

STATE OF SOUTH CAROLINA) IN THE COURT OF COMMON PLEAS
) FOR THE FIFTEENTH JUDICIAL CIRCUIT
COUNTY OF HORRY) Civil Action Numbers: 2019-CP-26-03015

Ashford Subdivision Homeowners' Association, Inc.;)

Plaintiff,)

vs.)

Larry W. Richardson; Gayle P. Richardson and Conway Hospital, Inc. d/b/a Conway Medical Center;)

Defendants.)

C7492ES

NOTICE OF SALE

RECEIVED

SEP 25 2019

SC Court of Appeals

UNDER AN ORDER OF SALE for foreclosure issued on a Complaint made May 16, 2019, by Ashford Subdivision Homeowners' Association, Inc., against the above-named Defendant, Court of Common Pleas for Horry County, South Carolina.

THE SPECIAL REFEREE will sell at public venue in the Horry County Courthouse, Conway, South Carolina at 11:00 a.m. on Sales Day, October 7, 2019, the lands hereinafter described on the following terms: TO THE HIGHEST BIDDER, but before the bid is accepted, bidder will deposit with the Special Referee in cash or certified check, the sum of Five (5%) Percent of bid, to be deposited with the Special Referee immediately, with the balance to be remitted within thirty (30) days after the sales day (but shall not apply to a bid placed by the Plaintiff). THE PROCEEDS OF SALE shall be applied to the costs allowed, and the debts found due; and to other payments found due in the Final Order. The Purchaser will pay for stamps and papers and any unpaid real or personal property taxes.

The sale will be made subject to all outstanding property taxes, if any.

THE PROPERTY is situate in Horry County, South Carolina, and is more particularly described as follows:

ALL AND SINGULAR, that certain piece, parcel, or lot of land, together with any and all improvements thereon, lying and being situate in Horry County, South Carolina, and being shown and designated as Lot 97 of Ashford on a plat prepared by James B. Godfrey, III, dated November 2, 1999, recorded November 12, 1999, in the Office of the Register of Deeds for Horry County in Plat Book 166, Page 91, reference to which is craved as forming a part and parcel hereof.

ALSO, ALL AND SINGULAR, a 1999 Brigadier Mobile Home, Serial # B47244A/B, which has been detitled and is a part of the real estate.

This being the identical property conveyed unto Larry W. Richardson and Gayle P. Richardson from Real Estate 4 U, LLC, a North Carolina Limited Liability Company by deed dated September 16, 2009 and recorded September 16, 2009 in Deed Book 3420 at Page 2014, records for Horry County, South Carolina.

TMS #: 162-33-01-082

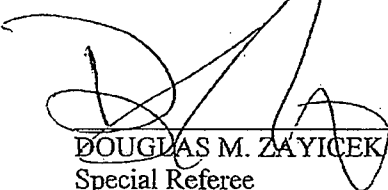
PIN#: 39915040004

PROPERTY ADDRESS: 303 Tapscott St., Myrtle Beach, SC 29579

This sale is subject to all reservations and restrictions of record, easements, zoning ordinances, and rights of way of record, including those as set out on the aforesaid map. Purchaser will pay for stamps and papers and any unpaid real or personal property taxes. Interest on the bid shall be paid to the day of compliance at the rate of Eight and ½ Percent (8.50%).

Note: As a personal or deficiency judgment is specifically waived, the bidding will be concluded on the date of the sale.

August 27, 2019


DOUGLAS M. ZAYICEK
Special Referee

Moore, Johnson & Saraniti Law Firm PA
Elizabeth J. Saraniti
PO Box 14737
Surfside Beach, SC 29587
(843) 650-9757



MOORE, JOHNSON & SARANITI Law Firm, P.A.

Virginia Lee Moore
Certified Family Court Mediator
Sarah A. Johnson
Also member of North Carolina Bar
Elizabeth J. Saraniti
Also member of Ohio Bar
Angela D. Harrison
Nancy M. Zovnic

Physical Address:
(overnight deliveries only)
1271 Glens Bay Road
Surfside Beach, SC 29575
Mailing Address:
P.O. Box 14737
Surfside Beach, SC 29587-4737
Phone: 843-650-9757
Fax: 843-650-9747

August 29, 2019

Larry W. Richardson
303 Tapscott St.
Myrtle Beach, SC 29579

Gayle P. Richardson
303 Tapscott St.
Myrtle Beach, SC 29579

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RE: Ashford Subdivision HOA v. Larry W. Richardson; et al.
Case No.: 2019-CP-26-03015
Our File No.: C7492ES

Dear Mr. and Mrs. Richardson:

Please be advised that on August 21, 2019, a hearing was held before Special Referee Doug Zayicek and Judgment of Foreclosure and Sale was entered in the above referenced foreclosure action. Please note that the foreclosure sale has been scheduled for either October 7, 2019 or some subsequent sales day. If the currently scheduled foreclosure sale is postponed for any reason, please contact our office at 843-650-9757 to find out the status of the case and/or the next scheduled foreclosure sale date. I have enclosed a copy of the Notice of Sale along with a Certificate of Mailing for the same.

For further clarification, please check with the county Clerk of Court to view the original documents or to obtain any copies.

PLEASE BE ADVISED THAT YOUR PROPERTY IS SCHEDULED TO BE SOLD ON OCTOBER 7, 2019.

To obtain a current payoff amount you must contact my office. These fees must be paid in **certified funds** or money order and **received** by my office as prior to the scheduled sale of the property.

Sincerely,


Elizabeth J. Saraniti
Enclosure as stated.

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

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Ashford Subdivision Homeowners')
Association, Inc.;)
)
Plaintiff,)

vs.)

Larry W. Richardson; Gayle P. Richardson and)
Conway Hospital, Inc. d/b/a Conway Medical)
Center;)
)
Defendants.)

CERTIFICATE OF MAILING

C7492ES

The undersigned, as an employee of Moore, Johnson & Saraniti Law Firm, P. A., hereby certifies that on the date indicated below a copy of Notice of Sale, in the above-entitled action was served by depositing same in the United States Mail, first-class postage prepaid, and addressed as follows:

Larry W. Richardson
303 Tapscott St.
Myrtle Beach, SC 29579

Gayle P. Richardson
303 Tapscott St.
Myrtle Beach, SC 29579

Newby, Sartip, Masel & Casper, LLC
Michael H. Sartip
PO Box 808
Myrtle Beach, SC 29578
*for Conway Hospital, Inc. d/b/a Conway
Medical Center*

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SC Court of Appeals

Audrea Taylor
Audrea F. Taylor

August 29, 2019

Notice of Appeal of Common Pleas Case # 2019CP2603019

I Larry W. Richardson, defendant, do hereby serve notice that I intend to appeal the ruling in the mentioned case. I contend that I was never able to present anything in my defense, in fact I contend that since my repeated request to be provided any documentation that indicated I had to be a member of the HOA be shown to me, I did not, nor do I now have any obligation to the HOA. I want a chance to have a FAIR hearing on the facts.

The 'Referee's' session was on the 21st of August, 2019 and I received notice of the ruling on the 31st of August, 2019. The four pages sent to me at that time are included with this notice of intent to appeal.

Larry Richardson
Larry Richardson

23 Sep, 2019
Date

Copies sent to

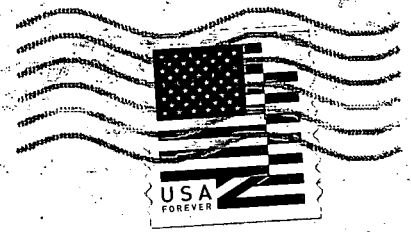
Moore, Johnson, Saranti, Law Firm, P.A.
Asford HOA

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Larry W. Richardson
303 Tapscott St.
Myrtle Beach, 29579

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Clerk of Court +
Court of Appeals
P.O. Box 11629
Columbia, SC 29211

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