

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Nationstar Mortgage LLC,

PLAINTIFF,

VS.

Kyle Randall Pearson; Jaime Anderson-Pearson;
The United States of America by and through its
agency, the Secretary of Housing and Urban
Development; and Triple Creek Homeowners'
Association, Inc.,

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS

CASE NO. 2024-CP-23-05423

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

DEFICIENCY WAIVED

(241070.00118)

Pursuant to Circuit Court Rule 53(b) of the South Carolina Rules of Civil Procedure, the above-entitled matter was taken up in a Supplemental Hearing on February 17, 2026 by the undersigned to take any additional testimony arising under the pleadings and to make any additional findings of fact and conclusions of law. This Court retains its authority to enter a final judgment in the case, with any appeal therefrom to be directed to the State of South Carolina Court of Appeals.

The Court has determined that Plaintiff has complied with the Administrative Order of the Supreme Court dated May 17, 2023 (2023-05-17-01).

No Defendant raised any credible issues related to Plaintiff's standing to prosecute this action, and Plaintiff is the real party in interest as contemplated by Rule 17(a), SCRPC. The Court finds that any issues related to Plaintiff's standing or ability to prosecute this action are waived. Unless specifically denied by an answering Defendant, all allegations in the Complaint of Plaintiff are deemed admitted in full.

The Court again finds that Plaintiff and its counsel have fully complied with its obligation(s) as required under the specific terms of the Note and Mortgage being foreclosed as well as any applicable Federal or State statutes or regulations, including, but not limited to, the furnishing of any notices, where applicable (e.g. post referral loss mitigation solicitation letter and/or acceleration warning letter, if or where applicable); the review of this Mortgage loan for compliance with the Home Affordability Modification Program (HMP), if applicable; and moreover and prior to the filing of this judicial proceeding, the Defendant(s) had not raised any compliance defenses or

objections as to the servicing of any applicable banking or consumer laws by Plaintiff and/or its counsel.

In addition, all Findings and Conclusions of Law in the aforementioned Judgment were not timely appealed or timely excepted to, or timely moved for reconsideration, and, therefore such appeals and motions are barred.

Per a search of the real estate and other public records for Greenville County, the titleholder of record at the time of the filing of the Lis Pendens in this matter was Randall Pearson and Jaime Anderson-Pearson.

Pursuant to the aforementioned Master in Equity's Order and Judgment of Foreclosure and Sale, heretofore entered in this case, the subject property was ordered to be sold, and Plaintiff has requested that the property be sold as ordered by this Court.

That additional costs and expenses have been incurred as follows:

(a)	Principal due	\$262,199.10
(b)	Interest Due from 04/01/2024 to 01/20/2026	\$14,127.61
(c)	Interest from 01/21/2026 to 02/17/2026 (date of hearing)	\$601.44
(d)	Pre-Acceleration Late Charges	\$234.40
(e)	Escrow Adjustments (Itemized in Plaintiff's Disbursement Record)	\$15,500.09
(f)	Appraisals	\$490.00
(g)	Prior Foreclosure Fees/Costs Advanced	\$82.80
(h)	Mortgage Insurance Premium (Pro Rata MI)	\$174.73
(i)	Property Inspections	\$300.00
(j)	Suspense	(\$197.77)
(k)	Title Examination	\$55.00
(l)	Paid Attorney's Costs	\$1,852.12
(m)	Paid Attorney's Fees	\$4,365.00
(n)	Outstanding costs, charges, or expenses of collection prior to hearing	\$88.96
(o)	Attorney's (awarded herein, but unpaid)	\$860.00
TOTAL DEBT secured by Note and Mortgage including interest to date shown		\$300,733.48

Interest shall continue to accrue on the unpaid principal balance shown in (a) above, at the 2.99% from the date of hearing until entry of judgment, and such interest shall be added to the above

stated "Total Debt": to comprise the amount of the judgment debt entered herein. Interest after the date of entry of judgment at the rate of 2.99% per annum (pursuant to the terms of the Note and Mortgage) shall accrue on the judgment debt and shall be added to such judgment debt to comprise the amount of Plaintiff's debt secured by the Mortgage through the date of compliance with the terms of judicial sale. (Items (e) through (o) are subject to supplemental revision by Plaintiff's counsel and/or modification by the Court, with such items including but not limited to post-judgment escrow and corporate advances, and costs related to the publication and sale of the subject property.)

Now, on motion or notice of Plaintiff's attorney,

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That there is due to Plaintiff on the obligation and mortgage as set forth in the Complaint or Amended Complaint the sum of \$300,733.48, representing the total debt due Plaintiff as set forth *supra*, together with interest at the rate provided therein on the balance of principal from the date aforesaid to the date hereof.

That this matter should be scheduled for sale.

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. 2024-CP-23-05423

Nationstar Mortgage LLC

Kyle Randall Pearson; Jaime Anderson-Pearson;
The United States of America by and through its
agency, the Secretary of Housing and Urban
Development; and Triple Creek Homeowners'
Association, Inc.

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: Scott and Corley, P.A.

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 FOR BANKRUPTCY**☐ **DISPOSITION OF APPEAL TO THE CIRCUIT COURT** (*CHECK APPLICABLE BOX*):☐ Affirmed; ☐ Reversed; ☐ Remanded; ☐ OtherNOTE: 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 :The property which is the subject of this action shall be sold at
public sale pursuant to the Master in Equity's Report and Judgment
of Foreclosure and Sale.

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:

TMS No. 0593.08-01-042.00

Property address: 300 Millridge Road, Piedmont, SC 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.

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

Charles B. Simmons, Jr., Master in Equity

Judge Code

Date

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Greenville Common Pleas

Case Caption: Nationstar Mortgage Llc vs. Kyle Randall Pearson , defendant, et al

Case Number: 2024CP2305423

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

And It Is So Ordered!

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