

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE COURT OF COMMON PLEAS

Wilmington Savings Fund Society, FSB, as
Trustee of Stanwich Mortgage Loan Trust F,
PLAINTIFF,

vs.

Lenwar D. Benson; Windsor Forest
Homeowners' Association, Inc.; Greenville
Federal Credit Union,

DEFENDANT(S)

THIRD SUPPLEMENTAL ORDER TO THE
MASTER'S ORDER AND JUDGMENT OF
FORECLOSURE AND SALE

(NON-JURY MORTGAGE
FORECLOSURE)

C/A NO: 2022-CP-23-03766

Deficiency WAIVED

On November 22, 2022, this Court issued an Order and Judgment of Foreclosure and Sale (hereafter, "Judgment") a Supplemental Order was filed on June 21, 2023 and a Second Supplemental Order was filed on August 12, 2024. The Plaintiff has moved to supplement the Judgment(s) to reflect the adjustments in the debt figures since the Judgment was issued. Pursuant to the Order of Reference, a Supplemental Hearing was held 5/7/2025.

At the time of the filing of the Lis Pendens and Complaint, Lenwar D. Benson was the current owner of record for the subject property.

The Total Debt secured by Note and Mortgage, including interest to date shown on the Judgment, shall be supplemented to reflect the adjustments in the debt figures since the Judgment was issued.

IT IS ORDERED that the Judgment of November 22, 2022, Supplemental Order filed on June 21, 2023 and Second Supplemental Order filed on August 12, 2024 are supplemented to show the following Total Debt figures:

- | | | |
|----|--|--------------|
| a) | Principal Balance due as of 4/1/2018 | \$136,241.37 |
| b) | Interest Due from 3/1/2018 to 5/7/2025
at current interest rate of 3.625% | \$35,475.34 |
| c) | Escrow Advances | |
| | Hazard Insurance | \$12,487.76 |

	Taxes	\$8,184.91	
	FHA Insurance	\$3,553.08	
	Payments	(\$ 747.21)	
	Beginning Balance	(\$ 139.17)	
			\$23,339.37
d)	Late Charges		\$ 578.34
e)	Property Inspections		\$ 120.00
f)	Prior Foreclosure Fees/Costs		\$2,816.15
g)	RD Premium Due		\$ 408.65
h)	BPO/Appraisal Fee		\$1,433.00
i)	Foreclosure Costs		\$1,674.26
j)	Attorney Fees		\$4,000.00
	TOTAL DEBT	\$206,086.48	

IT IS SO ORDERED.

JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW

FORM 4 SUPPLEMENTAL

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

JUDGMENT IN A CIVIL CASE
CASE NO: 2022-CP-23-03766

Wilmington Savings Fund Society, FSB, as Trustee of
Stanwich Mortgage Loan Trust F,
PLAINTIFF(S)

Lenwar D. Benson; Windsor Forest Homeowners'
Association, Inc.; Greenville Federal Credit
Union
DEFENDANT(S)

Submitted by: John S. Kay (SC Bar #: 7914); Ashley Z. Stanley (SC Bar #: 74854); Alan M. Stewart (SC Bar #: 15576); Sarah O. Leonard (S.C. Bar #: 80165); Gregory Wooten (S.C. Bar #: 73586); Gregory T. Whitley (S.C. Bar #: 100792);

Attorney for : ☒ Plaintiff ☐ Defendant or
☐ Self-Represented Litigant

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 or hearing before the court. The issues have been tried or heard and a decision rendered. ☐ See Page 2 for additional information.
- ☐ **ACTION DISMISSED** (*CHECK REASON*): ☐ Rule 12(b), SCRPC; ☐ Rule 41(a), SCRPC (Vol. Nonsuit); ☐ Rule 43(k), SCRPC (Settled); ☐ Other
- ☐ **ACTION STRICKEN** (*CHECK REASON*): ☐ Rule 40(j), SCRPC; ☐ Bankruptcy; ☐ Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration ☐ award; ☐ Other
- ☐ **STAYED DUE TO BANKRUPTCY**
- ☐ **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 CIRCUIT 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 : Foreclosure Action

INFORMATION FOR THE JUDGMENT 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)
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F	Lenwar D. Benson	\$N/A

If applicable, describe the property, including tax map information and address, referenced in the order: 34 Argyle Court, Simpsonville, SC 29681 / TMS# 0548.44-01-023.00

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

E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

Charles B. Simmons, Jr., Master-in-Equity

Judge Code

Date

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:

John S. Kay (SC Bar #: 7914); Ashley Z. Stanley (SC Bar #: 74854); Alan M. Stewart (SC Bar #: 15576); Sarah O. Leonard (S.C. Bar #: 80165); Gregory Wooten (S.C. Bar #: 73586); Gregory T. Whitley (S.C. Bar #: 100792);

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)

CLERK OF COURT

Court Reporter:

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Fileers or who are appearing pro se. See Rule 77(d), SCRPC.

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.

FORM 4 ATTACHMENT

Lenwar D Benson
34 Argyle Ct
Simpsonville, SC 29681

Windsor Forest Homeowners' Association, Inc.
c/o Dean A. Hayes, Esquire
4500 Fort Jackson Boulevard, Suite 335
Columbia, SC 29209

Greenville Federal Credit Union
1501 Wade Hampton Blvd
Greenville, SC 29609



Greenville Common Pleas

Case Caption: Wilmington Savings Fund Society FSB , plaintiff, et al vs. Lenwar D Benson , defendant, et al
Case Number: 2022CP2303766
Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

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