

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Servis One, Inc DBA BSI Financial Services,

Plaintiff,

vs.

James Parkerson Bailes, IV, Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LendUS, LLC dba American Eagle Mortgage, and The United States of America, acting by and through its agency, The Secretary of Housing and Urban Development,

Defendants.

(File No. 4052.00125)

IN THE COURT OF COMMON PLEAS

C/A NO.: 2025-CP-23-01415

**MASTER IN EQUITY'S ORDER OF
JUDGMENT OF FORECLOSURE AND
SALE DECREE**

(Non-Jury)

(Deficiency Waived)

RILEY POPE & LANEY, LLC
Attorneys for Plaintiff

Robert Sneed
Attorney for The United States of America,
acting by and through its agency, The Secretary
of Housing and Urban Development

Pursuant to Rule 53 SCRCF, the above entitled matter was referred to the undersigned to make appropriate findings of fact and conclusions of law with authority to enter a final judgment in this case without further order of court. Any appeal from this Order shall be directly to the South Carolina Court of Appeals.

Pursuant to said Order of Reference a hearing was held via Zoom on July 14, 2025, attended by attorneys for the Plaintiff. Exhibits were identified, offered and received into evidence. Based upon the proof made of the facts and circumstances alleged in the pleadings, I find, conclude and order as follows:

FINDINGS OF FACT:

- 1) The Lis Pendens was filed on March 5, 2025.
- 2) The Summons and Complaint were filed on March 5, 2025.
- 3) Service was made upon the Defendants as shown by the proof of service filed herein.
- 4) The Defendants James Parkerson Bailes, IV, and Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LendUS, LLC dba American Eagle Mortgage are in default as shown by Affidavit, Notice, or Order filed herein.

5) The Defendants and all attorneys of record were notified of the time, date, and place of the hearing in this matter.

6) According to the affidavit filed herein, a good faith investigation did not determine that the defaulting Defendant James Parkerson Bailes, IV, is in the military service and therefore entitled to protection under the Servicemembers' Civil Relief Act, 50 U.S.C. §3901 et seq., or any amendments thereto.

7) For value received, James Parkerson Bailes, IV made, executed and delivered a note ("Note") dated December 27, 2017, promising thereby to pay to the order of LendUS, LLC dba American Eagle Mortgage the sum of One Hundred Thirty Six Thousand Four Hundred Eighty Two and 00/100 (\$136,482.00) Dollars, with interest at the rate of 5.250% per annum, with a current rate of 4.0000% per annum. Other terms and conditions are stated in the Note, which is of record herein.

8) To better secure the payment of the Note described above, James Parkerson Bailes, IV made, executed, and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LendUS, LLC dba American Eagle Mortgage a certain real estate mortgage ("Mortgage") in writing, dated December 27, 2017, covering real property in Greenville County, which is the same as that described in the Complaint. The Mortgage was filed in the Office of the Register of Mesne Conveyances/Register of Deeds for Greenville County on January 10, 2018, in Book 5421 at Page 1689. Thereafter, by assignment recorded October 26, 2018 in Book 5456 at Page 3375, the mortgage was assigned to United Security Financial Corp.; thereafter, by assignment recorded January 26, 2023 in Book 5722 at Page 3635, the Mortgage was assigned to the Plaintiff.

9) The Mortgage evidences and secures the repayment of money advanced by the mortgagee to, or on behalf of, the mortgagor and constitutes a purchase money first mortgage lien on the mortgaged premises.

10) The terms of the Mortgage have been modified by Loan Modification Agreement dated November 25, 2019 and recorded December 16, 2019 in Book 5511 at Page 3489.

11) The Plaintiff is the real party in interest pursuant to SCRCP 17(a) and is entitled to enforce the terms of the subject Note and Mortgage.

12) The titleholder of record of the subject property as of the filing of the Lis Pendens in this action is James Parkerson Bailes, IV, who is the original mortgagor.

13) Any notice required by the terms of the Note and/or Mortgage or by state or federal statutes has been given to the applicable Defendants prior to the commencement of this action.

14) The Note payments which became due on September 1, 2024, and subsequent months, have not been made as provided for therein, and the Plaintiff, as the holder thereof, has elected to require immediate payment of the entire amount due thereon and has placed the Note and Mortgage in the hands of its attorney for collection by foreclosure.

15) The sum of \$3,850.00 is a reasonable fee to allow as attorney's fees for Plaintiff's attorney for services performed and anticipated to be performed until final adjudication of this action, under the terms of the Note and Mortgage. The inclusion of services anticipated to be performed until final adjudication contemplates completion of this matter within a reasonable time and does not include exceptional circumstances delaying conclusion beyond the normal time.

16) The amount due and owing on the Note, with interest at the rate provided in the Note, and other costs and expenses of the within action, including an attorney's fee, secured by the Note and Mortgage, is as follows:

(a) Principal amount due as of September 1, 2024	\$134,406.62
(b) Interest from August 1, 2024 to June 5, 2025 at a current rate of 4.0000%	\$4,539.94
Per Diem Interest from June 6, 2025 to July 14, 2025	\$567.34
(c) Advances	
Property Inspections, BPOs, Appraisals	\$300.00
Escrow	\$1,771.94
FHA Premium Due	\$166.20
Fees Currently Assessed	\$1,452.94
NSF Fee	\$30.00
(d) Late charges	\$141.75
(e) Costs of collection prior to hearing (service of process, filing fees, etc.)	\$973.42
(f) Attorneys Fee	\$3,850.00
Total debt secured by Note and Mortgage, including interest to date shown	\$148,200.15

17) Interest for the period from the date shown in (b) above through the date of this judgment at above stated rate to be added to the above stated "Total Debt" to comprise the amount of the judgment debt entered herein and interest after the date of judgment at the rate of 4.0000% per annum (pursuant to the terms of the Note and Mortgage) on the judgment debt should be added

to such judgment debt to comprise the amount of Plaintiff's debt secured by the Mortgage through the date to which such interest is computed.

18) The Plaintiff is seeking the usual foreclosure of the mortgage and has in the Complaint, or subsequently thereto in writing, expressly waived the right to a personal or deficiency judgment pursuant to Rule 71(b) SCRPC.

19) The following Defendants claim or may claim a lien upon or interest in the subject property or are otherwise involved in this matter. In the event there is a surplus from the sale of the subject property, the validity, priority and amount of such liens will be determined at a hearing subsequent to the sale, in accordance with Rule 71(c), SCRPC. The Clerk of Court/Register of Deeds is hereby ordered to release said liens in so much as it pertains to the property which is the subject of this action:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LendUS, LLC dba American Eagle Mortgage, by virtue of a mortgage given by James Parkerson Bailes, IV in the original principal amount of \$4,865.00, dated December 27, 2017, and recorded January 10, 2018 in Book 5421 at Page 1699. Any such interest in or lien upon the Property is junior and subordinate to Plaintiff's mortgage.

The United States of America, acting by and through its agency, The Secretary of Housing and Urban Development, by virtue of a mortgage given by James Parkerson Bailes, IV in the original principal amount of \$28,226.12, dated June 8, 2022, and recorded September 30, 2022 in Book 5710 at Page 4306. Any such interest in or lien upon the Property is junior and subordinate to Plaintiff's mortgage.

CONCLUSIONS OF LAW

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1) The Plaintiff's Mortgage should be declared a purchase money first mortgage lien and Plaintiff should have judgment of foreclosure of the mortgage and the mortgaged property should be ordered sold at public auction after due advertisement.

2) The Defendants named herein, and all persons whosoever claiming under Defendants, are forever barred and foreclosed of all right, title, interest, equity of redemption or lien in the said mortgaged premises so sold, or any part thereof.

3) Pursuant to Rule 53, SCRPC, this Order shall constitute a final judgment.

4) There is due to the Plaintiff on the Note and Mortgage set forth in the Complaint the sum of \$148,200.15, as set out in the Findings of Fact *supra*.

5) The amount due in the preceding paragraph (the "Total Debt" as set out in the Findings of Fact *supra*, and later accrued interest on the principal), shall constitute the total judgment debt due Plaintiff and shall bear interest hereafter at the rate of 4.0000% per annum. The amount of the judgment shall be subject to increase to permit the Plaintiff to recover additional costs, commissions and expenses not included in the judgment figures set forth herein. It may also increase to include supplemental compensation for attorney's services not contemplated by the initial fee awarded. Jurisdiction over the fee award and total debt is reserved to facilitate the assessment and payment of any such costs and/or supplemental compensation. Such additional costs, commissions and expenses may be established by affidavit and shall be adjudicated by the Court without further finding.

6) The Defendants liable for the aforesaid judgment debt including interest at the rate of 4.0000% per annum shall on or before the date of sale of the property hereinafter described, pay to the Plaintiff, or Plaintiff's attorney the amount of Plaintiff's debt as aforesaid, together with the costs and disbursements of this action.

7) On default of payment at or before the time herein indicated, the mortgaged premises described in the Complaint, as hereinafter set forth, shall be sold by the Master in Equity, at public auction, at 11:00 a.m. at the County Courthouse in Greenville, South Carolina, on some convenient sales day hereafter (and should the regular day of judicial sales fall on a legal holiday, then and in such event, the sales day shall be on some other day appointed by the Court), on the following terms, that is to say:

8) For Certified Funds: The Master in Equity, will require, at the time of the bid, a deposit of 5% of the amount of the bid (in certified funds or equivalent) same to be applied to purchase price if compliance is made, but in the event of non-compliance, the deposit may be forfeited without further hearing and applied first to the costs of the action and then to plaintiff's debt. Should the successful bidder at the regularly conducted sale fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the property may be re-sold on the same terms and conditions on some subsequent Sales Day, but at the risk of the defaulting bidder(s).

9) Interest on the balance of the bid shall be paid through the day of compliance at the rate of 4.0000%.

10) Purchaser shall pay for any statutory commission on sale from the proceeds of sale, deed preparation, costs of recording the deed, and deed stamps.

11) A personal or deficiency judgment having been waived, bidding will conclude at the fall of the gavel on the date of the sale. Compliance with the bid may be made immediately.

12) The sale is subject to assessments, county taxes, existing easements, easements and restrictions of record, and other senior encumbrances.

13) The Master in Equity, will, by advertisement according to law, give notice of the time and place of such sale and the terms thereof and will execute to the purchaser, or purchasers, a deed to the premises sold. The Plaintiff, or any other party to this action, may become a purchaser at such sale, and if, upon such sale being made, the purchaser, or purchasers, should fail to comply with the terms thereof within twenty (20) days after the conclusion of the bidding, then the Master in Equity, may advertise the said premises for sale on the next or some other subsequent sales day at the risk of the highest bidder and so from time to time thereafter until a full compliance shall be secured.

14) In the event an agent of the Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales day upon the terms and conditions as set forth in this Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

15) If Plaintiff is the successful bidder at the sale, for a sum not exceeding the amount of costs, expenses and the indebtedness of Plaintiff in full, Plaintiff may pay to the Master in Equity, only the amount of the costs and expenses crediting the balance of the bid on Plaintiff's indebtedness.

16) The Master in Equity will apply the proceeds of the sale as follows:

FIRST: To the payment of the amount of the costs and expenses of this action, including any Guardian Ad Litem fee or fees of attorneys appointed under Order of Court;

NEXT: To the payment to the Plaintiff or Plaintiff's attorney of the amount of Plaintiff's debt and interest (including attorney fees) or so much thereof as the purchase money will pay on the same;

NEXT: Any surplus should be held pending further Order of this court.

17) In the event the successful bidder is other than the Defendant(s) in possession of the subject property, upon full compliance and title by deed from the Court vested into such purchaser, and upon issuance of a Writ of Assistance by the Court, the Sheriff of Greenville County is ordered and directed to eject and remove from the premises the occupant(s) of the property sold, together with all personal property located thereon, and put the successful purchaser or his assigns in full, quiet, and peaceable possession of said premises without delay, and to keep said successful bidder or his assigns in such peaceable possession. All valid tenant rights shall be protected pursuant to the Protecting Tenants at Foreclosure Act (12 U.S.C. 5220).

18) In the event the successful purchaser is someone other than the Defendant(s) in possession of the subject property, and the occupants have voluntarily vacated the property or have been ejected from the property leaving furnishings, fixtures and items not subject to Plaintiff's Mortgage is said property, and title by deed from the Court is vested into such purchaser, the Purchaser is authorized to remove from the property all furnishings, fixtures and items not subject to the lien of Plaintiff's Mortgage. The personal property, being deemed abandoned, shall be removed by the Purchaser or its agents from the subject property by placing said property on the public street or highway or by any other means.

19) In accordance with S.C. Code Ann. §30-9-31, the deed of conveyance made pursuant to said sale shall be indexed by the Register of Deeds in the name of the owner of record of subject property immediately prior to execution of the deed, as well as in the name of the Master in Equity, who executes such deed as grantor.

20) The undersigned will retain jurisdiction to do all necessary acts incident to this foreclosure including, but not limited to, the issuance of a Writ of Assistance.

21) The following is a description of the premises herein ordered to be sold:

Being all of that certain piece, parcel or tract of land, with any improvements thereon, lying, being and situate in the County of Greenville, Greenville Township, State of South Carolina, being shown and designated as LOT 31 on plat of Cordell Subdivision No. 10 by C.C. Jones in December, 1952 and recorded in the ROD Office for Greenville County in Plat Book BB Page 84; said plat is incorporated herein by reference for a more complete metes and bounds description.

Being the same property conveyed to James Parkerson Bailes, IV by deed of Helen A. Garcia, dated December 27, 2017 and recorded January 10, 2018 in Deed Book 2529 at Page 3243.

TMS No. 0240040102600

Property Address: 11 Stokes Street, Greenville, SC 29611

AND IT IS SO ORDERED.

JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW

FORM 4

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

JUDGMENT IN A CIVIL CASE

CASE NO. 2025-CP-23-01415

Servis One, Inc DBA BSI Financial Services

PLAINTIFF

vs.

James Parkerson Bailes, IV, Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LendUS, LLC dba American Eagle Mortgage, and The United States of America, acting by and through its agency, The Secretary of Housing and Urban Development

DEFENDANTS.

Submitted by: Riley Pope & Laney, LLC
Post Office Box 11412, Columbia, SC 29211

Attorney for Plaintiff

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), 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 – _____
- ☐ **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 : _____

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)
		N/A

If applicable, describe the property, including tax map information and address, referenced in the order:

Tax Map # 0240040102600; 11 Stokes Street, Greenville, SC 29611

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.

Circuit Court Judge

Judge Code

Date

For Clerk of Court Use Only

This judgment was entered on the _____ day of _____, 2025, and a copy mailed first class or placed in the appropriate attorney's box on this _____ day of _____, 2025 to attorneys of record or to parties (when appearing pro se) as follows:

Attorneys for Plaintiff:

Riley Pope & Laney, LLC
Post Office Box 11412
Columbia, SC 29211

Defendants:

James Parkerson Bailes, IV
1512 E Downing Street
Hendersonville, NC, 28792

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LendUS, LLC dba American Eagle Mortgage
P.O. Box 2026
Flint, MI 48501

Robert Sneed, Esquire
Attorney for The United States of America, acting by and through its agency, The Secretary of Housing and Urban Development
55 Beattie Place, Suite 700
Greenville, SC 29601

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-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

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.



Greenville Common Pleas

Case Caption: Servis One Inc , plaintiff, et al vs. James Parkerson Bailes IV ,
defendant, et al
Case Number: 2025CP2301415
Type: Master/Order/Foreclosure & Sale and Form 4

And It Is So Ordered!

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