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NOTICE TO

CREDITORS OF ESTATES

All persons having claims against the following estates **MUST** file their claims on FORM #371ES with the Probate Court of McCormick County, the address of which is 133 South Mine St., Room 101, McCormick, SC 29835, within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, *et seq.*), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed form (FORM #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.

Estate: Ruth Botts Brock
Date of Death: August, 29, 2021

Case Number: 2021ES3500136
Personal Representative:
Toni Q. Brock
Address: 167 Brock Drive,
Troy, SC 29848

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Estate: Leonard F. Cigich
Date of Death: October 25, 2021

Case Number: 2021ES3500148
Personal Representative:
Paula Elaine Mock
Address: 193 Blssom Circle,
Selbyville, KY 40065
Attorney, if applicable: Paul
L. Agnew
Address: PO Box 98, Abbeville,
SC 29620

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Estate: Gennie R. Middleton, a.k.a. Jennie
Date of Death: September 11, 2021

Case Number: 2022ES3500005
Personal Representative:
Isaac Middleton
Address: 142 Ike Road,
Mount Carmel, SC 29840

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NOTICE OF SALE CIVIL ACTION NO. 2020-CP-35-00084

BY VIRTUE of the decree heretofore granted in the case of: American Advisors Group vs. Any heirs-at-law or devisees of deceased Clara Blair

a/k/a Clara C. Blair, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as Richard Roe; and any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as John Doe.; Clarence Blair; Charles Blair Jr; Pearl B. Aiken; Eva Jenkins; Joan Blair; Gail Leonard; The United States of America, acting by and through its agency, The Secretary of Housing and Urban Development, the undersigned Special Referee for McCormick County, South Carolina, will sell on February 2, 2022 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, City of McCormick, State of South Carolina, to the highest bidder:

ALL THAT PIECE, PARCEL, OR LOT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING, AND BEING IN THE TOWN OF MCCORMICK, COUNTY OF MCCORMICK, STATE OF SOUTH CAROLINA, BEING LOTS # 3 AND 4 IN BLOCK # 18 1/2, EACH LOT MEASURING 50 FEET ON CAROLINA STREET AND RUNNING BACK FOR A DISTANCE OF 150 FEET, AS WILL MORE FULLY APPEAR BY REFERENCE TO A PLAT OF THE TOWN PREPARED BY J.N. ALSTON, SURVEYOR, DATED 1/11/16, SAID LOTS BEING BOUNDED: ON THE NORTHEAST BY LOT OF JAMES P. BROWN; ON THE SOUTHEAST BY LANDS OF THE MCCORMICK PUBLIC SCHOOLS; ON THE SOUTHWEST BY LOT OF AGNES B. DRENNON; AND ON THE NORTHWEST BY CAROLINA STREET, SEPARATING THIS FROM THE LOTS OF OSBORNE, FARRIS, AND PARSONS.

THIS BEING THE SAME PROPERTY CONVEYED TO CHARLIE C. BLAIR AND CLARA BLAIR, FOR AND DURING THEIR JOINT LIVES AND UPON DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, BY DEED OF FLORENCE J. MCKINNEY F/K/A FLORENCE J. WILKIE, DATED 10/23/1985 AND RECORDED 10/23/1985 IN BOOK 74, PAGE 61 IN THE RECORDS FOR MCCORMICK COUNTY, SOUTH CAROLINA. THEREAFTER, CHARLIE C. BLAIR PASSED AWAY AND FULL TITLE PASSED TO CLARA BLAIR AS IS MORE FULLY PRESERVED IN PROBATE FILE NO. 1997-ES-35-00080.

CURRENT ADDRESS OF PROPERTY: 607 Carolina Street, McCormick, SC 29835

TMS: 126-08-02-026
TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Special Referee, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but 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 Special Referee 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 2.7130% 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.

The Honorable Curtis G. Clark
Special Referee

for McCormick County
Brock & Scott, PLLC
3800 Fernandina Road,
Suite 110
Columbia, SC 29210
Attorneys for Plaintiff
Phone 803-454-3540
Fax 803-454-3541

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NOTICE OF SALE CIVIL ACTION NO. 2021-CP-3500032

BY VIRTUE of the decree heretofore granted in the case of: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER THREESTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5 v. PARTICIA R. MCSWEENEY; UNITED STATES OF AMERICA ACTING BY AND THROUGH ITS AGENCY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; SAVANNAH LAKES VILLAGE PROPERTY OWNERS ASSOCIATION, INC.; COOPER COMMUNITIES, INC., the undersigned Special Referee for McCormick County, South Carolina, will sell on **February 8, 2022 at 12:00 PM**, at the McCormick County Courthouse, Town of McCormick, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN DESCRIBED LAND SITUATE IN THE COUNTY OF MCCORMICK, STATE OF SOUTH CAROLINA, TO-WIT:

LOT 4, BLOCK 9, MAGNOLIA, SUBDIVISION, SAVANNAH LAKES VILLAGE, PER RECORDED EPLAT OR PLATS RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR MCCORMICK COUNTY IN PLAT BOOK 14, PAGE 110, AND SUBJECT TO THE NOTES AND OTHER INDICATED RESTRICTIONS, IF ANY, ON SAID PLAT OR PLATS AND SUBJECT TO THE CONDITIONS, COVENANTS, RESERVATIONS, CHARGES AND LIENS REFLECTED IN THE DECLARATION AND SUPPLEMENTAL DECLARATIONS FILED IN CONNECTION THEREWITH IN THE OFFICE OF THE CLERK OF COURT FOR SAID COUNTY AND STATE.

**DEPRIVATION CLAUSE:
BEING THAT PARCEL OF LAND CONVEYED TO GRANT-EE TERENCE J MCSWEENEY**

& PARTICIA R MCSWEENEY FROM GRANTOR COOPER COMMUNITIES, INC. BY THAT DEED DATED 02/04/1997 AND RECORDED 02/14/1997 IN DEED BOOK: 128, PAGE: 101 OF THE COUNTY OF MCCORMICK, SOUTH CAROLINA.

TMS No. 078-02-09-004
Property Address: 33 Mulberry Lane, McCormick

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Special Referee, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the cost incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in the manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days. Then the Special Referee may re-sell the property on the same terms and conditions on some subsequent Sales Day. A personal or deficiency judgment being waived by Plaintiff. The sale shall close on the day of the Sale, being February 8, 2022. Purchaser to pay for documentary stamps on the deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 3.10% per annum. The sale shall be subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances.

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

The Honorable Curtis Clark
Clerk of Court for
McCormick County

Robertson, Anschutz, Schneid, Crane & Partners PLLC
Attorneys for Plaintiff
75 Beattie Place, Suite 905
Greenville, SC 29601
Telephone: (470) 321-7112
Facsimile: (404) 393-1425

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NOTICE OF SPECIAL REFEREE SALE CIVIL ACTION NO. 2020CP3500009

BY VIRTUE OF A DECREE of the Court of Common Pleas for McCormick County, South Carolina, heretofore issued in the case of Nationstar Mortgage LLC d/b/a Mr. Cooper, against Lorayne Gayle Vedder, et al., the Special Referee for McCormick County, or his/her agent, will sell on **February 8, 2022 at 12:00 p.m.**, at McCormick County Courthouse, 133 South Mine Street, McCormick, SC, to the highest bidder:

All and singular that certain piece, parcel, or lot of land, situate, lying and being in Bordeaux Township,

County of McCormick, State of South Carolina, containing 0.34 acres, more or less, being known and designated as Lot 22, Block 50, Tara Subdivision, Savannah Lakes Village, and being more particularly shown and depicted upon a plat prepared by Charles W. Elam, RLS, from a survey dated March 30, 1990, a copy of which is recorded in the Office of the Clerk of Court for McCormick County in Plat Book 14, at Page 49 resurveyed as shown on a plat prepared by T. Darrell Newby, R.L.S., from a survey dated July 7, 1995, recorded in Plat Book 17 at Page 158, to which said plats reference is made for a more complete description of the metes and bounds thereof.

TMS Number: 089-01-50-022
PROPERTY ADDRESS: 509 Lorayne Circle, McCormick, SC 29835

This being the same property conveyed to Morris A. Vedder and Lorayne Gayle Vedder as joint tenants with right of survivorship by deed of Annice D. Brown, dated and recorded on August 5, 1998 in the Office of the Clerk of Court for McCormick County in Deed Book 138 at Page 165. Thereafter, Morris A. Vedder died on March 13, 2013.

TERMS OF SALE: FOR CASH. The Special Referee will require a deposit of 5% of the bid amount in cash or certified funds, which is to be applied on the purchase price upon compliance with the bid. Interest on the balance of the bid at 5.125% shall be paid to the day of compliance. In case of non-compliance 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).

Curtis G. Clark
Special Referee for
McCormick County

Greenwood, South Carolina
_____, 2021

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Attorneys for Plaintiff

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