDED APRIL 1, 2002 IN BOOK 75-N AT PAGE 329 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 157 Connecticut Ave, Spartanburg, SC 29302

TMS: 7-12-08-206.00

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

No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 5.75% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set

Legal Notices

forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Suite 110
Columbia, SC 29210
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

2024-CP-42-02855

BY VIRTUE of a decree heretofore granted in the case of: Brighthouse Life Insurance Company vs. Steven Brown a/k/a Steven D. Brown; et.al., I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, December 2, 2024 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, and being shown and designated as Lot No. 7 on a plat of Panorama Estates Subdivision as recorded in Plat Book 57 at Page 72. Also reference is a plat made for Douglas W. Bennett and Lilia A. Bennett by Wolfe and Huskey, Inc. dated December 16, 1991 and recorded in Plat Book 114 at Page 976.

Please note that the above legal description has been modified to correct a minor, immaterial clerical error regarding the plat recording information.

This being the same property conveyed to Horn Brown and Steven Brown by deed of GMC Mortgage Corporation dated July 7, 2006 and recorded July 20, 2006 in Book 86-F at Page 943 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County. Thereafter, the subject property was conveyed to Steven Brown by deed of Horn Brown dated January 4, 2011 and recorded February 17, 2011 in Book 97-W at Page 421 in the Office of the Clerk of Court/Register of Deeds for Spartanburg County.

TMS No. 2-44-00-097.00
Property address: 111 Scenic Circle, Boiling Springs, SC 29316

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

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

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 5.250% 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.
11-14, 21, 28

MASTER'S SALE

2023-CP-42-01331

BY VIRTUE of a decree heretofore granted in the case of: FirstBank vs. Randi J. Howard, I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, December 2, 2024 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that certain piece, parcel or lot of land, situate and being in the State of South Carolina, County of Spartanburg, on the southeasterly side of the Town of Duncan, being shown and designated as Lot No. Nineteen (19) on plat entitled "Berry Farm, Section One," prepared by Joe E. Mitchell, Surveyor, dated May 23, 1986 and recorded in the ROD Office for Spartanburg County, SC in Plat Book 97 at Page 662. Reference is hereby made to said plat for a more detailed metes and bounds description hereof.

This being the same property conveyed to Randi J. Howard by deed of Upstate Golden Properties, LLC dated June 26, 2018 and recorded June 27, 2018 in Book 120-E at Page 558 in the Office of the Clerk of Court/R register of Deeds for Spartanburg County.

TMS No. 5-26-15-004.00
Property address: 105 Eastberrys Creek Road, Duncan, SC 29334

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

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

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 5.375% 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.
11-14, 21, 28

MASTER'S SALE

By virtue of a decree heretofore granted in the case of The Bancorp Bank n/k/a The Bancorp Bank, NA. v. Greenville Real Estate Group, LLC; Signature Smile Dental Management LLC; Signature Smiles, L.L.C.; Blake Julian; Niranjian Savani, C/A# 2024CP4201937, the Master in Equity will sell on December 2, 2024, at 11 :00 A.M., at the County Courthouse in Spartanburg, South Carolina, to the highest bidder the below-described real property ("Real Property") which is currently owned by Greenville Real Estate Group, LLC together with all of the fixtures located thereon ("Fixtures"), and all equipment, inventory, accounts, instruments, chattel paper, general intangibles, documents, deposit accounts, and investment property owned by Greenville Real Estate Group, LLC, Signature Smile Dental Management LLC, and Signature Smiles, L.L.C, located upon, or appurtenant to, the Real Property or used or useable in the operation and occupancy of the Real Property ("Collateral"):

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Spartanburg, and being more particularly shown and designated as Lot No. 2 and Lot No. 3, on a plat of The Highway 290 Medical Park, dated April 13, 2007, prepared by Tru-line Surveying Co. Inc., recorded in Plat Book 164, Page 995, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference to said plat is made for a more detailed description.

This being the same property conveyed to Greenville Real Estate Group, LLC by deed of RRS Properties, LLC dated May 9, 2018, and recorded May 11, 2018, in Deed Book 119-Q at Page 559 in the Register of Deeds Office for Spartanburg County.

TMS No.: 05-26-00-011.04
Address: 155 Deacon Tiller Court, Duncan, SC 29334

TERMS OF SALE: The successful bidder, other than the Plaintiff, is required to deposit 5% of the bid with the Master in Equity, in cash or equivalent, as evidence of good faith. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at the bidder's risk. Since a deficiency judgment is being demanded, the bidding will remain open for thirty (30) days after the date of the sale pursuant to S.C. Code Ann. Section 15-39-720. Plaintiff may waive its right to a deficiency judgment prior to sale, in which case the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.75% per annum. Purchaser to pay for documentary stamps on the Deed.

For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A#: 2024CP4201937.

THIS SALE IS SUBJECT TO ASSESSMENTS, TAXES, EASEMENTS AND RESTRICTIONS OF RECORD AND OTHER ENCUMBRANCES, IF ANY.

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.

Jason D. Wyman, Esquire
WOMBLE BOND DICKINSON (US) LLP
550 South Main St., Suite 400

Greenville, SC 29601
Phone: (864) 255-5400
Attorneys for Plaintiff
HON. SHANNON PHILLIPS
Master in Equity for
Spartanburg County, S.C.
11-14, 21, 28

LEGAL NOTICE

This is an attempt to locate the owner of the following vehicle: 2016 white Mercedes GLE350. VIN# 4JGDASHB6GA786811. Towing and storage charges as of 9.28.24 are \$7051.00 Please contact Little Mans Auto Parts and Wrecker Service, 541 New Cut Road, Spartanburg, SC 29303, 864.599.6885. Failure to respond within 30 days of the last ad will result in the vehicle being sold at public auction to satisfy towing and storage charges.

10-31, 11-7, 14
LEGAL NOTICE
NOTICE OF SERVICE OF PROCESS BY PUBLICATION
STATE OF NORTH CAROLINA
RANDOLPH COUNTY
In the General Court of Justice
District Court Division
Juvenile Department
Randolph County, North Carolina
File No. 24 JT 000066-750
IN RE: LUCA GRAYSON WRIGHT
TO: BENJAMIN PERDEW, Putative Father and ANY UNKNOWN/UNNAMED FATHER of the Juvenile, Luca Grayson Wright born on or about April 14, 2024 in Greensboro, Guilford County, NC.

TAKE NOTICE that a juvenile petition to terminate your parental rights with respect to the above-named minor child has been filed in the above-entitled proceeding on May 23, 2024 and amended on October 22, 2024. You are required and directed to make a defense of such pleading by filing an Answer to the Petition in this proceeding within forty (40) days after the first publication of this notice, exclusive of such date. The Answer must be filed with the Clerk of Superior Court of Randolph County, NC no later than December 10, 2024. You are entitled to attend any hearings affecting your parental rights. If you are indigent, you have the right to appointed counsel. If you request counsel, do so at or before the time of the hearing. The next hearing date for Pre-Hearing and the Termination of Parental Rights Hearing shall be on December 16, 2024.

Upon your failure to file an Answer to the Petition within the time prescribed, the Petitioner will apply to the Court for relief sought in the Petition, being the termination of your parental rights with respect to the above-described minor child. This the 31st day of October, 2024. Andrew J Weiner
Attorney for the Petitioner
113 Worth Street
Asheboro, North Carolina 27203
10-31, 11-7, 14

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2024-CP-42-02680
FACIO REO SECURITIZATION SUB I LLC, PLAINTIFF,
vs.
Vladimir Anatolyvich Levchenko; Richluck Holdings, LLC, a Florida Limited Liability Company, DEFENDANT(S)
Amended Summons and Notice of Filing of Complaint
(Non-Jury Mortgage Foreclosure)
Deficiency Requested
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 July 1, 2024.

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.

Attorneys for Plaintiff
Hutchens Law Firm LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
Firm Case No: 20216 - 96869
11-7, 14, 21

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT
IN THE MATTER OF: FAYE HELEN RITCHIE (Decedent)
Case Number: 2024ES4200562
Notice of Hearing
To: Cornelius Ritchie and Tavonie Wilson
Date: December 12, 2024
Time: 3:00 p.m.
Place: Spartanburg County Probate Court, 180 Magnolia Street Suite 4113, Spartanburg, SC 29306
Purpose of Hearing: Application for Informal Appointment
Executed this 9th day of September, 2024.
s/ Shameka Wilson
SHAMEKA WILSON
Post Office Box 295
Snellville, GA 30078
Phone: (678) 754-5969
Email: skhill94@yahoo.com
Relationship to Decedent/ Estate: Daughter/Heir
11-7, 14, 21

LEGAL NOTICE

To all persons claiming an interest in 1989-90HP-JOHNSON-J90TLC-R08520501: DONALD HALL will apply to SCDNR for title on watercraft/outboard motor. If you have any claim to the watercraft/outboard motor, contact SCDNR at (803) 734-3699. Upon thirty days after the date of the last advertisement if no claim of interest is made and the watercraft/outboard motor has not been reported stolen, SCDNR shall issue clear title. Case No.: 20240501950237
11-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2024-CP-42-04210
NewRez LLC d/b/a Shellpoint Mortgage Servicing, PLAINTIFF, vs.
Alberto A. Corpuz, Jr.; Desiree M. Corpuz a/k/a Desiree Corpuz; and South Carolina Department of Revenue, DEFENDANT(S).

Summons and Notice of Filing of Complaint

TO THE DEFENDANT ALBERTO A. CORPUZ, JR. 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 cause to the Master in Equity for Spartanburg County, which Order shall, pursuant to Rule 53(e) of the South Carolina Rules of Civil Procedure, specifically provide that the said Master in Equity is authorized and empowered to enter a final judgment in this cause.

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

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

NOTICE IS HEREBY GIVEN that the original Complaint in the above entitled action was filed in the office of the Clerk of Court for Spartanburg County on October 28, 2024.

Dated: November 6, 2024
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 (angig@scottandcorley.com), SC Bar #78334
Allison E. Heffernan (allison@scottandcorley.com), SC Bar #68530
H. Guyton Murrell (guyton@scottandcorley.com), SC Bar #64134
Jordan D. Beumer (jordan@scottandcorley.com), SC Bar #104074
ATTORNEYS FOR THE PLAINTIFF
1800 St. Julian Place, Suite 407
Columbia, South Carolina 29204
Phone: 803-252-3340
11-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2024-CP-42-03268
Rachel Hyder, Plaintiff, v.
Mark Howard and Cathy Gosnell, Defendants.

Summons (Non-Jury)

(Quiet Title Tax Action)
To the Defendants above named Defendants above 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. 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 Street
Spartanburg, SC 29303
Phone: 864-573-5149
Fax: 864-707-2500
Attorney for Plaintiff

Notice (Non-Jury)

(Quiet Title Tax Action)
Notice is hereby given that the Complaint for the above-captioned action was filed on August 16, 2024 in the Spartanburg County Clerk of Court.
s/Paul A. McKee, III
409 Magnolia Street
Spartanburg, SC 29303
Phone: 864-573-5149
Fax: 864-707-2500
Attorney for Plaintiff

Lis Pendens (Non-Jury)

(Quiet Title Tax Action)
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 Defendant(s) for an Order quieting title 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 lot of land, situate, lying, being and situate in the State of South Carolina, County or Spartanburg, near the Town of Campobello, containing 1.935 acres, more or less, on Motlow Creek Road, and being more particularly shown as being the 1.935 acres on Plat for Mark R. Howard dated May 20, 2002, by James V. Gregory Land Surveying, PLS, recorded in Plat Book 152, Page 684, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference being made to said plat for a more complete metes and bounds description thereof.

643 Motlow Creek Rd, Campobello SC
1-26-00-027.06
s/Paul A. McKee, III

