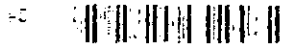


JULIE J. ARMSTRONG
CLERK OF COURT, C.P. & G.S.
100 BROAD STREET, SUITE 100
CHARLESTON, SC 29401 2255
RETURN SERVICE REQUESTED



clerkofcourt.charlestoncounty.org



NESLEY E SMITH
PO BOX 294
MOCKS CORNER SC 29461-0294

NOTICE OF ENTRY OF JUDGMENT/ORDER PURSUANT TO RULE 77 SCRPC

-----Master/Master's Report of Sale-----

CASE NO: 2022CP1002468

Bank Of America N A VS Florence S Bennett , defendant, et al

This judgment was entered on the 10th day of July, 2023, and notice mailed first class on Tuesday, July 11, 2023, to all counsel of record and/or all parties entitled to receive notice.

You may view and download this document at <http://clerkofcourt.charlestoncounty.org> or obtain a copy in person at the Clerk of Court's Office during regular Charleston County business hours.

EX-11 A'



HIGH PERFORMANCE LAW™

Foreclosure Department
Phone: (803) 726-2700
Fax: (803) 252-6822
Email: LawFirm@HutchensLawFirm.com

HUTCHENS LAW FIRM LLP
240 Stoneridge Drive Suite 400
Columbia, SC 29210

May 11, 2023

RE: Bank of America, N.A. vs. Florence S Bennett and if Florence S Bennett be deceased then any children and heirs at law to the Estate of Florence S Bennett, distributees and devisees at law to the Estate of Florence S Bennett, and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe; Wesley E Smith, III; Stephanie J Smith

Docket Number: 2022-CP-10-02468
Firm Case Number: 8111 - 31249

This property is being advertised for sale at public auction on **June 6, 2023 at 11:00 AM**. Enclosed is a copy of the Judgment of Foreclosure and Sale in this action that has been executed by the Judge.

Sincerely,

Taylor Nelson
Processor

cc:
CLERK OF COURT
CHARLESTON County
100 Broad St Ste 106
Charleston, SC 29401-2210

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.

EXIT A 2

Firm Case No: 8111 - 31249

Master's Sale
Case No. 2022-CP-10-02468

STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON: IN THE COURT OF
COMMON PLEAS

Bank of America, N.A., PLAINTIFF, vs. Florence S Bennett and if Florence S Bennett be deceased then any children and heirs at law to the Estate of Florence S Bennett, distributees and devisees at law to the Estate of Florence S Bennett, and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe; Wesley E Smith, III; Stephanie J Smith, DEFENDANT(S)

Upon authority of a Decree dated the 13th day of April, 2023, I will offer for sale to the highest bidder for cash, at public auction, the premises fully described below, at the County Council Chambers, 4045 Bridge View Drive 2nd floor, North Charleston, South Carolina, on the 6th day of June, 2023, at 11:00 a.m. or shortly thereafter.

ALL THAT lot, piece or parcel of land, together with the building I ding and improvements thereon, situate. lying and being on the West Side of Nassau Street, in the City of Charleston, State of South Carolina, and known on a plat Aderosa Terrace made by Gedney Howe, Surveyor dated October 8, 1920, and recorded in the R.M.C. Office for Charleston County in Plat Book C, Page 165 as Lot No, 21; said Lot having such size, shape and dimensions, more or less, as will by reference to the said plat more fully appear and being bounded as shown on the said plat; the said premises being known in the present numbering as no.465 North Nassau Street. THIS BEING the same property conveyed unto Florence S. Bennett by virtue of a Deed from Andrew R. Bland, Jr. dated April 30, 2004 and recorded July 2, 2004 in Book V 500 at Page 315 in the Office of the Register of Deeds for Charleston County, South Carolina.

TMS # 461-09-03-021

Current Property Address: 465 North Nassau Street Charleston, SC 29403

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

The property shall be sold for cash to the highest bidder. The highest bidder, other than the Plaintiff, will be required to deposit with the Master, at the conclusion of the bidding, cash or certified check in the amount of five (5%) per cent of the bid: the said deposit to be applied to the purchase price.

Should the highest bidder fail to comply with the bid within thirty days from the date of sale, the Master will resell the property at the risk and expense of the defaulting bidder upon the same terms as above set out. The Sheriff of Charleston County may be authorized to put the purchaser into possession of the premises if requested by the purchaser.

PLAINTIFF'S ATTORNEY

John S. Kay, Esquire
Telephone: 803-726-2700

EAH A³

FOR INSERTION

May 19th, 2023; May 26th, 2023; June 2nd, 2023.

Mikell R. Scarborough
Master in Equity

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

IN THE COURT OF COMMON PLEAS

Bank of America, N.A.,

PLAINTIFF,

vs.

MASTER'S ORDER AND JUDGMENT OF
FORECLOSURE AND SALE

(NON-JURY MORTGAGE FORECLOSURE)

C/A NO: 2022-CP-10-02468

DEFICIENCY WAIVED

Florence S Bennett and if Florence S Bennett be deceased then any children and heirs at law to the Estate of Florence S Bennett, distributees and devisees at law to the Estate of Florence S Bennett, and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe; Wesley E Smith, III; Stephanie J Smith,
DEFENDANT(S)

TO:

Hutchens Law Firm LLP
Attorney for Plaintiff

Pursuant to Rule 53 SCRPC, the above-entitled matter was referred to the undersigned to make appropriate findings of fact and conclusions of law with authority to enter a final judgment in the case. Pursuant to the said Order of Reference a hearing was held on April 11, 2023, attended by the attorneys of record, the testimony was taken, which is reported herewith, and from the testimony and evidence, I find conclude and order as follows:

PROCEDURAL HISTORY

1. The Lis Pendens was filed on June 1, 2022.
2. The Summons and Complaint were filed on June 1, 2022.

CHAS

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

IN THE COURT OF COMMON PLEAS

CERTIFICATE OF MAILING

Bank of America, N.A.,

PLAINTIFF,

C/A NO: 2022-CP-10-02468

vs.

Florence S Bennett and if Florence S Bennett be deceased then any children and heirs at law to the Estate of Florence S Bennett, distributees and devisees at law to the Estate of Florence S Bennett, and if any of the same be dead any and all persons entitled to claim under or through them also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the complaint herein; Any unknown adults, any unknown infants or persons under a disability being a class designated as John Doe, and any persons in the military service of the United States of America being a class designated as Richard Roe; Wesley E Smith, III; Stephanie J Smith,

DEFENDANT(S)

I certify that I Joy Davidson have deposited on this date in the US Mail, with proper First-Class® postage attached, a copy of this hearing notice to each of the defendants above at the following address(es):

Estate of Florence S Bennett
465 N Nassau St
Charleston, SC 29403

Estate of Florence S Bennett
c/o Lori Murray, Esquire
PO Box 2332
2016 Lincoln Street
Columbia, SC 29202

Wesley E Smith, III Heir of Florence S Bennett
465 N Nassau St
Charleston, SC 29403

Wesley E Smith, III Heir of Florence S Bennett
8803 Deerwood Drive, Lot 2
Charleston, SC 29406

EAT A⁶

Firm Case No: 8111 - 31249

Wesley E Smith, III Heir of Florence S Bennett
1147 King St
Charleston , SC 29403

Stephanie J Smith Heir of Florence S Bennett
10 Allway St, Apt C
Charlestons, SC 29403

This the 22 date of March, 2023.

BY: Joy Davidson
Joy Davidson
Processor
Hutchens Law Firm LLP

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Exp A7

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF BERKELEY

RENUNCIATION OF RIGHT TO ADMINISTRATION AND/OR NOMINATION AND/OR WAIVER OF BOND

IN THE MATTER OF:

(Decedent) MRS. FLORENCE B. BENNETT (ET AL)

CASE NUMBER: 2022-CP-10-02968
ET AL (ON APPEAL)

By renouncing my right to serve as Personal Representative, I am informing the Court that I do not want to be the Personal Representative to administer the estate. I am not giving up any interest in the estate or inheritance rights by signing this document.

The undersigned hereby (check all that apply):

- renounces his/her right to serve as Personal Representative of the above-captioned estate.
- renounces his/her right to serve as Personal Representative of the above-captioned estate so long as the following nominee serves as Personal Representative:

Name: WESLEY EDWARD SMITH ET AL
 Address: P.O. BOX 294
MONCKS CORNER, S.C. 29461

- agrees to waive bond for the person(s) nominated above.

RECEIVED

SEP 20 2023

I understand this is effective only to the extent the law allows for nomination and waiver of bond.

90 Court of Appeals

Executed this 18th day of SEPTEMBER 2023

SWORN to before me this _____ day of _____, 2022

Notary Public for _____
My commission expires: _____

Signature: [Signature]
 Print Name: WESLEY EDWARD SMITH
 Address: P.O. BOX 294
MONCKS CORNER, S.C. 29461
 Telephone (Work): _____
 (Home): _____
 (Cell): 843 530-7839
 Email: Wsmitty04@gmail.com
 Relationship to Decedent/Estate: SON (BIOLOGICAL)

I, WESLEY EDWARD SMITH
 CERTIFY AND PROVIDES PROOF
 AS TRUE, RENUNCIATING, AND NOT
 IN AGREEMENT WITH STATE DECEPTIVE
 WAIVERING OF MY RIGHTS AND CONSTITUTIONAL
 PROTECTION AND ACTS PROHIBITED.

ET AL 'B'