

RECEIVED

NOV 26 2019

SC Court of Appeals

Master's Sale
Case No. 2019-CP-18-302

STATE OF SOUTH CAROLINA, COUNTY OF DORCHESTER: IN THE COURT OF
COMMON PLEAS

Farmers & Merchants Bank of South Carolina v. Curtis R. Tucker; Ashley Tucker; SC Housing Corp., acting through South Carolina State Housing Finance and Development Authority's South Carolina Homeownership and Employment Lending Program; and South Carolina Federal Credit Union,

Upon authority of a Decree heretofore granted, I will offer for sale to the highest bidder for cash, at public auction, the premises fully described below, at the Dorchester County Courthouse, on the 3rd day of December, 2019, at 11:00 a.m. or shortly thereafter.

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, and being shown and designated as Tract 5, 0.848 Acres, more or less, to include that certain Champion Modular Home containing 2,400 sq. ft., more or less, as shown on that certain Plat of Tract 5 by James GH. Pennington, PLS, dated June 10, 2003, recorded August 28, 2003 in Plat Book K, Page 73, and having such metes and boundings as reference to said plat will show, all measurements being a little more or less.

ALSO: 2003 Champion Modular Home, 2,400 Sq. Ft., more or less

BEING the same property conveyed to Curtis R. Tucker by deed of N.M. Enterprise, LLC dated October 3, 2013 and recorded October 9, 2013 in the RMC Office for Dorchester County, Book 9041 at Page 344. Thereafter, the property was conveyed to Curtis Tucker and Ashley Tucker by virtue of a Quit Claim Deed recorded in Book 10314 at Page 117 on July 7, 2016 and re-recorded in Book 10422 at Page 78.

TMS: 153-10-00-014

Property Address: 155 Shady Lane, Summerville, South Carolina 29485

SUBJECT TO ASSESSMENTS, DORCHESTER COUNTY AD VALOREM TAXES, EASEMENTS AND/OR RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

As the Plaintiff did not waive its right for a deficiency judgment in the Complaint, this sale will be re-opened for final bidding at 11:00 a.m. on the 2nd day of January, 2020.

The property shall be sold for cash to the highest bidder. The highest bidder, other than the Plaintiff, will be required to deposit with the Master, at the conclusion of the bidding, cash or certified check in the amount of five (5%) per cent of the bid: the said deposit to be applied to the purchase price.

Should the highest bidder fail to comply with the bid within thirty days from the date of sale, the Master will resell the property at the risk and expense of the defaulting bidder upon the same terms as above set out. The Sheriff of Dorchester County may be authorized to put the purchaser into possession of the premises if requested by the purchaser.

ELECTRONICALLY FILED - 2019 Nov 04 10:04 AM - DORCHESTER - COMMON PLEAS - CASE#2019CP1800302

Purchaser to pay for preparation of the Master in Equity's deed, documentary stamps on the deed, recording of the deed, and interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 7.2500% per annum.

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 prior to the foreclosure sale date.

Elizabeth A. Blackwell, Esq.
Attorney for Plaintiff
40 Calhoun St, Suite 200
Charleston, SC 29401
13653-00173

The Honorable James E. Chellis
Master in Equity for Dorchester County
DATE: October _____, 2019

NOTICE TO PRINTER: Please insert:

Once during week commencing _____

Once during week commencing _____

Once during week commencing _____



Dorchester Common Pleas

Case Caption: Farmers & Merchants Bank Of South Carolina VS Curtis R. Tucker ,
defendant, et al
Case Number: 2019CP1800302
Type: Master/Order/Notice of Foreclosure Sale

So Ordered

s/James E. Chellis, Master in Equity, SCJD#3078