

**MASTER IN EQUITY** **RECEIVED**  
**NOTICE OF SALE**  
2019-CP-43-02059

DEC 06 2023

SC Court of Appeals

**BY VIRTUE** of a decree heretofore granted in the case of: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Teresa E. Staley a/k/a Teresa Elaine Staley a/k/a Teresa Staley; John Barry Haywood; and Wanda Anne Preyer, I, the undersigned Michael M. Jordan, Master in Equity for Sumter County, will sell on Monday, April 4, 2022 at 12:00 PM, at the County Courthouse, 141 N. Main St., Sumter, SC 29150. The property to be sold to the highest bidder:

All that certain piece, parcel or lot(s) of land with the improvements thereon, if any, situate, lying and being in the County of Sumter, State of South Carolina, being more particularly shown and delineated as Lots 24, 25, and 26 on that certain plat of Julian B. Allen, RLS, dated October 3, 1986 and recorded in the Office of the Register of Deeds for Sumter County in Plat Book 87, Page 133. This said lot has such metes, boundaries, courses and distances as are shown on said plat, which are incorporated herein in accordance with the provisions of Section 30-5-250 of the Code of Laws of South Carolina, 1976.

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This being the same property conveyed to Teresa E. Staley by deed of Randy Springs and Sandra K. Springs, dated May 31, 2007 and recorded May 31, 2007 in Book 1080 at Page 575 in the Office of the Register of Deeds for Sumter County.

Thereafter, Teresa Staley conveyed the subject property to Willie Heyward by deed dated July 25, 2019 and recorded August 7, 2019 in Book 1258 at Page 2771; thereafter, Willie Heyward conveyed the subject property to John Barry Haywood and Wanda Anne Preyer by deed dated September 12, 2019 and recorded September 12, 2019 in Book 1259 at Page 4457 in the Office of the Register of Deeds for Sumter County.

TMS No. 2211101008

Property address: 3730 Artesian Drive, Sumter, SC 29150

**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 20 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 6.375% 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.

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Michael M. Jordan  
Master in Equity for Sumter County

Scott and Corley, P.A.  
Attorney for Plaintiff



**Sumter Common Pleas**

**Case Caption:** Nationstar Mortgage Llc , plaintiff, et al VS Teresa E Staley ,  
defendant, et al

**Case Number:** 2019CP4302059

**Type:** Master/Order/Notice of Foreclosure Sale

And It Is So Ordered

S/ Michael M. Jordan - 3085