

## PLEASE BE ADVISED

The volume of cases and the interest of potential bidders prevents us from providing information on the upcoming sales or the status of pending foreclosure actions. However, a list of scheduled master's sales is now on the Sumter County web-site.

ALSO, WE WILL NO LONGER OPEN THE OFFICE ON SALES DAY UNTIL AFTER THE SALES HAVE BEEN COMPLETED.

**DEPOSITS:** Unless other arrangements are made prior to sale, all deposits must be paid in cash or cashier's check. The deposits will be received in room 102 of the Sumter County Courthouse either (1) immediately upon the conclusion of the sales process or (2) between 2:00 and 4:00 during the afternoon of sales day.

**DEFICIENCY SALES:** In cases in which deficiency judgments have been requested <sup>[1]</sup> the sales will remain open for thirty (30) days. Upset bids will be received at 11:00 am on the thirtieth (30<sup>th</sup>) day following sales day [insert date]. Anyone may participate in the bidding on that date except (1) the plaintiff and (2) anyone who out-bids the plaintiff on sales day.

**MOBILE HOMES:** It is unlawful for any person to sell or offer for sale in this State any mobile home, unless a certificate of title has been issued therefor and is currently valid.<sup>[2]</sup> Consequently, I will not knowingly offer a mobile home for sale unless I have reason to believe that a title to it is available for transfer to the purchaser. If you purchase a land and mobile home "package" you will not have to comply with your bid until the plaintiff provides you with a certificate of title (or documentation which will enable you to obtain a certificate of title) free and clear of any existing liens. If this is not available by the date on which you must comply with your bid, you will have two choices: (1) accept a refund of your bid deposit or (2) remit the balance of the bid amount (with accrued interest) and accept a non-warranty deed to the land and mobile home with no documentation regarding the mobile home certificate of title.

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<sup>[1]</sup> These are identified by "(D)" beside the file number.

<sup>[2]</sup> Code § 56-19-210. Certificate of title required to sell or mortgage vehicle or mobile home.