

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

IN THE COURT OF COMMON PLEAS

Foxwood Hills Property Owners Association,  
PLAINTIFF,  
vs.

Frances Daniel aka Frances Jacqueline Bell Daniel and if Frances Daniel aka Frances Jacqueline Bell Daniel be deceased then any child and heir at law to the Estate of Frances Daniel aka Frances Jacqueline Bell Daniel distributees and devisees at law to the Estate of Frances Daniel aka Frances Jacqueline Bell Daniel 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; Lynn Daniel Johnston; Elizabeth Bell a/k/a Elizabeth Bell Albert; Stuart Lamar Daniel,

DEFENDANT(S)

ORDER VACATING FORECLOSURE  
SALE AND FORFEITING THIRD PARTY  
FUNDS AND BAR FURTHER BIDDING

BY

CHRISTOPHER PIERCE

(NON-JURY MORTGAGE  
FORECLOSURE)

C/A NO: 2023-CP-37-00955

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JAN 17 2025

SC Court of Appeals

On September 12, 2024, I issued a Master's in Equity's Order and Judgment of Foreclosure and Sale in this matter. The property known as Lot 121, Kinston Section, which is the subject of this foreclosure action was sold at public auction on November 4, 2024. Christopher Pierce was the high bidder at the sale with a top bid of \$13,000.00 and deposited the sum of \$650.00 with the Court representing the required 5% deposit on the sale bid. However, the third-party bidder, Christopher Pierce, failed to comply with the balance of the bid by December 4, 2024 as required by the terms of the sale. Plaintiff, pursuant to the terms of sale set forth in the Master's Order, has requested that the November 4, 2024 sale be vacated and the 5% deposit be forfeited.

The Clerk's commission of 1% of the top bid amount will be deducted from the 5% deposit. The 1% is \$130.00.

On Motion of the Plaintiff, it is; therefore, ORDERED that the November 4, 2024, foreclosure sale of the subject property is vacated and the 5% deposit of \$650.00 shall be forfeited to the Plaintiff. It is further ordered that the Plaintiff may sell the property at the next available foreclosure sale.

It is further ORDERED that Christopher Pierce, and anyone bidding on his behalf, is barred from bidding at a future foreclosure sale of the subject property.

IT IS SO ORDERED.

**JUDGE'S SIGNATURE TO FOLLOW**

I SO MOVE:

s/John S. Kay

John S. Kay S.C. Bar #7914

Alan M. Stewart S.C. Bar #15576

Sarah O. Leonard S.C. Bar #80165

Ashley Z. Stanley S.C. Bar #74854

Kenneth Gregory Wooten, III S.C. Bar #73586

Gregory T. Whitley S.C. Bar #100792

Hutchens Law Firm/Attorneys for Plaintiff

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Firm File No: 16946-83807

December 11, 2024



Oconee Common Pleas

**Case Caption:** Foxwood Hills Property Owners Association VS Frances Daniel ,  
defendant, et al  
**Case Number:** 2023CP3700955  
**Type:** Order/Other

And it is so ordered

s/ Steven C. Kirven, Master in Equity, #3081