

NOTICE OF SALE

BY VIRTUE of a decree heretofore granted in the case of: *PennyMac Loan Services, LLC vs. Judith A Kelly; Judith-Ann Kelly as co-trustee of Judith Ann Kelly Family Trust; Ann Cornell as co-trustee of Judith Ann Kelly Family Trust; South Brook Community Association, Inc.*, C/A No. 2023CP3202327, the following property will be sold on December 1, 2025, at 11:00 AM, or on another date, thereafter as approved by the court, at the Lexington County Judicial Center in courtroom 3A, 205 East Main Street, Lexington, SC 29072, to the highest bidder:

All those certain pieces, parcel or lots of land, with improvements thereon, if any, situate, lying and being in the County of Lexington, State of South Carolina and being shown and designated as Lot 305 on a plat of Southbrook Subdivision, Phase 9B, prepared by Belter & Associates, Inc. dated 12/12/2013, last revised 11/19/15, and recorded in the Office of the ROD for Lexington County in Book 18056 at Page 321. Reference is being made to said plat for a more complete and accurate description. Be all measurements a little more or less.

Derivation: Book 21010 at Page 448 and Book 21048 at Page 5791

Address: 408 Cannongate Court, Lexington, SC 29073

TMS # 006416-01-275

SUBJECT TO ASSESSMENTS, LEXINGTON COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required by no later than 4:00 p.m. on the day of the sale. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 20 days, then the property will be resold at the bidder's risk. 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 successful bidder will be required to pay interest on the balance of the bid after the deposit is applied from date of sale to date of compliance with the bid at the rate of 5.625% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Lexington County Clerk of Court at C/A #2023CP3202327.

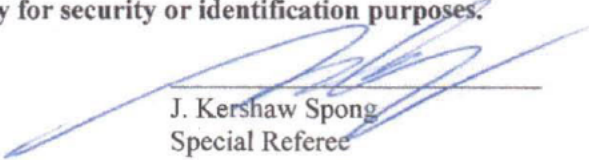
NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

Pursuant to South Carolina Supreme Court Administrative Order 2022-02-17-02, protective masks are no longer required in county courthouses; however, any person who is at risk or concerned about the dangers of COVID-19 may continue to wear a mask inside any courthouse, subject to a request from Judges, courthouse staff, or law enforcement to briefly remove that mask during the presentation of a case or when necessary for security or identification purposes.

RECEIVED

OCT 31 2025

SC Court of Appeals


J. Kershaw Spong
Special Referee

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