

MARKETPLACE

864.973.6676



upstatetoday.com

NOTICES

PUBLISHERS NOTICE
This newspaper will not knowingly accept any false or misleading advertising. We advise you to investigate on your own, and take any steps necessary to ascertain the validity of any advertising before exchanging money or entering into any contractual agreements. The Journal provides no guarantees and will not be held liable for any items or services advertised.

ANNOUNCEMENTS

DENTAL INSURANCE
from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance- NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information KIT with all the details!
1-855-397-7030
www.dental5oplus.com/60 #6258

Portable oxygen concentrator may be covered by medicare! Reclaim independence and mobility with the compact design and long-lasting battery of inogen one.
Free information kit!
Call 833-230-8692

Replace your roof with the best looking and longest lasting material - steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-855-900-1261

WANTED EMPLOYMENT

Oconee County First Steps seeks an Executive Director to provide leadership and oversee daily operations. Full-time position with benefits, \$50,000 starting salary. Requires strong management, community engagement, and nonprofit experience. For more information and to apply go to www.oconeefirststeps.org.

Advertise Your Driver Jobs
in 80 S.C. newspapers for only \$375. Your 25-word classified ad will reach more than 2.1 million readers! Call Randall Savelly at the S.C. Newspaper Network, 1-888-727-7377

PETS

REPORT YOUR LOST PET
to Oconee County Animal Shelter 888-0221 or email info to: ocaa@netdms.com
You may include a photo. We will contact you if we find your pet.

ADOPT A DOG!
Save a Life!
Loyal, loving dogs & puppies \$85 adoption fee includes spay/neuter, vaccines, microchip. Take a wonderful companion home today!
oconeehumane.org
Call 882-4719

ADOPT A CAT!
Save a Life!
Snuggly, purry cats & kittens \$75 adoption fee includes: spay/neuter, vaccines, microchip. Take a SWEET companion home today!
oconeehumane.org
Call 882-4719

Oconee Humane Society
offers low-cost spay/neuter vouchers to ALL Oconee County residents. Find out more at oconeehumane.org or call 864-882-4719

MISCELLANEOUS FOR SALE

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-844-775-0366 today to schedule a free quote. It's not just a generator. It's a power move.

AUCTIONS

NOTICE OF PUBLIC SALE:
Pursuant to SC Self-Service Storage Facility Act & to satisfy Owner's lien Storage Sense located at 365 Keowee School Road, Seneca, S.C. 29672, intends to sell the personal property described below. Everything sold is purchased AS-IS for cashier's check or money orders NO CASH. See and bid on all units 2:47 at www.lockerfox.com Bidding ends on Wednesday February 4th @ 11am. Storage Sense reserves the right to refuse any bid or rescind any purchase until the winning bidder takes possession of the property. TERMS listed on auction website. 0031, Jessica Williams, Misc. Items; 0088, Justin Gilbert, Misc. Items; 0142, Stephen Addis, Misc. Items; 0189, Tara Massey, Misc. Items; 0420, Roxanna Zarek, Misc. Items; 0501, Jamie Haynes, Misc. Items; 0394, Marnie Bowles, Misc. Items; 0011, Louis Snedigar, Misc. Items.

SERVICES

DIRECTV OVER INTERNET - Get your favorite live TV, sports and local channels. 99% signal reliability! CHOICE Package, \$84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/ CHOICE Package or higher). No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-855-237-9741

VACATION RESORT RENTAL

ADVERTISE YOUR VACATION PROPERTY FOR RENT OR SALE
To more than 2.1 million South Carolina newspaper readers. Your 25-word classified ad will appear in 99 S.C. newspapers for only \$375. Call Alanna Ritchie at the South Carolina Newspaper Network, 1-888-727-7377.

HOUSES FOR SALE

PUBLISHERS NOTICE
All real estate advertising in this newspaper is subject to Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination" based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed

that all dwellings advertised in this newspaper are available on an equal opportunity basis.

LEGALS

2026 City of Seneca Scholarship Applications are now available at the Seneca High School guidance office, Seneca City Hall, and online at www.seneca.sc.us. Eligible students must be Seneca High School seniors graduating in the top 50% of their class with at least a 2.5 GPA. Two \$1,000 non-renewable scholarships will be awarded for study at an in-state two- or four-year college. Completed applications must be returned to Seneca City Hall by 5:00 PM February 9, 2026.

STATE OF SOUTH CAROLINA IN THE COURT OF COMMON PLEAS COUNTY OF OCONEE
CA No. 2025-CP-37-01044
Hulteit Management Corp as Trustee For Morningside Drive Trust, Plaintiff,

vs.
Glenda Lewis Garrett aka Glenda J. Garrett aka Glenda Joyce Garrett aka Glenda Joyce Garrett Grant, if not deceased; if deceased, then her and any other deceased parties' Heirs, devisees, Personal Representatives, Successors, Assigns, Spouses, and Creditors, and all others claiming through him, her or them any right, title, estate, interest in or lien upon the real estate described in the Complaint herein, including any unknown adults, minors, or persons under legal disability, being a class designated as John Doe, and including any unknown persons in the Military service of the United States of America, being a class designated as Mary Doe; also all other persons unknown, claiming any right, title, estate, interest in or lien upon the real estate described in the Complaint herein, including any unknown adults, minors, or persons under legal disability, being a class designated as John Doe, Mary Roe, Sabrina Moore; Homegold, Inc., as Receiver of Carolina Investors, Inc.; the Oconee County Delinquent Tax Collector, and the Oconee County Treasurer, Defendants.

SUMMONS AND NOTICE OF FILING COMPLAINT
TO THE DEFENDANT(S): Glenda Lewis Garrett aka Glenda J. Garrett aka Glenda Joyce Garrett aka Glenda Joyce Garrett Grant Homegold, Inc., as Receiver of Carolina Investors, Inc. Unknown parties and/or heirs, and all others claiming any right, title or interest in the subject real property, above, being as a class designated as John Doe, Mary Doe, John Roe, and Mary Roe; YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, and to serve a copy of your answer to said Complaint upon the subscriber, at his office at 133 Straight Drive, Anderson, South Carolina 29625, within thirty (30) days after the service hereof, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, Plaintiff will apply to the Court for judgment by default for the relief demanded in the Complaint. TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY: YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a Guardian ad Litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff(s) immediately and separately and such application will be deemed absolute and total in the absence of your application for such an appointment within thirty (30) days after the service of the Summons and Complaint upon you. NOTICE IS HEREBY GIVEN that the original Summons and original Complaint in the above entitled action were filed in the Office of the Clerk of Court for Oconee County on

December 5, 2025.
s/Michael S. Chambers
SC Bar No. 1178
Attorney for the Plaintiff
133 Straight Drive
Anderson, S.C. 29625
(864) 222-0292
Mike@BKRLaw.net

NOTICE OF ORDER APPOINTING COUNSEL AND GUARDIAN AD LITEM NISI
TO: THE DEFENDANTS HEREIN, NAMES AND ADDRESSES UNKNOWN, BEING AS A CLASS DESIGNATED AS JOHN DOE, MARY DOE, JOHN ROE, AND MARY ROE, INCLUDING ANY THEREOF WHO MAY BE MINORS, IMPRISONED PERSONS, INCOMPETENT PERSONS, UNDER OTHER LEGAL DISABILITY OR IN THE MILITARY, IF ANY, WHETHER RESIDENTS OR NON-RESIDENTS OF SOUTH CAROLINA AND TO THE NATURAL, GENERAL, TESTAMENTARY GUARDIAN OR COMMITTEE, OR OTHERWISE, AND TO THE PERSON WITH WHOM THEY MAY RESIDE, IF ANY THERE BE:

PLEASE TAKE NOTICE that a Motion for an Order and an Order appointing Kelley Yarborough Woody, Esquire, as Counsel and Guardian ad Litem Nisi, for all persons whosever herein collectively designated as John Doe, Mary Doe, John Roe, and/or Mary Roe, Defendants herein, names and addresses unknown, including any thereof who may be minors, imprisoned persons, incompetent persons, in the military service or under other legal disability, whether residents or non-residents of South Carolina, was filed in the Office of the Clerk of Court for Oconee County, South Carolina. YOU WILL FURTHER TAKE NOTICE that unless the said minors or persons under other legal disability, if any, or someone in their behalf or in behalf of any of them, shall within thirty (30) days after service of notice of this Order upon them by publication, exclusive of the day of such service, procure to be appointed for them, or either of them, a Counsel and/or Guardian ad Litem to represent them for the purposes of this action, the appointment of said Counsel and/or Guardian ad Litem Nisi shall be made absolute.
s/Michael S. Chambers
SC Bar No. 1178
Attorney for the Plaintiff
133 Straight Drive
Anderson, S.C. 29625
(864) 222-0292
Mike@BKRLaw.net

REQUEST FOR BIDS SEWER MANHOLE AND PIPELINE REHABILITATION
OJRSA PROJECT #2024-08 PHASE II
Oconee Joint Regional Sewer Authority (OJRSA) is requesting bids from qualified contractors to

rehabilitate existing manholes and gravity sewer and approximately 391 LF of 15-inch cured-in-place pipe, among other related tasks. Interested parties are requested to attend a pre-bid conference at 11am local time on February 2, 2026 at 623 Return Church Rd, Seneca, SC. Submittals are due by 2pm local time on February 17, 2026. Information is listed in the RFB, including important dates, times, and project requirements—see www.ojrsa.org/opportunities.

NOTICE OF SALE

NOTICE OF SALE CIVIL ACTION NO. 2025-CP-37-00851 BY VIRTUE OF THE decree heretofore granted in the case of: Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2004-2 Mortgage Loan Asset Backed Notes, Series 2004-2 vs. Kelly M. Turner a/k/a Kelly M. Hulsej; Anne Hulsej, as Personal Representative for the Estate of John Jamie Hulsej, deceased;
Anne Hulsej, the undersigned Clerk of Court for Oconee County, South Carolina, will sell on February 2, 2026 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, City of Walhalla, State of South Carolina, the highest bidder: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, CORINTH DISTRICT, AND BEING KNOWN AND DESIGNATED AS LOT NUMBER NINETY-NINE (99) OF CHEROKEE GARDENS, DYAR SECTION, AND CONTAINING .54 ACRES, MORE OR LESS, ON A PLAT PREPARED BY MICHAEL L. HENDERSON, PS #6946 DATED OCTOBER 23, 1998, RECORDED NOV 2, 1998 IN PLAT BOOK A640 AT PAGE 2, RECORDS OF OCONEE COUNTY, SOUTH CAROLINA, REFERENCE TO WHICH IS INVITED FOR MORE COMPLETE AN ACCURATE DESCRIPTION, THIS BEING THE PROPERTY CONVEYED TO KELLY M. TURNER BY DEED OF SOUTHERN HOMES & REMODELING, INC. DATED AUGUST 7, 1998 AND RECORDED AUGUST 10, 1998 IN BOOK 990 AT PAGE 27 IN THE OFFICE OF THE REGISTER OF DEEDS FOR OCONEE COUNTY, SOUTH CAROLINA. THEREAFTER, KELLY M. TURNER CONVEYED AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE SUBJECT PROPERTY TO JOHN HULSEJ BY DEED DATED APRIL 20, 2000 AND RECORDED APRIL 25, 2000 IN BOOK 1063 AT PAGE 326 IN SAID RECORDS. THEREAFTER JOHN HULSEJ DIED ON JUNE 19, 2024, LEAVING HIS INTEREST IN THE SUBJECT PROPERTY TO HIS HEIR ANNE HULSEJ AS EVIDENCED IN PROBATE FILE NO. 2024-ES-37-00453. CURRENT ADDRESS OF PROPERTY: 1412 Cherokee Dr, Seneca, SC 29672. TMS: 211-04-06-021

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Clerk of Court, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Clerk of Court may re-sell the property on the same terms and conditions on some subsequent Sales Day. Deficiency judgment being demanded, the bidding will not be closed on the day of sale but will remain open for a period of thirty (30) days as provided by law. Plaintiff is demanding a deficiency. The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 3.5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances. In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order. Oconee County Clerk of Court Brock & Scott, PLLC 3800 Fernandina Road, Suite 110 Columbia, SC 29210 Attorneys for Plaintiff Phone (803) 454-3540 Fax (803) 454-3541

NOTICE OF SALE
NOTICE OF SALE CIVIL ACTION NO. 2025-CP-37-00608 BY VIRTUE OF THE decree heretofore granted in the case of: PennyMac Loan Services, LLC vs. Cheryl M. Winbourn, the undersigned Clerk of Court for Oconee County, South Carolina, will sell on February 2, 2026 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, City of Walhalla, State of South Carolina, to the highest bidder, ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, BEING SHOWN AND DESIGNATED AS 2.00 ACRES, MORE OR LESS, ON PLAT PREPARED BY THOMAS E. BELCHER, SURVEYOR, DATED JULY 18, 2019, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OCONEE COUNTY, SOUTH CAROLINA, IN PLAT BOOK B691 AT PAGE 7, AND HAVING THE METES AND BOUNDS, COURSES AND DISTANCES AS UPON SAID PLAT APPEAR.

THIS BEING THE SAME PROPERTY CONVEYED TO GARY WINBOURN AND CHERYL M. WINBOURN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.
BY DEED OF JONATHAN TRIST PARKIN AS SUCCESSOR TRUSTEE OF THE MARALEE PARKIN IRREVOCABLE TRUST AGREEMENT DATED OCTOBER 7, 2008, DATED AUGUST 23, 2019, AND RECORDED SEPTEMBER 17, 2019, IN BOOK 2503 AT PAGE 315 IN THE OFFICE OF THE REGISTER OF DEEDS FOR OCONEE COUNTY, SOUTH CAROLINA. THEREAFTER, GARY WINBOURN DIED ON MARCH 11, 2025, VESTING HIS INTEREST IN THE SURVIVING JOINT TENANT CHERYL M. WINBOURN, BY OPERATION OF LAW. CURRENT ADDRESS OF PROPERTY: 510 Return Church Rd, Seneca, SC 29678. TMS: 267-00-01-016

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Clerk of Court, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the

purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Clerk of Court may re-sell the property on the same terms and conditions on some subsequent Sales Day. No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 4% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances. In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order. Oconee County Clerk of Court Brock & Scott, PLLC 3800 Fernandina Road, Suite 110 Columbia, SC 29210 Attorneys for Plaintiff Phone (803) 454-3540 Fax (803) 454-3541

NOTICE OF SALE
NOTICE OF SALE CIVIL ACTION NO. 2024-CP-37-00877 BY VIRTUE OF THE decree heretofore granted in the case of: Union Home Mortgage Corporation vs. Joshua Latimer; The United States of America, acting by and through its Agency, The Rural Housing Service, the undersigned Clerk of Court for Oconee County, South Carolina, will sell on February 2, 2026 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, City of Walhalla, State of South Carolina, to the highest bidder: ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, BEING KNOWN AND DESIGNATED AS LOT NOS. 38 AND 39, SECTION III, FOREST ACRES SUBDIVISION, AS SHOWN AND MORE FULLY DESCRIBED ON A PLAT THEREOF BY SHUMAKER ENGINEERING SERVICES, DATED OCTOBER 7, 1967, AND RECORDED IN PLAT BOOK P-29 AT PAGE 72, RECORDS OF THE OFFICE OF THE CLERK OF COURT FOR OCONEE COUNTY, SOUTH CAROLINA, THE METES AND BOUNDS COURSES AND DISTANCES AS UPON SAID PLAT APPEAR. LESS AND EXCEPT, THAT CERTAIN PARCEL SHOWN AS LOT 38B, SECTION III, FOREST ACRES SUBDIVISION, AS SHOWN ON A PLAT OF LOT 38 FOREST ACRES PREPARED BY JOHN B. EARLE, PLS, DATED DECEMBER 28, 1978, AND RECORDED IN PLAT BOOK P-43 AT PAGE 732, RECORDS OF OCONEE COUNTY, SAID PLAT BEING INCORPORATED HEREIN BY THIS REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. THIS BEING THE SAME PROPERTY CONVEYED TO JOSHUA LATIMER BY DEED OF JANICE B. COBB DATED OCTOBER 5, 2023, AND RECORDED OCTOBER 9, 2023, IN BOOK 2991 AT PAGE 346 IN THE OFFICE OF THE REGISTER OF DEEDS FOR OCONEE COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 417 Forest Acres Cir, Walhalla, SC 29691
TMS: 120-01-01-028
TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Clerk of Court, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Clerk of Court may re-sell the property on the same terms and conditions on some subsequent Sales Day. Deficiency judgment being demanded, the bidding will not be closed on the day of sale but will remain open for a period of thirty (30) days as provided by law. Plaintiff is demanding a deficiency. The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 7.625% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances. In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order. Oconee County Clerk of Court Brock & Scott, PLLC 3800 Fernandina Road, Suite 110 Columbia, SC 29210 Attorneys for Plaintiff Phone (803) 454-3540 Fax (803) 454-3541

Notice of Sale
C/A No: 2023-CP-37-00966
BY VIRTUE OF A DECREE OF THE Court of Common Pleas for Oconee County, South Carolina, heretofore issued in the case of Freedom Mortgage Corporation vs. Edward C Butler; Abigail M Butler; Marilea C Butler; The United States of America, by and through its Agency, the Department of Housing and Urban Development I the undersigned as Clerk of Court for Oconee County, will sell on February 2, 2026 at 11:00 AM at Oconee County Court House, Walhalla, South Carolina 29691 to the highest bidder:

Legal Description and Property Address: ALL that certain piece, parcel or lot of land with any improvement thereto, situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as Parcel A1, containing 2.000 acres, more or less, on a plat prepared for Timothy E. Cook, Jr. and Julia Brackett Cook by William C. Hutchins, PLS #29117, dated October 21, 2019 and recorded on November 13, 2019 in Plat Book B700 at page 4, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description hereof. This being the same property conveyed unto Edward C.

Butler, Abigail M. Butler and Marilea L. Butler, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Timothy E. Cook Jr. and Julia Brackett Cook dated on November 13, 2019 and recorded on November 13, 2019 in Deed Book 2519 at Page 214, records of Oconee County, South Carolina, 115 Mountain Springs Road West Union, SC 29696 TMS# 121-00-02-067

TERMS OF SALE: For cash. Interest at the current rate of 5.375% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Clerk of Court for Oconee County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court, and in the event the said purchaser or purchasers fail to comply with the terms of sale within Thirty (30) days,

judgment by default will be rendered against you for the relief demanded in the Complaint. YOU WILL ALSO TAKE NOTICE that a Complaint was filed on 12/31/2025 in the Pickens County Clerk of Court's Office seeking to quiet title to the above-described property. This action pertains to any interest you may claim in real property located at 358 Finley Rd Easley SC 29642. TMS 5016-00-08-3601. Rachel G. McCounghey, Esq., 100 Whitsett St, Greenville SC 29601, 843-425-3006, Counsel for Plaintiff.

CLERK'S SIGNATURE PAGE TO FOLLOW

Hutchens Law Firm, LLP
P.O. Box 8237
Columbia, SC 29202
(803) 726-2700

Notice of Sale
C/A No: 2023-CP-37-00736
BY VIRTUE OF A DECREE OF THE Court of Common Pleas for Oconee County, South Carolina, heretofore issued in the case of TH MSR Holdings LLC vs. Allyson Frances Mosher I the undersigned as Clerk of Court for Oconee County, will sell on February 2, 2026 at 11:00 AM at Oconee County Court House, Walhalla, South Carolina 29691 to the highest bidder:

Legal Description and Property Address: ALL that certain piece, parcel or lot of land with any improvement thereto, situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as containing 1.93 acres, more or less, on Plat prepared by Jerry E. Byrd, PLS #8097 dated November 24, 2009 and recorded on April 19, 2010 in Plat Book P-63 at Page 281, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description, AND ALSO, 1999 Destiny Mobile Home with VIN 0N069072AB.

AND ALSO, a non-exclusive right of way and easement for ingress and egress and utility installation and maintenance from Windy Hill Lane to the above described property being shown as a "20' access for exiting drive" on the above referenced plat. This being the same property conveyed unto Allyson Frances Mosher by Deed from Timothy Cook and Julia Cook dated July 25, 2002 and recorded August 4, 2022 in Book 2841 at Page 294 and by Corrective Deed recorded March 6, 2023 in Book 2914 at Page 1, in the Office of the Register of Deeds for Oconee County, South Carolina.

141 Windy Hill Lane
Seneca, SC 29678
TMS# 266-00-01-054
TERMS OF SALE: For cash. Interest at the current rate of 5.5% to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, will, upon the acceptance of his or her bid, deposit with the Clerk of Court for Oconee County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Thirty (30) days, the Clerk of Court for Oconee County shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. As a personal or deficiency judgment is demanded, the bidding will remain open for a period of thirty (30) days pursuant to the S.C. Code Ann. Section 15-39-720 (1976). Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record. Neither the Court, nor Plaintiff, nor Plaintiff's counsel makes any warranty of title or representations with regard to the condition or existence of any improvements on the subject property. Prospective bidders may wish to assess these matters to their satisfaction prior to sale.

CLERK'S SIGNATURE PAGE TO FOLLOW

Hutchens Law Firm, LLP
P.O. Box 8237
Columbia, SC 29202
(803) 726-2700

The Oconee County Rescue Squad Advisory Commission meeting schedule for 6 p.m. on Thursday, January 22, 2025 has been CANCELLED and RESCHEDULED to 6 p.m. on Thursday, January 29, 2026 in Oconee County Council Chambers located at 415 S. Pine St., Walhalla, SC.

Summons, Notice of Filing of Complaint State of South Carolina, County of Pickens, Court of Common Pleas, Dora L. Pacheco Hernandez and Pedro Ortega Ortega v. Nancy Finley, Nathan Finley, Charlotte Renee Murray; the heirs or devisees of Steven Wylie Finley, deceased; the heirs or devisees of Heath Finley, deceased; and all others claiming any right, title, or interest in the property known as 358 Finley Road, Easley SC 29642, TMS 5016-00-08-3601; any adults or persons in the military service of the USA being a class designated as John Doe; any minors or persons under a legal disability being a class designated as Richard Roe; 2025-CP3901568. TO THE DEFENDANT NATHAN FINLEY, Regarding the property known as 358 Finley Rd Easley SC 29642: HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is hereby served on you, and to serve a copy of your Answer to the Complaint on counsel for Plaintiff at 100 Whitsett St, Greenville SC 29601, within 30 days after service of this Complaint, exclusive of the day of service, and if you fail to answer the Complaint within the 30 days, judgment by default will be rendered against you for the relief demanded in the Complaint. YOU WILL ALSO TAKE NOTICE that a Complaint was filed on 12/31/2025 in the Pickens County Clerk of Court's Office seeking to quiet title to the above-described property. This action pertains to any interest you may claim in real property located at 358 Finley Rd Easley SC 29642. TMS 5016-00-08-3601. Rachel G. McCounghey, Esq., 100 Whitsett St, Greenville SC 29601, 843-425-3006, Counsel for Plaintiff.