NOTICE OF FORECLOSURE SALE
(Deficiency Waived)

CASE NO: 2025CP2301236

By virtue of a decree heretofore granted in the case of **Jamestowne II Homeowners Association, Inc. v. DANIEL SPEARS,** the Master in Equity for Greenville County, will sell on **January 5, 2026 at 11:00 a.m. at the Greenville County Courthouse, 305 E. North Street, Suite 313, Greenville, SC 29601, Courtroom #5 in Greenville County, South Carolina**, to the highest bidder the following real property:

Being known as all of Unit No. 101 on a plat Jamestowne II, as described in Plat Book 9-W at Page 33, including the percentage interest in the common elements appurtenant to the Unit, and as recorded in the Greenville County Register of Deeds / Register of Mesne Conveyance.

Derivation: Being the same property conveyed to Daniel Spears, his/her heirs and assigns forever by deed of Allison D. Detmer in Deed Book 2607 at Page 2951, recorded in the Greenville County Register of Deeds / Register of Mesne Conveyance.

TMS: 0538200104000

Property Address: 97 Jamestowne Way Unit 101, Taylors, SC 29687

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity in cash at the conclusion of the bidding, an amount equal to 5% of the amount of the bid on said premises, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. If the Plaintiff's representative is not in attendance at the scheduled time of the sale, the sale shall be cancelled and the property sold on some subsequent sales day after due advertisement. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within thirty (30) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day at the risk of the said highest bidder. As a deficiency judgment is being Waived, the bidding will not remain open after the date of sale. The Purchaser shall pay for preparation of the deed, deed stamps, and costs of recording the deed. The Purchaser shall also be responsible for interest on their bid until the date of compliance at the rate provided in the governing documents, which rate is **8.75%.**

The sale will be made subject to all prior sales and releases and to all prior deeds of trust, mortgages, liens, judgments, unpaid taxes, restrictions, easements, assessments, leases, and other matters of record, if any, and specifically to the mortgage recorded in Book 5573, Page 1924 in the Greenville County Register of Deeds / Register of Mesne Conveyance. 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.

By: /s/ Ryan Futrell
Law Firm Carolinas
S.C. Bar No. 106587
Attorneys for the Plaintiff
1927 S. Tryon St. # 100
Charlotte, NC 28203
p. (704) 970-1593 | f. (844) 272-4692
sfutrell@lawfirmcarolinas.com

ELECTRONIC SIGNATURE PAGE, IF ANY, TO FOLLOW

This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.