

RECEIVED

MAR 12 2026

SC Court of Appeals

# EXHIBIT 1

RECEIVED

MAR 12 2026

SC Court of Appeals

**NOTICE OF SALE**

**2025-CP-26-00486**

**(Deficiency Judgment Waived)**

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.

THE PROPERTY IS SUBJECT TO A FEDERAL TAX LIEN OF THE INTERNAL REVENUE SERVICE RECORDED IN LIEN BOOK 298 AT PAGE 3002, WITH A BALANCE DUE OF \$7,105.19 THROUGH March 2, 2026.

BY VIRTUE OF A DECREE of the Court of Common Pleas for Horry County, South Carolina, heretofore issued in the case of Shaftesbury Green vs. Sandra L. Adams and Department of Treasury-Internal Revenue Service, the undersigned Master-in-Equity will sell on **April 6, 2026 at 11:00 a.m.**, at the Horry County Courthouse, Conway, South Carolina, to the highest bidder:

**EXHIBIT "A"**

All and singular those certain pieces, parcels or lots of land, situate, lying and being in the County of Horry, State of South Carolina, in Simpson Creek Township, containing Lot 15 as shown on that plat entitled "Final Plat of Shaftesbury Green, Phase 2" by Beasley Land Surveying, Inc. dated December 27, 2002 and recorded July 21, 2005 in Plat Book 206 at Page 198, Horry County Records.

This being the identical property conveyed to Sandra L. Adams by Deed of Ashley Turner Building Company, Inc. dated December 7, 2006 and filed on December 8, 2006 in Deed Book 3200 at Page 650, records of the Register of Deeds for Horry County, South Carolina.

Property address: 157 Dunbarton Lane  
Conway, SC 29526

TMS: 113-19-01-017

ELECTRONICALLY FILED - 2026 Feb 25 7:30 AM - HORRY - COMMON PLEAS - CASE#2025CP2600486

**As a personal or deficiency judgment is specifically waived, bidding will conclude at the fall of the gavel on the date of the sale.** Notice is further given that the successful bidder at the conclusion of the final sale, other than the Plaintiff, shall be required to immediately, pursuant to the Court's instructions at the sale, deposit the with undersigned as earnest money and as evidence of his good faith an amount equal to five (5%) percent of his bid in cash, certified check or cashier's check to be applied to the costs allowed and the debts found to be due with the balance to be remitted prior to the expiration of thirty (30) days from the date that the bidding is closed, which date is thirty (30) days from the date of the final sale. Interest on the bid shall be paid to the date of compliance at ordered rate of interest of Eight and Three Quarters (8.75%). The purchaser shall pay for the preparation of all papers and for all recording fees. The sale will be made subject to all outstanding property taxes, if any.

Should the successful bidder fail to make such deposit at the time of acceptance of the bid, with time being of the essence, or should a representative of the Plaintiff or Plaintiff's attorney not be present at the sale, or should the property for any reason whatsoever not be sold on the sales dates above, the undersigned shall sell the property at the next sales date, and this process shall continue until the property sold.

**NOTICE: THE FORECLOSURE DEED IS NOT A WARRANTY DEED. 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.**

\_\_\_\_\_  
Alan Clemmons  
Horry County Master-in-Equity

Dated:\_\_\_\_\_

S/ Mark A. Nappier

S.C. Bar No: 64186  
JOYE NAPPIER RISHER & HARDIN  
3575 Highway 17 Business  
Murrells Inlet, South Carolina 29576  
Telephone: 843.357.6454  
Fax: 843.651.8127  
Email: Mnappier@inletlaw.com



Horry Common Pleas

**Case Caption:** Shaftesbury Green Property Owners Association Inc VS Sandra L Adams , defendant, et al  
**Case Number:** 2025CP2600486  
**Type:** Master/Order/Notice of Foreclosure Sale

So Ordered

s/Alan D. Clemmons 3088 Master in Equity