

Lexington County Master-In-Equity Court
Judicial Sale of July 2, 2012
Lexington County Judicial Center – Courtroom 3-A – 11:00 a.m.

*Deficiency demanded sales re-open:
Wednesday, August 1, 2012
in courtroom 2-A at 11:00 a.m.

	Case Caption	C/P#	Atty. Last Name	Atty. First Name	Property Address	*Deficiency & Int. Rate	Bid	Sold to
1	JP Morgan vs. Teresa A. Rogers	2010-1336	Adams	Weston	201 woodwinds West Drive Columbia, Sc 29212	Waived 3.50%		
2	Wells Fargo vs. Gerhard J. Huber	2008-4324	Adams	Weston	1006 Lodestar Road Leesville, SC 29070	Waived 9.350%		
3	Bank of NY vs. Anthony Scott Mount	2011-0506	Adams	Weston	109 Maple Road Lexington, SC 29073	Demanded 8.30%		
4	FV-1, Inc. vs. Karone E. Johnson	2010-3436	Adams	Weston	171 Doverside Drive Columbia, SC 29212	Demanded 6.75%		
5	Bank of NY vs. James Gantt	2011-4371	Adams	Weston	208 Rabun Street Batesburg, SC 29006	Demanded 6.375%		
6	JP Morgan Chase vs. Amber R. Hardy	2012-0839	Adams	Weston	172 White Cedar Way Lexington, SC 29073	Demanded 5.50%		
7	Deutsche Bank vs. Carl Schultz	2011-4464	Adams	Weston	7942 Edmund Highway Pelion, SC 29123	Demanded 7.500%	PULLED	
8	Jeremy Lindler vs. Jordan Hodson	2012-0470	Anderson	S. R.	737 sugar Bottom Road Leesville, SC 29070	Demanded \$17.11 per diem		
9	Bank of America vs. Matthew C. Hayes	2011-3560	Branham	Jason	905 Dumbarton Road Columbia, SC 29212	Waived 6.375%	PULLED	

10	Newbury Place REO vs. Laurie A. La Rosa	2011-1517	Branham	Jason	701 Seton Road Columbia, SC 29212	Waived 6%		
11	US Bank vs. Randy J. Elrod	2011-0294	Branham	Jason	755 Goldie Road Leesville, SC 29070	Waived 5%		
12	Wells Fargo vs. Jamie M. Hudson	2011-3449	Branham	Jason	1353 Knotts Haven Loop Lexington, SC 29073	Waived 5.75%	PULLED	
13	Bank of America vs. Erik P. Staab	2011-3581	Branham	Jason	125 & 127 Country Towns Columbia, SC 29210	Demanded 3%		
14	HSBC vs. Heather A. McLaughlin	2011-3331	Branham	Jason	600 Crystal Springs Drive Lexington, SC 29072	Waived 5.625%		
15	Vanderbilt Mortgage vs. Ewin B. Cook	2011-4522	Crawford	Lindsay	1024 Saint Pauls Church Road Gilbert, SC 29054	Waived 10.25%		
16	21 st Mortgage Corp. vs. Tyler N. Richbourg	2011-3403	Crawford	Lindsay	2577 Pine Plain Road Swansea, SC 29160	Waived 7.21%		
17	Wells Fargo vs. Loretta L. Kyzer	2010-2580	Crawford	Lindsay	169 clermont Lakes Drive Lexington, SC 29073	Demanded 7.45%		
18	US Bank vs. Kelly J. Collingwood	2011-1918	Finkel	Beverly	341 Bel Air Drive West Columbia, SC	Waived 5.25%		
19	GMAC vs. Marcelle J. Nichols	2011-1373	Finkel	Beverly	108 Beech Tree Court Lexington, SC	Waived 5.0%	PULLED	
20	US Bank vs. Steven A. Gantt, Jr.	2010-1278	Finkel	Beverly	238 Cinnamon Hills Lane Lexington, SC	Waived 6.25%	PULLED	
21	PNC Bank vs. James M. Clare	2011-2233	Finkel	Beverly	108 W. Lake Drive Lexington, SC	Waived 6.875%		
22	PNC Bank vs. Betsey J. Gilkeson	2011-2007	Finkel	Beverly	261 Maplewood Drive Lexington, SC	Waived 5.5%		
23	PNC Bank vs.	2011-	Finkel	Beverly	116 Grafton Lane	Waived		

	Ashley L. Peavy	4517			Lexington, SC	6.0%		
24	HSBC vs. Deborah N. Boehler	2011- 0565	Finkel	Beverly	615 Barr Road Lexington, SC	Waived 3.5%		
25	Bank of America vs. Doyle V. Wingard	2011- 4733	Finkel	Beverly	513 Calcutta Drive West Columbia, SC	Waived 2.0%		
26	MidFirst Bank vs. Steven B. Miller	2011- 1324	Finkel	Beverly	224 Bridleridge Road Lexington, SC	Waived 5.375%		
27	HSBC vs. Kenneth C. McDonald	2011- 2896	Finkel	Beverly	208 Baymore Lane Columbia, SC	Waived 9.375%		
28	PNC vs. Paul L. Scott	2010- 4738	Finkel	Beverly	148 Ball Park Road Lexington, SC	Waived 7.875%		
29	First American vs. Larry Donald Tomlin, Jr.	2011- 3301	Fisher	Cheryl	537 Boy Scout Road Gaston, SC 29053	Waived 6.5%		
30	Wells Fargo vs. Adair K. Jones	2011- 2520	Fisher	Cheryl	315 Steeple Court Lexington, SC 29073	Waived 6.75%		
31	Wells Fargo vs. Luis O. Garcia, Jr.	2011- 2018	Fisher	Cheryl	140 Brooksong Drive Lexington, SC 29073	Waived 5%		
32	U.S. Bank vs. Tushar H. Desai	2011- 4467	Fisher	Cheryl	116 Crosscreek Drive Columbia, SC 29212	Waived 6.375%		
33	Bank of NY vs. Carter L. Bryant	2011- 2949	Fisher	Cheryl	149 Riglaw Circle Lexington, SC 29073	Waived 8.375%		
34	MetLife Home Loans vs. Samuel B. Padgett, Jr.	2011- 4466	Fisher	Cheryl	554 Clermont Lakes Drive Lexington, SC 29073	Waived 5.56%		
35	Wells Fargo vs. Jacqueline G. Morris	2011- 1807	Fisher	Cheryl	18 Cherry Lane West Columbia, SC 29169	Waived 7.375%		
36	South Carolina FCU vs. Angie Peterson	2010- 3919	Fisher	Cheryl	115 Smiths Ford Road Chapin, SC 29036	Waived 5.5%		

37	Cenlar vs. Toni L. Declercq	2010-1874	Fisher	Cheryl	332 Two Notch Road Lexington, SC 29073	Waived 8.5%		
38	Wells Fargo vs. Judith A. Sprague	2011-2395	Fisher	Cheryl	117 Tylers Trail Lexington, SC 29073	Waived 6.5%		
39	U.S. Bank National vs. James B. Bailey	2007-2898	Fisher	Cheryl	115 Westpointe Court Lexington, SC 29073	Waived 4.75%		
40	GMAC vs. Robert O. Bolding, Jr.	2011-2936	Fisher	Cheryl	832 Seay Drive West Columbia, SC 29170	Waived 6%		
41	CitiMortgage vs. Anthony R. Davis	2010-0490	Fisher	Cheryl	121 Greenfield Road West Columbia, SC 29170	Demanded 7%		
42	Wells Fargo vs. Wayde E. Sabina	2011-4771	Fisher	Cheryl	847 Tara Trail Columbia, SC 29210	Waived 6.75%		
43	Wells Fargo vs. James Kevin Fitzgibbon	2011-2610	Fisher	Cheryl	110 Lakeview Drive Lexington, SC 29073	Waived 6.375%		
44	Wells Fargo vs. Jack Luther Smith, Jr.	2012-0090	Fisher	Cheryl	164 Sandhurst Drive Columbia, SC 29210	Waived 5.5%		
45	EverBank vs. Terry Nick Green	2011-2434	Fisher	Cheryl	7118 Two Notch Road Batesburg, SC 29006	Waived 8.375%		
46	Deutsche Bank vs. Michael F. Geran	2011-2070	Fisher	Cheryl	196 Ashton Circle Lexington, SC 29073	Waived 6.99%	PULLED	
47	Bank of NY vs. Luane L. Brickhouse	2011-0302	Fisher	Cheryl	501 Broken Hill Road Columbia, SC 29212	Waived 10.25%		
48	Bank of America vs. Cedric O. Harrison	2011-3874	Fisher	Cheryl	112 Opago Way Lexington, SC 29073	Demanded 3%		
49	Wells Fargo vs. Ronald B. North	2011-4180	Fisher	Cheryl	5811 Fish Hatchery Road Pelion, SC 29123	Waived 6.25%		

50	Wells Fargo vs. Carla R. Sox	2011- 3779	Fisher	Cheryl	357 Peamar Circle West Columbia, SC 29170	Demanded 6.25%		
51	CitiMortgage vs. Edgar O. Fields	2011- 1082	Fisher	Cheryl	438 Ravens Croft Road West Columbia, SC 29169	Waived 6.875%		
52	CitiMortgage vs. David S. Welborn	2011- 1173	Fisher	Cheryl	2816 Shampy Street West Columbia, SC 29170	Demanded 8.25%		
53	Nationstar vs. Cherise L. Myers	2010- 3382	Fisher	Cheryl	130 Beecliff Lane Lexington, SC 29073	Demanded 8.125%		
54	CitiMortgage vs. Marita N. Jones	2010- 3285	Fisher	Cheryl	501 Lockshire Road Columbia, SC 29212	Demanded 6.875%		
55	CitiMortgage vs. Shawn M. Reely	2011- 1479	Fisher	Cheryl	148 Paps Drive Lexington, SC 29073	Waived 4.875%		
56	JP Morgan Chase vs. Charles T. Briggman	2009- 4452	Fisher	Cheryl	6360 Platt Springs Road Lexington, SC 29072	Waived 6%		
57	CitiMortgage vs. Frankie L. Daniel	2011- 2887	Fisher	Cheryl	272 Green Hills Drive Gilbert, SC 29054	Waived 5.875%		
58	Quantum Serving vs. Maria I. Valdes	2011- 4779	Fisher	Cheryl	425 Richmond Farm Court Lexington, SC 29072	Demanded 7.875%		
59	Wells Fargo vs. Joe T. Mcgee	2011- 1477	Fisher	Cheryl	285 Warner Road Gilbert, SC 29054	Waived 5%		
60	U.S. Bank vs. William A. Cooper	2011- 1251	Fleming	Pearce	160 Jackson Street Pelion, SC 29123	Waived 6.000%		
61	SC State Housing vs. Joshua Reeley	2011- 1127	Grimsley	Benjamin	124 Travis Lane West Columbia, SC 29170	Waived 5.250%		
62	SC State Housing vs. Lawryn M. Henderson	2012- 0744	Grimsley	Benjamin	1912 Berkshire Drive Columbia, SC 29210	Demanded 6.00%		
63	Waterford HOA vs.	2012-	Herndon	Warren	36 Canterbury Court	Demanded		

	Larry P. Bennett	0333			Columbia, SC 29210	7.25%		
64	Ivey H. Sheppard vs. Ed A. Perez, Jr.	2011-4700	Jordan	Leonard	236 Adkins Circle West Columbia, SC 29172	Demanded 8.25%		
65	David w. Hilburn vs. Palmetto Custom Homes	2011-4418	Korn	Peter	212 and 223 Saxon Ferry Road Lexington, SC 29072	Waived 9.25%		
66	Bank of America vs. Dwayne A. Johnson	2011-4876	Korn	Peter	361 Venice Court Gaston, SC 29053	Waived 5.375%		
67	Bank of America vs. Christopher I. Farley	2012-0803	Korn	Peter	400 Wallace Way Lexington, SC 29073	Waived 6.750%		
68	Bank of NY vs. Jon H. Ryall	2011-4821	Korn	Peter	391 Park Road Lexington, SC 29072	Demanded 5.250%	PULLED	
69	Bank of America vs. Shannon L. Farese	2011-3824	Korn	Peter	129 Millmont Shores Chapin, SC 29036	Waived 5.875%		
70	Bank of America vs. Sharon A. Edmondson	2012-0360	Korn	Peter	607 Calvary Church Road Swansea, SC 29160	Waived 7.625%		
71	ClearVue vs. Deidre P. Payne	2010-3976	Korn	Peter	152 Megan Lane Lexington, SC 29073	Demanded 8.00%		
72	Sun Trust vs. Michael E. Morley	2010-5204	Korn	Peter	405 Fulmer Road Pelion, SC 29123	Waived 7.5%		
73	JP Morgan vs. William J. Canady	2011-1817	Korn	Peter	104 Bonhomme Circle Lexington, SC 29072	Waived 4.875%		
74	Springleaf vs. Raymond P. Baxley	2012-0310	Lanning	Chris	325 Green Hills Drive Gilbert, SC 29054	Waived 9.16%		
75	Capital Bank vs. Wade T. Caughman	2011-3138	Lott	Daniel	831 and 841 Meeting Street West Columbia, SC	Demanded 3.25%	PULLED	
76	S.C. Bank and Trust vs. Columbia Real Estate	2010-5091	Lydon	Thomas	123 Argus Circle West Columbia, SC 29072	Demanded 6.08%		

77	Gates Community HOA vs. Diane L. Cummings	2012-0533	McCabe	Ryan	118 Gates Circle Lexington County	Waived 18%	PULLED	
78	Lexington Green vs. James R. Mayer	2011-4804	McCabe	Ryan	1208 Bush River Road, Apt. A5 Lexington County	Waived 8%	PULLED	
79	South Brook vs. Mark Winburn	2012-0104	McCabe	Ryan	112 Maple Ridge Court Lexington County	Waived 8.75%	PULLED	
80	U.S. Bank vs. Erick T. Nelson	2011-4392	Miller	Ben	475 Greentree Lane Lexington, SC 29072	Demanded 5.5%		
81	RL REGI Financial vs. Titan Investment	2009-4073	Osborne	Hamilton	See Notice of Sale for Description	Demanded \$327.48 per day		
82	M & J Investments vs. Robert Louis Singleton	2011-2955	Patterson	Holly	460 Blackville Road Gaston, SC 29053	Demanded 11%		
83	CitiFinancial vs. David M. Driggers	2011-3083	Pope	Lowndes	852 Founders Road Lexington, SC 29073	Waived 11.0460%		
84	CitiFinancial vs. Stephen M. Zimmerman, Jr.	2011-2099	Pope	Lowndes	444 Pin Oak Drive Lexington, SC 29073	Waived 5.0040%		
85	CitiMortgage vs. Steve W. Brabham	2011-2689	Pope	Lowndes	120 Elberta Drive Lexington, SC 29073	Waived 5.0000%		
86	Wells Fargo vs. John L. Allen	2010-5526	Scott	Ronald	384 Hollingsworth Lane Lexington, SC 29072	Waived 4.54%		
87	SCBT, NA vs. Robert S. Merrill & Associates, Inc.	2012-0209	Stomski	Teri	1811 Wilkinson Street Cayce, SC 29033	Demanded 6.5%		
88	Bank of America vs. Tyler H. Longpre	2009-3872	Wolf	Tiffany	113 Meadow Wood Drive Lexington, SC 29073	Waived 6.375%	PULLED	
89	OneWest Bank vs. George M. Paulsin	2011-2497	Wolf	Tiffany	325 Cranewater Drive Columbia, SC 29212	Waived 7.625%	PULLED	

90	Nationstar vs. Joshua P. Hall	2011- 4780	Wolf	Tiffany	200 Tylers Trail Lexington, SC 29073	Demand 6.625%	PULLED	
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GENERAL INFORMATION ON JUDICIAL FORECLOSURE SALES

** Judicial Sales are normally held at 11:00 A.M. on the first Monday of each month in the Lexington County Judicial Center. When the first Monday of a month falls on a county or state holiday or when there are other unusual circumstances the sale may be moved to the first Tuesday, the following Monday or another day of the month as deemed necessary

**Each property is sold subject to any past due property taxes, assessments, existing easements and restrictions, and any senior liens or judgments against the property.

**A Master's Deed is not a general warranty deed. Potential bidders are responsible for all necessary research, title searches, etc. If you need further legal information or have title questions, it is advisable to contact a licensed attorney prior to bidding on any property.

**Properties being auctioned at Judicial Sales are published in the *Lexington Chronicle* or *The State* for three weeks immediately prior to the sale. This will be the first place each month you will see the properties that are scheduled for the upcoming sale.

**Approximately Tuesday of the week following the first publication of sale notices in the Chronicle, the court's roster of sales will be posted to Lexington County's website (under the Judicial Sale link. A copy of this roster and a Sale Book (containing copies of the Notice of Sale and Master's Report and Judgment for each case on the roster) will be available in the Records Room of the Clerk of Court's office (1st floor of the Judicial Center) for public viewing.

AT THE SALE

** Judicial sales are conducted with Open (not sealed) bidding. At this point, it is not necessary to pre-register. However, if you are the successful bidder on a piece of property you will be required to stay and register after the sale.

** If you are the successful bidder on a property sold, you are required to deposit with the Master-in-Equity Court 5% of your total bid in cash, certified funds or money order **by 4:00 p.m. on the day of sale** (unless the notice of sale specifies a different time). *Failure to make this required deposit can result in contempt of court proceedings. The deposit is non-refundable and will be applied toward court costs and judgment if the bid is forfeited.*

** Compliance with your bid includes the balance of the bid (after the 5% deposit) plus interest on the amount of the bid at the rate stated in the Notice of Sale. This interest accrues from the date of the sale to the date of full compliance with the bid. Generally, you have 20 days to comply

with your bid. The Notice of Sale and Master's Report and Judgment covers the exact terms of sale for each case. Read it. You will receive further information on how to comply and receive your deed when you make your 5% deposit with the court.

UNUSUAL TERMS OF SALE

Deficiency Demanded -*Some Plaintiffs seek a deficiency judgment against the Defendant(s). That means the Plaintiff is not only foreclosing its mortgage but is also seeking a money judgment. The bidding remains open for (30) days after the original sales date. On that 30th day, the property is offered for sale again and the highest bid is accepted. The Plaintiff and/or highest bidder at the first sale cannot bid again at this second sale. If no one else bids at the second sale, then the property goes to the high bidder from the original sale.

**Some properties are sold subject to the 120-day or one (1) year right-of-redemption of the United States of America or other governmental agencies. That means the Government has a tax lien or some other lien against the property and has the right to redeem the property during the stated time period. If this occurs, it falls outside the jurisdiction of this court and you should be reimbursed by the U.S. government.

**The Master's Report and Judgment and Notice of Sale cover all the terms of sale, unless specifically amended by the Court at the time of sale. Properties can be pulled from sale for any number of reasons up until the moment they are offered for sale.

*******THESE GUIDELINES ARE PROVIDED AS A COURTESY AND ARE INTENDED AS GENERAL INFORMATION. THEY ARE NOT TO BE CONSTRUED AS BINDING RULES OR LEGAL ADVICE OF ANY NATURE.**