

Lexington County Master-In-Equity Court
Judicial Sale of May 7, 2012
Lexington County Judicial Center – Courtroom 3-A – 11:00 a.m.

*Deficiency demanded sales re-open:
Wednesday, June 6, 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	21 st Mortgage vs. Wesley N. Stevenson, Jr.	2011-4506	Crawford	Lindsay	530 Wayne Street Gaston, SC 29053	Waived 8.50%		
2	Vanderbilt vs. Thomas R. Hixenbaugh	2011-2848	Crawford	Lindsay	314 Hunter Woods Lane Gaston, SC 29053	Waived 10.35%	PULLED	
3	Vanderbilt vs. Emily Rina Darnell	2011-3244	Crawford	Lindsay	421 Noah Lucas Road Lexington, SC 29073	Waived 11.35%		
4	21 st Mortgage vs. Tyler N. Richbourg	2011-3403	Crawford	Lindsay	2577 Pine Plain Road Swansea, SC 29160	Waived 7.21%		
5	SC Community Bank vs. Bettye Ware-Powe	2011-3520	Finkel	Beverly	116 Minolta Drive West Columbia, SC 29172	Demanded 8.75%	PULLED	
6	Wells Fargo vs. Evelyn Kneece	2009-4666	Fisher	Cheryl	204 Water Tank Road Pelion, SC 29123	Waived 9.29%		
7	Wells Fargo vs. Robert J. Saniti	2011-3024	Fisher	Cheryl	104 Keith Court Lexington, SC 29073	Waived 7%		
8	Everhome vs. Charles Kevin Dewitt	2010-2668	Fisher	Cheryl	225 Coronado Road West Columbia, SC 29169	Waived 2.125%	PULLED	
9	Wells Fargo vs. Darlynn S. Stephens	2011-4254	Fisher	Cheryl	219 Holmesbury Road Irmo, SC 29063	Demanded 6%		
10	Wells Fargo vs. Douglas M. Charbonneau	2011-3780	Fisher	Cheryl	1012 Wisteria Drive West Columbia, SC 29169	Waived 6.5%		
11	Wells Fargo vs. Johnie S. Alewine	2011-3765	Fisher	Cheryl	109 Garden Trail Lane Lexington, SC 29072	Waived 6.25%	PULLED	

12	Wells Fargo vs. Marwan Mostakim	2011- 2805	Fisher	Cheryl	208 Heather Ridge Drive Gaston, SC 29053	Waived 6.875%		
13	U.S. Bank vs. N. Randall Phillips	2011- 3337	Fisher	Cheryl	3554 Wessinger Road Chapin, SC 29036	Waived 6.625%		
14	Wells Fargo vs. Lisa R. Driggers	2011- 2662	Fisher	Cheryl	509 Harwich Court Lexington, SC 29072	Waived 6.25%		
15	Wells Fargo vs. Matthew R. Kester	2011- 1429	Fisher	Cheryl	232 Oakpointe Drive Lexington, SC 29072	Waived 5%		
16	Wells Fargo vs. Jeremy M. Boyle	2010- 4203	Fisher	Cheryl	404 Whispering Winds Drive Lexington, SC 29072	Demanded 6.25%		
17	Everbank vs. Louise Carnard Johnson	2010- 5271	Fisher	Cheryl	218 Willis Street Batesburg, SC 29006	Waived 7.125%		
18	Wells Fargo vs. John R. Bryan	2010- 2901	Fisher	Cheryl	225 Tiny Springs Road Swansea, SC 29160	Waived 6.75%	PULLED	
19	Deutsche Bank vs. Deborah G. Corley	2008- 4606	Fisher	Cheryl	1217 Methodist Park West Columbia, SC 29170	Waived 9.35%	PULLED	
20	CitiMortgage vs. Shannon L. Sturkie	2011- 0651	Fisher	Cheryl	2905 Taylor Road Cayce, SC 29033	Waived 6.5%		
21	BB&T vs. Jenny Edens Padgett	2011- 3441	Fisher	Cheryl	363 Mack Street Gaston, SC 29053	Waived 6.375%	PULLED	
22	Bank of America vs. Leonel Jerez	2011- 3521	Fisher	Cheryl	215 Cottontail Lane Batesburg, SC 29006	Demanded 6.625%		
23	Bank of America vs. Clarence L. Wright, Jr.	2011- 0042	Fisher	Cheryl	1320 Woodtrail Drive Gaston, SC 29053	Demanded 5.875%		
24	Bank of America vs. C. Daniel Robeson	2011- 3936	Fisher	Cheryl	103 High Road Lexington, SC 29072	Waived 5.875%	PULLED	
25	Wells Fargo vs. Jeannie J. Taylor	2010- 5151	Fisher	Cheryl	137 Alston Circle Lexington, SC 29072	Demanded 6%		

26	Bank of America vs. Cedric O. Harrison	2011-3874	Fisher	Cheryl	112 Opago Way Lexington, SC 29073	Demanded 3%	PULLED	
27	Bank of America vs. Charles Belk, Jr.	2011-3935	Fisher	Cheryl	224 Vernon Drive Lexington, SC 29073	Waived 5.75%		
28	Wells Fargo vs. Kim G. Drew	2011-4369	Fisher	Cheryl	424 Creek Side Lane Lexington, SC 29072-2857	Demanded 5.5%		
29	Wells Fargo vs. Ronald B. North	2011-4180	Fisher	Cheryl	5811 Fish Hatchery Road Pelion, SC 29123-9749	Waived 6.25%	PULLED	
30	First Citizens vs. Ernest R. Auerswald, III	2011-2457	Fisher	Cheryl	164 Riglaw Circle Lexington, SC 29073	Waived 6.125%		
31	US Bank vs. Jeffrey Lee Washington, Jr.	2010-1193	Fleming	Pearce	175 Ridge Pointe Drive Gaston, SC 29053	Waived 6.500%		
32	S.C State Housing vs. Vanessa C. Haygood	2011-4419	Grimsley	Edward	116 Savannah Hills Drive Lexington, SC 29073	Waived 6.00%		
33	SC State Housing vs. Brent A. Smith	2011-4945	Herndon	Warren	237 Louisa Lane Lexington, SC 29073	Waived 6.5%		
34	Court Yard vs. Renato Jeffcoat	2011-3051	Herndon	Warren	3609 Juneau Road, E64 Columbia, SC 29210	Demanded 7.25%	PULLED	
35	JP Morgan Chase vs. Angela Thompson	2011-0363	Korn	Peter	560 Rapids Road Columbia, SC 29212	Waived 6.625%		
36	Bank of America vs. Richard A. Snowdon	2011-2239	Korn	Peter	129 Silverberry Drive Lexington, SC 29073	Demanded 6.750%		
37	Bank of America vs. Christopher L. Sanders	2011-4059	Korn	Peter	208 Wood Dale Drive Lexington, SC 29072	Demanded 5.875%		
38	Fifth Third vs. Ashley D. Rodgers	2011-2929	Korn	Peter	184 Hunters Mill Drive West Columbia, SC 29170	Waived 5.75%	PULLED	
39	PNC Bank vs. David Clayton Johnson	2011-1863	Korn	Peter	240 Jamil Road, Unit #12 Columbia, SC 29210	Waived 5.58%		

40	Bank of America vs. Richard S. McMonagle	2011-3984	Korn	Peter	320 Brentland Court Columbia, SC 29212	Demanded 6.50%		
41	Bank of America vs. Mary N. Jones	2011-4174	Korn	Peter	137 Straight Away Lane Gaston, SC 29053	Waived 6.25%		
42	JP Morgan Chase vs. Rhonda James-Booth	2011-1862	Korn	Peter	245 Caroline Hill Road Lexington, SC 29072	Waived 5.00%		
43	Fifth Third vs. Kathy C. Davis	2011-1189	Korn	Peter	553 Blue Lake Drive Lexington, SC 29072	Demanded 5.125%		
44	JP Morgan vs. Jason E. Settles	2010-4038	Korn	Peter	3218 Mcintosh Avenue West Columbia, SC 29172	Waived 6.50%		
45	Bank of America vs. Joseph L. Harrison	2011-4875	Korn	Peter	125 Breezes Drive, Unit #23C Lexington, SC 29072	Waived 6.50%	PULLED	
46	Bank of America vs. Frederick D. Eidson, Jr.	2011-3239	Korn	Peter	192 Savannah Hills Drive Lexington, SC 29073	Waived 4.875%		
47	Bank of America vs. John B. Harvey	2011-3997	Korn	Peter	321 Cape Jasmine Way Lexington, SC 29072	Waived 6.50%	PULLED	
48	Freedom Mortgage vs. Brian David Minchew	2010-4735	Korn	Peter	1496 Busbee Road Gaston, SC 29053	Waived 6.25%		
49	Bank of America vs. Robin W. Johnson	2011-3942	Korn	Peter	228 Hollingsworth Lane Lexington, SC 29072	Demanded 6.375%		
50	Bank of America a vs. Christopher w. Jordan	2011-4512	Korn	Peter	217 Hollingsworth Lane Lexington, SC 29072	Waived 6.250%		
51	Bank of America vs. Donald E. Huntley	2011-1515	Korn	Peter	133 Wander Way Lexington, SC 29072	Demanded 7.250%		
52	Springleaf vs. Scott Williams	2011-4043	Lanning	Chris	1236 Neely Wingard Road Gilbert, SC 29054	Waived 10.27%		
53	Springleaf vs. Claudia M. Snelgrove	2011-4077	Lanning	Chris	151 Pine Tree Drive Lexington, SC 29073	Waived 10.25%		

54	Lexington Hills POA vs. Brian G. Holder	2011-3468	McCabe	Ryan	169 Booksong Drive Lexington County	Waived 16%		
55	First Palmetto vs. Yvonne Wick	2009-1325	McVey	Ian	263 Tram Road Columbia, SC 29210	Waived 6.00%		
56	Michael J. Mungo Co.,Inc. vs. David J. Jackson	2011-1034	Moore	Alice	206 Blythecreek Court Columbia, SC 29210	Waived 7.25%		
57	TD Bank vs. Lion of Judah Worship Center	2011-4683	Moore	John	1801 Augusta Road Lexington County	Demanded 14.0%		
58	Springleaf vs. Jennifer M. Rector	2010-4836	Pope	Lowndes	205 Saddlebrooke Road Lexington, SC 29072	Waived 8.6200%		
59	Citicorp vs. Sylvia J. Kenley	2010-1131	Pope	Lowndes	3017 Glendale Road West Columbia, SC 29170	Waived 11.7840%		
60	Springleaf vs. Paul Tuten	2010-5328	Pope	Lowndes	128 Dixiana Drive Gaston, SC 29053	Waived 9.8900%	PULLED	
61	First Citizens vs. Timothy M. Spires	2011-2084	Pope	Lowndes	Pine and Elizabeth Street Cayce, SC 29033	Waived 7.7500%		
62	Flagstar vs. Estate of Richard A. Stevens	2011-3921	Scott	Ronald	170 Darian Drive Lexington, SC 29073	Waived 6%		
63	JP Morgan Chase vs. Tara E. Dixon	2010-3432	Scott	Ronald	200 Travis Court West Columbia, SC 29170	Waived 6.5%	PULLED	
64	William E. Richardson vs. Sharon I. Duncan	2010-2670	Syrett	Andy	Lot #2 Block D Shadblow Estates Lexington County	Waived 8.00%		
65	U.S. Bank vs. Joe L. Barr	2011-4106	Thompson	Kimberly	161 Brookwood Drive Batesburg, SC 29006	Waived 2.00000%		

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 (www.lex-co.com) 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.**