

RECEIVED

Nov 11 2025

SC Court of Appeals

NOTICE OF SALE

2025-CP-28-00383

BY VIRTUE of a decree heretofore granted in the case of: GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as separate Trustee of GITSIT Mortgage Loan Trust BBPLCP1 against Calvin Theodore Bowen, Jr., individually and as Personal Representative of the Estate of Calvin T. Bowen, Sr. a/k/a Calvin Theodore Bowen, Sr.; Ronald J. Bowen, and any other Heirs-at-Law or Devisees of Calvin T. Bowen, Sr. a/k/a Calvin Theodore Bowen, Sr., Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe; Ascension Point Recovery Services, LLC; Bank of America, N.A.; Safe Federal Credit Union; and Kershaw County EMS, I, the undersigned Master in Equity for Kershaw County, will sell on December 1, 2025, at 12:00 p.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Camden, South Carolina, to the highest bidder, the following described property, to-wit:

All that piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Camden, County of Kershaw, State of South Carolina, in subdivision known as Burndale, and designated as Lot 8 of Block B on plat of same, recorded in the Office of the Clerk of Court for Kershaw County in Plat Book 16, at Page 7. Said lot fronts eastward on Brookgreen Court a distance of seventy five (75') feet and extends back westwardly therefrom on the northern boundary a distance of One Hundred Fifty One and 5/10 (151.5') feet, on the western boundary line a distance of Seventy Five (75') feet, and on the southern boundary a distance of One Hundred Forty Nine and 7/10 (147.7') feet; , as shown on a plat prepared by A.B. Boykin, surveyor, dated June 20, 1952. Said lot is bounded on the north by Lot #9 of said subdivision; east by Brookgreen Court (a street); south by Lot #7; and west by Lot #16. This lot is also shown on individual plat prepared by S. Tetterton, R.L.S., dated October 18, 1954, and recorded in the Office of Clerk of Court for Kershaw County in Plat Book 20, at Page 59.

This is the same property conveyed to Calvin T. Bowen, Sr. and Alma T. Bowen by Deed of Sidney S. Locke, dated January 3, 1978, recorded January 3, 1978 in Deed Book IJ at page 1811 in the Office of the Register of Deeds for Kershaw County; thereafter, Alma T. Bowen passed on September 12, 2019, leaving the Property Calvin T. Bowen, Sr. by right of survivorship deed; thereafter, Calvin T. Bowen, Sr. a/k/a Calvin Theodore Bowen. Sr. died intestate on November 19, 2021, leaving the Property to his heirs at law, namely, Calvin Theodore Bowen, Jr. and Ronald J. Bowen, as is more fully preserved in the Probate Records for Kershaw County, in Case No.: 2022-ES-28-00022

TMS No. C285-06-00-065

Property Address: 1131 Brookgreen Court, Camden, SC 29020

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TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five per cent (5%) of said bid, by certified funds, cashier's check, or money order, 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 noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within thirty (30) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 5.0600%.

THIS SALE IS SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

No personal or deficiency judgment being demanded, the bidding will conclude at the fall of the gavel on the date of the sale. Compliance with the bid may be made immediately.

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 well before the foreclosure sale date.

RILEY POPE & LANEY, LLC
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Attorneys for Plaintiff

SIGNATURE PAGE TO FOLLOW



Kershaw Common Pleas

Case Caption: Gitsit Solutions Llc , plaintiff, et al VS Calvin Theodore Bowen Jr ,
defendant, et al
Case Number: 2025CP2800383
Type: Master/Order/Notice of Foreclosure Sale

So Ordered

s/William B. Cox, Jr.