

NOTICE OF SALE  
CIVIL ACTION NO. 2009-CP-31-00131

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ELECTRONICALLY FILED - 2016 Aug 23 1:17 PM - LEE - COMMON PLEAS - CASE#2009CP3100131

BY VIRTUE of a decree heretofore granted in the case of: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture v. Maxie Lee Thomas, Jr. a/k/a Maxie Lee Thomas, deceased, and all other heirs at law and/or distributees of Maxie Lee Thomas, Jr. a/k/a Maxie Lee Thomas, deceased, his heirs, personal representatives, executors, administrators, successors and assigns, and any spouses if any he has, and all persons entitled to claim under or through him or any of them; all persons unknown claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint 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, Laura Ann Toney, and Brittany Nicole Thomas, I, the undersigned Master in Equity for Lee County, will sell on October 3, 2016 at 11:00 a.m. at the Lee County Courthouse, 123 South Main Street, Bishopville, South Carolina to the highest bidder:

*All that certain piece, parcel or lot of land situate, lying and being in Bishopville Township, Lee County, S.C., described as Lot NO. 20 on a plat of Broad Acres Subdivision, prepared by J.P. Edwards, RLS dated November 4, 1971, and recorded in Plat Book M at Page 104 in the Office of the Clerk of Court for Lee County, S.C., and being bounded and described as follows, to wit: On the Southwest by lands now or formerly of A.B. Baskin Estate and measuring thereon 120 feet, more or less; on the Southeast by Lot No. 21 according to said Plat, and measuring thereon 251.32 feet, more or less; on the Northeast by Broad Acres Drive and fronting thereon 120 feet, more or less; and on the Northwest by Lot No. 19 according to said Plat, and measuring thereon 251.32 feet, more or less.*

*Subject to Restrictive Covenants N-2-11 and D-39, Lee County, S.C. Registry.*

*Said Lot Nol. 20 being more recently described according to a Plat thereof made by Frank E. Hinson, Surveyor, dated January 28, 1984, and recorded in Plat Book U at Page 45, said Registry.*

*This being the same property conveyed to Maxie Lee Thomas by deed of A.B. Baskin, Jr., Eldridge Baskin, Louise Baskin Stevenson and Virginia Baskin Fletcher dated July 12, 1984 and recorded August 10, 1984 in Book N-3 at Page 21.*

TMS No.: 029-00-00-059-000

Address: 71 Broad Acres Road, Bishopville, South Carolina 29010

SUBJECT TO ASSESSMENTS, LEE AD VALOREM TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity for Lee County at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to cost and then to Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity for Lee County may resell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

For complete terms of sale, attention is drawn to the Judgment of Foreclosure and Order for Sale on file with the Clerk of Court for Lee County.

A personal or deficiency judgment being demanded, the bidding will remain open after the date of sale for a period of thirty (30) days pursuant to South Carolina Code §15-39-720 (1976, as amended), unless the deficiency is waived. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 11.875% per annum. However, the plaintiff reserves its right to waive deficiency up to the time of the sale.

Should the Plaintiff, Plaintiff's attorney or agent fail to appear on sales day, the property shall not be sold, but shall be readvertised and sold at some convenient sales day thereafter when the Plaintiff, Plaintiff's attorney or agent is present.

Plaintiff does not warrant its title search to purchasers at foreclosure sale or other third parties, who should have their own title search performed on the subject property. Purchaser is responsible for the preparation and filing of their deed.

**ELECTRONIC SIGNATURE PAGE TO FOLLOW**

Taylor A. Peace  
S.C. Bar No. 100206  
1331 Elmwood Avenue, Suite 300  
Post Office Box 11656  
Columbia, South Carolina 29211  
(803) 779-4997  
ATTORNEY FOR PLAINTIFF

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Lee Common Pleas

**Case Caption:** United States Of America VS Maxie Lee Thomas Jr , defendant, et al  
**Case Number:** 2009CP3100131  
**Type:** Notice/Foreclosure Sale

So Ordered

s/S. Bryan Doby, Lee County Master-in-Equity  
3070

STATE OF SOUTH CAROLINA

COUNTY OF LEE

IN THE COURT OF COMMON PLEAS

C/A NO.: 2009-CP-31-131

United States of America, acting through the  
Farmers Home Administration, United States  
Department of Agriculture,

Plaintiff,

vs.

Maxie Lee Thomas, Jr. a/k/a Maxie Lee  
Thomas, deceased, and all other heirs at law  
and/or distributees of Maxie Lee Thomas, Jr.  
a/k/a Maxie Lee Thomas, deceased, his heirs,  
personal representatives, executors,  
administrators, successors and assigns, and  
any spouses if any he has, and all persons  
entitled to claim under or through him or any  
of them; all persons unknown claiming any  
right, title, estate, interest in or lien upon the  
real estate described in the Complaint 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,  
Laura Ann Toney, and Brittany Nicole  
Thomas,

Defendants,

CERTIFICATE OF SERVICE  
BY MAIL

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This is to certify that I, Jamie A. Weller, a paralegal with the law firm of Tyler, Cassell, Jackson, Peace & Silver, LLC, have on August 25, 2016 caused to be served upon the persons named below the *Notice of Sale and Judgment of Foreclosure and Order for Sale* in the foregoing matter by placing a copy of same in the United States Mail, postage prepaid, in envelopes addressed as follows:


Amanda Pittman, Esquire  
119 East Main Street  
Lexington, South Carolina 29072

Laura Ann Toney

P.O. Box 722  
Bishopville, South Carolina 29010

Brittany Nicole Thomas  
652 Scarborough Street  
Bishopville, South Carolina 29010

August 25, 2016



Jamie A. Weller

TYLER, JACKSON, PEACE & SILVER, LLC  
ATTORNEYS AND COUNSELORS AT LAW  
SUITE 300  
1331 ELMWOOD AVENUE  
COLUMBIA, SOUTH CAROLINA 29201

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DONALD W. TYLER  
THOMAS B. JACKSON, III  
M. ALAN PEACE  
JEFFREY L. SILVER  
-----  
TAYLOR A. PEACE

MAILING ADDRESS:  
POST OFFICE BOX 11656  
COLUMBIA, SOUTH CAROLINA 29211-1656

TELEPHONE (803) 779-4997  
TELECOPIER (803) 733-2712  
TELECOPIER (803) 765-2468

August 25, 2016

Amanda Pittman, Esquire  
119 East Main Street  
Lexington, South Carolina 29072

Laura Ann Toney  
P.O. Box 722  
Bishopville, South Carolina 29010

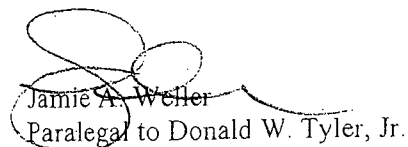
Brittany Nicole Thomas  
652 Scarborough Street  
Bishopville, South Carolina 29010

Re: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture v. Maxie Lee Thomas, Jr. a/k/a Maxie Lee Thomas, deceased, et al, Laura Ann Toney, and Brittany Nicole Thomas,  
Docket No.: 2009-CP-31-131  
Our File Number: 2518.23031/DJT

Dear Sirs and/or Madams:

Enclosed herewith please find a copy of the *Notice of Sale and Judgment of Foreclosure and Order for Sale* in regards to the above-referenced matter. Please be advised the subject property will be sold on the date and time as described in the Notice of Sale.

Yours truly,  
TYLER, JACKSON,  
PEACE & SILVER, LLC

  
Jamie A. Weller  
Paralegal to Donald W. Tyler, Jr.

/jaw  
Enclosures

**This communication is an attempt to collect a debt, any information obtained will be used for that purpose.**

TYLER, JACKSON, PEACE & SILVER, LLC

ATTORNEYS AND COUNSELORS AT LAW

SUITE 300

1331 ELMWOOD AVENUE

COLUMBIA, SOUTH CAROLINA 29201

DONALD W. TYLER  
THOMAS B. JACKSON, III  
M. ALAN PEACE  
JEFFREY L. SILVER

-----  
TAYLOR A. PEACE

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Lee County Clerk of Court  
123 South Main Street  
P.O. Box 387  
Bishopville, SC 29010

Re: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture v. Maxie Lee Thomas, Jr. a/k/a Maxie Lee Thomas, deceased, and all other heirs at law and/or distributees of Maxie Lee Thomas, Jr. et al, Laura Ann Toney, and Brittany Nicole Thomas,  
Docket No.: 2009-CP-31-131  
Our File Number: 2518.23031/DJT

Dear Clerk:

Enclosed please find the original and one copy of the *Certificate of Service* for the above-referenced action. Please file for record, returning clocked copies to me in the envelope provided.

Please call me should you have any questions concerning this matter. Your help is greatly appreciated.

Yours truly,

TYLER, JACKSON,  
PEACE & SILVER, LLC



Jamie A. Weller  
Paralegal to Donald W. Tyler, Jr.

/jaw

Enclosures

Cc: Laura Toney, Pro se  
Amanda Pittman, Esquire