

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS

COUNTY OF GREENVILLE

C/A NO.: 2023-CP-23-04150

United States of America acting through the
Rural Housing Service or successor agency,
United States Department of Agriculture,

Plaintiff,

vs.

Roberta L. Lomax,

Defendant.

**SUPPLEMENTAL JUDGMENT
OF FORECLOSURE
(Deficiency Waived)**

This matter comes before the Court via Zoom on April 4, 2025 at 10:00 A.M. for supplemental hearing in the above-referenced action.

Pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, the above-captioned matter was referred to the undersigned by an Order of Reference filed July 18, 2024.

A hearing was held on September 11, 2024 and judgment entered on December 10, 2024 (the "Judgment") after the Court received additional information it requested from Plaintiff. The Judgment provided Plaintiff was entitled to foreclose the subject mortgage and ordered the sale at public auction of the real property together with improvements thereon described therein.

Due to the amount of time between the September 11, 2024 hearing and the entry of the Judgment, the Court set the matter for a supplemental hearing to update the debt owed set forth in the Judgment. Relatedly, the Court is informed Plaintiff has discovered that the attorney's fees and costs determined to be owed in the Judgment were inadvertently, by way of a scrivener's error, entered as as \$1,750.00 and \$1,106.86, respectively, and therefore the Total Debt due was entered incorrectly. The amount of attorney's fees and costs entered in the Judgment were inconsistent with evidence as set forth in the Affidavit of Attorney's Fees and Costs filed December 9, 2024. The attorney's fees and costs are \$2,875.00 and \$1,499.03 for a total of \$4,374.03 as indicated in the Affidavit of Attorney fees and costs. There similarly, a scrivener's error in Paragraph 22 of the Judgment with regard to the amount of Subsidy owed. The amount is \$21,851.65 and not \$16,522.92 as determined in said Paragraph.

Based on the amount presented, the Judgment is herein supplemented, modified, and amended such that the amount due and owing on the Note, with interest at the rate provided for

therein, Subsidy and other costs and expenses of collection, including attorney's fee, secured by the Mortgage is as follows:

a.	Principal due as of September 11, 2024	\$88,573.21
b.	Interest from February 12, 2009 through September 11, 2024 at 6.250%	\$31,432.08
	<i>(as reduced)</i>	
c.	Late Charges before being sent to attorney for collection	\$1,801.31
d.	Subsidy Repayment Agreement	\$21,851.65
e.	Escrow/Impound required	\$1,909.47
f.	Fees Assessed:	
	o Escrow fees =	\$25,769.11
	o Caretaking fees =	\$2,177.62
	o Appraisal =	\$848.89
	o Interest on fees =	\$5,958.73
	<i>(as reduced)</i>	
g.	Attorney's fee	\$2,875.00
h.	Costs of collection prior to hearing	\$1,499.03
	Total Debt due under the Note, Subsidy and Mortgage, including interest to date shown	\$184,696.10

Per Diem at \$15.17

The amount due (shown above) shall accrue interest at the rate of 6.250% per annum and together with such interest shall constitute the total debt due the Plaintiff, pursuant to S.C. Code §29-3-630.

Based upon the evidence presented, the Court finds that Judgment of Foreclosure and Sale Decree previously entered should be supplemented to reflect the attorney fees and costs which should read as \$2,875.00 and \$1,499.03 for a total of \$4,374.03. It is therefore,

ORDERED, ADJUDGED AND DECREED that attorneys fees and costs are supplemented to reflect \$2,875.00 and \$1,499.03 for a total of \$4,374.03, the late fees are \$1,801.31, and the total subsidy granted subject to recapture is \$21,851.65.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the findings, conclusions and other matters contained in the Judgment of Foreclosure and Sale entered on December 10, 2024, is hereby amended, confirmed and judgment supplemented as \$184,696.10.

AND IT IS SO ORDERED.

[MASTER IN EQUITY ELECTRONIC SIGNATURE PAGE TO FOLLOW]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE
CASE NO.: 2023-CP-23-04150

United States of America acting through the Rural Housing
Service or successor agency, United States Department of
Agriculture,

PLAINTIFF,

Roberta L. Lomax,

DEFENDANT.

Submitted by: HARRELL, MARTIN & PEACE, P.A. Taylor A. Peace, SC Bar #100206 135 Columbia Avenue, Post Office Box 1000 Chapin, South Carolina 29036	Attorney for: ☒ Plaintiff ☐ Defendant or ☐ Self-Represented Litigant
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DISPOSITION TYPE (CHECK ONE):

- ☐ **JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- ☒ **DECISION BY THE COURT.** This action came to trial/hearing before the court. The issues have been tried or heard and decision rendered.
- ☐ **ACTION DISMISSED** (*CHECK REASON*): ☐ Rule 12(b), SCRCp; ☐ Rule 41(a), SCRCp (Vol. Nonsuit); ☐ Rule 43(k), SCRCp (Settled); ☐ Other _____.
- ☐ **ACTION STRICKEN** (*CHECK REASON*): ☐ Rule 40(j), SCRCp; ☐ Bankruptcy; ☐ Binding Arbitration, subject to right to restore to confirm, vacate or modify arbitration award; ☐ Other _____.
- ☐ **DISPOSITION OF APPEAL TO THE CIRCUIT COURT** (*CHECK APPLICABLE BOX*):
☐ Affirmed; ☐ Reversed; ☐ Remanded; ☐ Other
 NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: ☒ See attached order. (Formal order to follow)
☒ Statement of Judgment by the Court:

ORDER INFORMATION

This order ☒ ends ☐ does not end the case.
 Additional Information for the Clerk :

INFORMATION FOR THE PUBLIC INDEX		
Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.		
Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture	Roberta L. Lomax	THE PROPERTY WHICH IS THE SUBJECT OF THIS ACTION BE SOLD AT PUBLIC SALE PURSUANT TO THE JUDGMENT OF FORECLOSURE AND ORDER FOR SALE. \$n/a
If applicable, describe the property, including tax map information and address, referenced in the order: TMS No.: 0602040111000 Address: 117 Pine Needle Rd., Piedmont, South Carolina 29673		

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk.

FORM 4

Note: Title abstractors and researchers should refer to the official court order for judgment details.

_____, 20____.

Charles B. Simmons, Jr.
Master in Equity for Greenville County

For Clerk of Court Office Use Only

This judgment was entered on the _____ day of _____, 20____, and a copy mailed first class or placed in the appropriate attorney's box on this _____ day of _____, 20____ to attorneys of record or to parties (when appearing *pro se*) as follows:

HARRELL, MARTIN & PEACE, P.A. Taylor A. Peace, SC Bar #100206 135 Columbia Avenue Post Office Box 1000 Chapin, South Carolina 29036 ATTORNEY(S) FOR THE PLAINTIFF(S)	Roberta L. Lomax 117 Pine Needle Road Piedmont, South Carolina 29673 ATTORNEY(S) FOR THE DEFENDANT(S)
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CLERK OF COURT

Court Reporter:

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, text, or other markings on the page.



Greenville Common Pleas

Case Caption: United States of America , plaintiff, et al vs. Roberta L Lomax

Case Number: 2023CP2304150

Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

s/ Judge Charles B. Simmons, Jr. (3023)