

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Nationstar Mortgage, LLC

Plaintiff,

v.

Hattie E. Pugh,

Defendant(s).

IN THE COURT OF COMMON PLEAS

C/A NO.: 2022-CP-23-06207

SECOND SUPPLEMENTAL ORDER POST
JUDGMENT

Deficiency Judgement Waived

22-010537

A supplemental hearing was held October 15, 2025, at 11:00AM, said hearing being conducted via Zoom meeting. Evidence was presented, which is reported herewith, and from the evidence, I find and conclude as follows:

Pursuant to Rule 53 of the South Carolina Rules of Civil Procedure (hereinafter "SCRCP"), the above-entitled matter was referred to the undersigned Master In Equity with finality to enter judgment in the case. On May 9, 2023, a Judgment of Foreclosure and Sale was issued. The property was sold to a third party on July 3, 2023, however, the third party did not comply with the bid, and the Plaintiff wishes to proceed with the foreclosure and sale, and the purpose of this order is to supplement the previous Judgment of the Supplemental Order to reflect the current amount due.

The Plaintiff was previously awarded a reasonable attorney fee of \$3,450.00. This award was based upon the completion of this matter within a reasonable time and did not include exceptional circumstances delaying conclusion beyond the normal time. Based on the legal work performed during the delay, I find that an additional \$2,310.00 is a reasonable fee to allow Plaintiff's counsel for services performed and anticipated to be performed until final adjudication of this action, under the terms of the Note and Mortgage.

THEREFORE, upon motion of the Plaintiff's counsel and for good cause indicated.

IT IS HEREBY ORDERED that the previous judgment debt be amended as follows:

1. The amount due and owing on the Note from the previous judgment was as follows:

a. Principal Balance	\$116,633.59
b. Interest from April 1, 2022 to November 22, 2023	\$8,851.43
c. Interest from November 23, 2023 to January 24, 2024	\$931.07
d. Escrow Advances	\$4,824.05
e. Corporate Advances	\$12,145.74
f. Late Charges	\$225.11
g. MIP/PMI	\$86.10
h. County Recording Fee	\$10.00
i. Attorneys' Fees	\$235.00

PREVIOUS TOTAL DEBT **\$143,942.09**

2. Amended judgment debt is as follows:

a. Principal now due	\$116,633.59
b. Interest from April 1, 2022 to June 30, 2025	\$17,527.79
c. Interest from July 1, 2025 to October 15, 2025	\$1,566.56
d. Escrow Advances	\$13,305.83
e. Corporate Advances	\$12,563.24
f. Late Charges	\$225.11
g. MIP/PMI	\$86.10
h. Other Fees	\$15.00
i. Attorney's Fees	\$1,240.00
j. Costs of Collection (prior to hearing)	\$68.94

NEW TOTAL DEBT now secured by Note and Mortgage **\$163,232.16**

3. The mortgaged property shall be sold under the terms of the original Judgment of Foreclosure and Sale.

[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. 2022-CP-23-06207

Nationstar Mortgage, LLC

Hattie E. Pugh

PLAINTIFF

DEFENDANT(S)

Submitted by: Albertelli Law1201 Main Street, Suite 1450Columbia, SC 29201Attorney for: ☒ Plaintiff ☐ Defendant

or

☐ Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

- ☐ **JURY VERDICT.** This action came before the court for 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
- ☐ **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 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)
ALL THAT PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATE, LYING AND BEING ON THE SOUTHERN SIDE OF BIRCHBARK DRIVE IN GREENVILLE COUNTY, SOUTH CAROLINA BEING SHOWN AND DESIGNATED AS LOT NO. 1 ON A PLAT OF PARKDALE, SECTION 2, MADE BY C. O. RIDDLE, DATED MAY, 1965 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK BBB AT PAGE 121, REFERENCE TO WHICH IS HEREBY CRAVED FOR THE METES AND BOUNDS THEREOF. THIS BEING THE SAME PROPERTY CONVEYED TO PHILIP G. HILL BY DEED OF KENNETH E. NICHOLSON AND IDA L. NICHOLSON DATED APRIL 15, 1980, AND RECORDED ON APRIL 16, 1980, IN THE REGISTER OF DEEDS OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 1124 AT PAGE 3. ELECTRONICALLY FILED - 2024 Feb 20 8:48 AM - GREENVILLE - COMMON PLEAS - CASE#2022CP2306207 4 THEREAFTER, TO HATTIE E. PUGH BY DEED OF PHILIP G. HILL		

DATED JUNE 23, 2017, AND RECORDED ON JUNE 23, 2017, IN THE REGISTER OF DEEDS OFFICE
FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 2515, PAGE

Property Address: 7 Birchbark Drive., Greenville, SC 29611
TMS#: B004.05-01-087.00

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.

Circuit Court Judge

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:

Hattie E. Pugh
7 Birchbark Dr.
Greenville, SC 29611

ATTORNEY(S) FOR THE DEFENDANT(S)

Albertelli Law
1201 Main Street, Suite 1450
Columbia, SC 29201

ATTORNEY(S) FOR THE PLAINTIFF(S)

CLERK OF COURT

Court Reporter:

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

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.

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: Nationstar Mortgage Llc vs. Hattie E Pugh

Case Number: 2022CP2306207

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

And It Is So Ordered!

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