

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

IN THE COURT OF COMMON PLEAS

Foxwood Hills Property Owners Association,  
PLAINTIFF,

vs.

Ellsworth M Sickles aka Ellsworth Martin Sickles and if Ellsworth M Sickles aka Ellsworth Martin Sickles be deceased then any child and heir at law to the Estate of Ellsworth M Sickles aka Ellsworth Martin Sickles distributees and devisees at law to the Estate of Ellsworth M Sickles aka Ellsworth Martin Sickles 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; Brenda Sickles aka Brenda Carol Sickles, Individually and as heir of Ellsworth M Sickles aka Ellsworth Martin Sickles; Jayne Elizabeth Sickles a/k/a Jayne Elizabeth Edmonds; Rebecca Ann Sickles; Connie Payne,

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-37-00952

RECEIVED  
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 149 Kinston Section, which is the subject of this action, was sold at public auction on November 4, 2024. Christopher Pierce was the high bidder at the sale with a top bid of \$18,000.00 and deposited the sum of \$900.00 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. The 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 \$180.00.

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 \$900.00 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: 16948-83802

December 11, 2024



Oconee Common Pleas

**Case Caption:** Foxwood Hills Property Owners Association VS Ellsworth M Sickles ,  
defendant, et al  
**Case Number:** 2023CP3700952  
**Type:** Order/Other

And it is so ordered

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