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SC Court of Appeals

FORM 4

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

JUDGMENT IN A CIVIL CASE

CASE NO. 2013-CP-26-02528

Specialized Loan Servicing LLC
PLAINTIFF(S)

Cindy B. Hunt; Willow Greens Homeowners
Association, Inc.; CJ Developers, LLC
DEFENDANT(S)

Submitted by: Brock & Scott, PLLC
Westpark Center
3800 Fernandina Road, Suite 110
Columbia, SC 29210

Attorney for : Plaintiff Defendant
or
 Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

JURY VERDICT. This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.

DECISION BY THE COURT. This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

ACTION DISMISSED (CHECK REASON): Rule 12(b), SCRPC; Rule 41(a), SCRPC (Vol. Nonsuit); Rule 43(k), SCRPC (Settled); Other

ACTION STRICKEN (CHECK REASON): Rule 40(j), SCRPC; Bankruptcy; Binding arbitration, subject to right to restore to confirm, vacate or

modify

arbitration award; Other

STAYED DUE TO BANKRUPTCY

DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):

Affirmed; Reversed; Remanded; Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order (formal order to follow)
Statement of Judgment by the Court:

ORDER INFORMATION

This order ends does not end the case.

Additional Information for the
Clerk :

INFORMATION FOR THE JUDGMENT INDEX

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
		N/A

If applicable, describe the property, including tax map information and address, referenced in the order:

All and singular, that certain piece, parcel or tract of land, situate, lying and being in Conway Township, Horry County, South Carolina and being more particularly shown and designated as Unit 195-D, Phase 6 of Willow Greens Horizontal Property Regime on a plat prepared by Terry M. Watson, RLS No. 7168 for CJ Developers, LLC, a South Carolina Limited Liability Company, dated December 11, 1997, and recorded on June 1, 1998, in the Office of the Register of Deeds for Horry County in Plat Book 155 at Page 113, reference to said plat being craved as forming a part of this description. A copy of the plans for Building 195 certified by Joel R. Carter, AIA, are further shown and recorded on June 1, 1998, in the Office of the Register of Deeds for Horry County in Condominium Cabinet "C" at Page 630.

This being the same property conveyed to Cindy B. Hunt by deed of Christopher T. Brereton and Amanda Brereton dated September 30, 2003 and recorded October 1, 2003 in Book 2648 at Page 1241.

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. **Note: Title abstractors and researchers should refer to the official court order for judgment details. E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.**

Circuit Court Judge	Judge Code	Date
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For Clerk of Court Office Use Only

This judgment was entered on the ___ day of _____, 2024 and a copy mailed first class or placed in the appropriate attorney's box on this ___ day of _____, 2024 to attorneys of record or to parties (when appearing pro se) as follows:

Cindy B. Hunt, Pro Se
195 Willow Green Dr, Unit D
Conway, SC 29526

Chad W. Burgess
Brock & Scott, PLLC
Westpark Center
3800 Fernandina Road, Suite 110
Columbia, SC 29210

**ATTORNEY(S) FOR THE
DEFENDANT(S)**

**ATTORNEY(S) FOR THE
PLAINTIFF(S)**

CLERK OF COURT

Court Reporter:

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgment to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRPC.

**ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS
REFERENCED ON PAGE 1.**

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.



Horry Common Pleas

Case Caption: Branch Banking and Trust Company , plaintiff, et al VS Cindy B Hunt ,
defendant, et al
Case Number: 2013CP2602528
Type: Master/Order/Foreclosure & Sale and Form 4

So Ordered

s/Alan D. Clemmons 3088 Master in Equity

NOTICE OF SALE

DEEDS OBTAINED VIA THE FORECLOSURE PROCESS ARE NOT WARRANTY DEEDS. INTERESTED BIDDERS SHOULD CONDUCT DUE DILIGENCE REGARDING TITLE TO BE CONVEYED BY OBTAINING AN INDEPENDENT TITLE SEARCH. THE SUCCESSFUL BIDDER SHALL TAKE THE PROPERTY SUBJECT TO ANY SUPERIOR LIENS OR INTERESTS.

NOTICE OF SALE CIVIL ACTION NO. 2013-CP-26-02528 BY VIRTUE of the decree heretofore granted in the case of: Specialized Loan Servicing LLC vs. Cindy B. Hunt; Willow Greens Homeowners Association, Inc.; CJ Developers, LLC, the undersigned Master in Equity for Horry County, South Carolina, will sell on August 5, 2024, at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, City of Conway, State of South Carolina, to the highest bidder:

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN CONWAY TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS UNIT 195-D, PHASE 6 OF WILLOW GREENS HORIZONTAL PROPERTY REGIME ON A PLAT PREPARED BY TERRY M. WATSON, RLS NO. 7168 FOR CJ DEVELOPERS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED DECEMBER 11, 1997, AND RECORDED ON JUNE 1, 1998, IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN PLAT BOOK 155 AT PAGE 113, REFERENCE TO SAID PLAT BEING CRAVED AS FORMING A PART OF THIS DESCRIPTION. A COPY OF THE PLANS FOR BUILDING 195 CERTIFIED BY JOEL R. CARTER, AIA, ARE FURTHER SHOWN AND RECORDED ON JUNE 1, 1998, IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN CONDOMINIUM CABINET "C" AT PAGE 630.

THIS BEING THE SAME PROPERTY CONVEYED TO CINDY B. HUNT BY DEED OF CHRISTOPHER T. BRERETON AND AMANDA BRERETON DATED SEPTEMBER 30, 2003 AND RECORDED OCTOBER 1, 2003 IN BOOK 2648 AT PAGE 1241.

CURRENT ADDRESS OF PROPERTY: 195 - D Willow Greens Dr., a/k/a 195 Willow Green Dr., Unit D,
Conway, SC 29526

TMS: 0530001150

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.

That a personal or deficiency Judgment being Waived, the bidding will not remain open for thirty (30) days and bidding will be final at the fall of the gavel on the date of the sale, 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 6.375% 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 Alan D. Clemmons
Master in Equity for Horry County

Plaintiff's Counsel:

Chad W. Burgess
SC Bar #: 72520
Brock & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, SC 29210
Phone 803-454-3540
Chad.Burgess@brockandscott.com



Horry Common Pleas

Case Caption: Branch Banking and Trust Company , plaintiff, et al VS Cindy B Hunt ,
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Case Number: 2013CP2602528
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So Ordered

s/Alan D. Clemmons, 3088, Master in Equity