

RECEIVED

SEP 25 2018

SC Court of Appeals

Notice of Sale

C/A No: 2016-CP-07-02261

BY VIRTUE OF A DECREE of the Court of Common Pleas for Beaufort County, South Carolina, heretofore issued in the case of Gateway Mortgage Group, LLC vs. L.E. Pauli Coffey; I the undersigned as Special Referee for Beaufort County, will sell on October 1, 2018 at 11:00 AM, at the County Court House, Beaufort County, South Carolina, to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in Beaufort County, South Carolina, known and designated as a portion of Lot 4, Block A, being shown and designated on a plat prepared by David E. Gasque, RLS, dated May 19, 2014 and recorded May 22, 2014 in Deed Book 3322 at Page 1631, Book 3322 at Page 1635 and recorded February 3, 2016 in Deed Book 3459 at Page 3107 in the Office of the Register of Deeds for Beaufort County, South Carolina and made a part hereof.

THIS BEING the same property conveyed to Chris A. Smock by virtue of a Deed by Marian B. Youmans as Personal Representative for the Estate of Beulah F. Elliott dated May 21, 2014 and recorded May 22, 2014 in Book 3322 at Page 1628 in the Office of the Register of Deeds for Beaufort County, South Carolina.

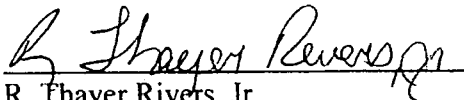
THEREAFTER, Chris A. Smock conveyed subject property to Chris A. Smock and L. E. Pauli Coffey, as Joint Tenant with Right of Survivorship, by virtue of a General Warranty Deed dated May 21, 2014 and recorded May 22, 2014 in Book 3322 at Page 1632 in the Office of the Register of Deeds for Beaufort County, South Carolina. Thereafter, Chris A. Smock died January 7, 2016 leaving L.E. Pauli Coffey the sole owner of subject property.

THEREAFTER, L.E. Pauli Coffey conveyed subject property to L.E. Pauli Coffey by virtue of a General Warranty Deed dated February 3, 2016 and recorded February 3, 2016 in Book 3459 at Page 3104 in the Office of the Register of Deeds for Beaufort County, South Carolina.

1707 Palmetto Drive
Beaufort, SC 29902
TMS# R100-026-00A-0186-0000

TERMS OF SALE: For cash. Interest at the current rate of Three and 875/1000 per cent (3.875%) to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Special Referee for Beaufort County a certified check or cash in the amount equal to five percent (5%) of the amount of bid

on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Thirty (30) days, the Special Referee shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. If the Plaintiff or the Plaintiff's representative does not appear at the above-described sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.


R. Thayer Rivers, Jr.
Special Referee

8-24-18
Ridgeland, South Carolina

Hutchens Law Firm
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