

September 7, 2021  
**FORECLOSURE SALE LIST**  
(Updated September 6, 2021)

SALES ARE HELD AT THE ANDERSON COUNTY COURTHOUSE, THIRD FLOOR, COURTROOM #2 AT 11:00 AM.

FOR PROPERTY INFORMATION CHECK THE CASE FILE IN THE OFFICE OF THE CLERK OF COURT. THE ORDER AND NOTICE OF SALE WILL GIVE YOU DETAILS ABOUT THE PROPERTY AND TERMS OF SALE.

**BIDDERS SHOULD COME PREPARED TO IMMEDIATELY DEPOSIT FIVE PERCENT (5%) OF THEIR BID TO THE MASTER IN EQUITY IN CASH OR BY CERTIFIED CHECK.**

THE MASTER DOES NOT PROVIDE MOBILE HOME TITLES AND IS NOT RESPONSIBLE FOR SUPPLEMENTAL ORDERS FOR THE HIGHWAY DEPARTMENT.

NEITHER THIS OFFICE NOR ITS STAFF GIVES LEGAL, FINANCIAL OR OTHER ADVICE. ANY INFORMATION OBTAINED FROM THIS OFFICE OR ITS STAFF, REGARDLESS OF FORM, SHOULD NOT BE TAKEN AS LEGAL OR FINANCIAL ADVICE. **PERSONS SEEKING TO PURCHASE PROPERTIES FROM FORECLOSURES OR OTHER SALES SHOULD OBTAIN INDEPENDENT ADVICE** AS TO VALUE, SUFFICIENCY OF TITLE, TAX CONSEQUENCES, OTHER LIENS, AND ALL OTHER MATTERS RELATED TO SAID PURCHASE. PERSONS INVOLVED IN LITIGATION SHOULD OBTAIN COUNSEL AND MAY NOT RELY ON ANY INFORMATION OBTAINED FROM THIS OFFICE AS LEGAL ADVICE.

**BR – BANKRUPTCY**

**WD – WITHDRAWN FROM SALE**

**BCP - BELL CARRINGTON PRICE**

**B&S – BROCK & SCOTT**

**CVK – CRAWFORD & VONKELLER**

**HSB – HAYNSWORTH SINKLER BOYD**

**RPL – RILEY POPE & LANEY**

**RT - ROGERS TOWNSEND**

**S&C – SCOTT & CORLEY**

**DEFICIENCY – BIDDING WILL REMAIN OPEN FOR 30 DAYS. THE BIDDING WILL REOPEN ON THURSDAY, OCTOBER 7, 2021 @ 11:00 AM**

| CASE NO.   | ATTY. | CAPTION  | DESCRIPTION  | NOTES     |
|------------|-------|--|--|-----------|
| 1. 20-76   | BCP   | Freedom Mortgage v. Charles T. Penley  | Lot fronting on Cooley's Bridge Rd, 100 ft.<br>TMS 02490702012<br>827 River Street, Belton                   |           |
| 2. 20-1642 | BCP   | Cardinal Financial v. Dakota L. Powers-Kinney                                      | Lot 110<br>PS2451@6<br>110 Cedar Ridge, Anderson   |           |
| 3. 19-2140 | B&S   | BNY Mellon v. Any heirs-at-law or devisees of Thomas D. Belfield, deceased, et al. | Parcel 1: Lot 17-A, PS122@3-A<br>Parcel 2: Lot 16-A2, 0.50 acre<br>PB1597@7-B<br>5101 Westwind Way, Anderson | <b>WD</b> |

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|-------------|----------|--|---|---------------------------------|
| 4. 21-186   | B&S      | US Bank, NA v. Any heirs-at-law or devisees of Robert T. Roy, deceased, et al.   | Lot 16, Ponderosa PS880@10-B<br>543 Bonanza Circle, Piedmont  |                                 |
| 5. 20-2522  | Galloway | Rose Acceptance, Inc. v. Jessica J. Fickenworth, et al.                          | Tract 1, 1.154 acres PB118@217<br>806 Hampton Street, Iva   |                                 |
| 6. 21-390   | Hutchens | Wilmington Savings v. Rachel M. Cantrell, et al.                                 | Lot 13, Prospect Estates PS811@10-B<br>730 New Prospect Church Rd, Anderson                             | WD                              |
| 7. 21-368   | Hutchens | Partners for Payment Relief v. Randall Glen Kelly, et al.                        | 2.0 acres +MH PB835@1-A<br>223 Genevieve Dr., Belton  | SUBJECT TO FIRST MORTGAGE WD/BR |
| 8. 20-2525  | Hutchens | US Bank NA v. Carl D. McCurry, et al.  | Lot 6C, 1.75 acres +MH PS863@7-A<br>225 Woodforest Lane, Anderson                                       |                                 |
| 9. 20-1141  | Hutchens | Village Capital & Investment v. Christopher Seamon, et al.                       | Lot 35 PB1693@3<br>128 Norfolk Circle, Anderson   |                                 |
| 10. 20-1782 | Koehler  | Reverse Mortgage v. Wilbert Rice, et al.   | Lot 32, Fox Valley PB107@512<br>2503 Rolling Green Rd., Anderson  | WD                              |
| 11. 20-2470 | Pruitt   | Exit 21 Properties, LLC v. B.C. McConnell, Jr., et al.                           | Tract 4, 3.627 acres PB99@77<br>TMS 093-00-04-003   | USA 120 DAY RIGHT OF REDEMPTION |
| 12. 21-941  | RPL      | NWL Company, LLC v. Christopher D. Reed  | Lot 6 PB989@10-B<br>530 Fairmont Road, Anderson   | DEFICIENCY WD                   |
| 13. 21-923  | RPL      | West Coast Servicing v. Danny J. Smith, et al.                                   | Lot 3, Autumn Place, 0.89 acres +MH PS740@4<br>104 Case Lane, Anderson                                  | DEFICIENCY WAIVED               |
| 14. 21-794  | RPL      | US Bank Trust v. Ts' Development, Inc., et al.                                   | Lot 45 PS667@5-B<br>3522 Woodcone Trail, Anderson   | DEFICIENCY                      |
| 15. 20-2171 | RT       | US Bank NA v. Sharon Collier, et al.   | Lot 19, 2.00 acres PB114@83<br>132 Major Meadows, Belton  |                                 |
| 16. 19-2395 | RT       | AmeriHome Mortgage v. Justin David Masters, et al.                               | 0.62 of an acre PB116@546<br>2760 Centerville Road, Anderson  | WD                              |
| 17. 21-707  | RT       | Quicken Loans v. Any Heirs-at-Law or Devisees of Mary M. Reign, Deceased, et al. | Lot 145, PB23@195<br>ALSO Lot 1, 0.362 acres and Lot 2, 0.466 acres PB96@889<br>206 Hampton Street, Iva |                                 |

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|-----------------|--------------|---|--|--|
| 18. 20-1912     | S&C          | MTGLQ Investors, LP v. James Patterson, individually and as Legal Heir or Devisee of the Estate of James E. Patterson, Deceased, et al. | Lot situate in City of Anderson<br>PS449@5-A<br>1104 E. Whitner Street, Anderson |  |
| 19. 19-744      | Sherard      | James E. Allen and Diane F. Allen v. Bry Tye Moats Construction Co., LLC, et al.  | Lot Nos. 4 and 5<br>PB55@135<br>532 Galloping Ghost Road, Anderson               | <b>WD</b>                                      |
| 20. 21-581      | Sherard      | The Commercial Bank v. Jean M. Wilson, et al.   | Lot "B", .647 acres<br>PB86@518<br>115 Rice Road, Belton                         | <b>USA 120 DAY<br/>RIGHT OF<br/>REDEMPTION</b> |