

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE COURT OF COMMON PLEAS

Pythius Investments,
PLAINTIFF,
vs.

AllBetterHomes, LLC; Charles E. Coleman;
Adrienne Coleman; David Buvinghausen; Laura
Wilson; W.S. Badcock Corporation; The Cliffs
Community Association at Glassy, Inc.,
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-23-00802

DEFICIENCY REQUESTED AS TO
CHARLES E. COLEMAN AND ADRIENNE
COLEMAN ONLY

On March 27, 2023, this Court issued an Order and Judgment of Foreclosure and Sale (hereafter, "Judgment") and Supplemental Orders were filed on January 26, 2024 and December 13, 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, an additional Supplemental Hearing was held on March 18, 2026.

At the time of the filing of the Lis Pendens and Complaint, AllBetterHomes, LLC 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 March 27, 2023, a first supplemental order was filed on January 26, 2024, a second supplemental hearing was filed on December 13 2024 are supplemented to show the following Total Debt figures:

- | | | |
|----|---|--------------|
| a) | Principal Balance due as of 04/01/2023 | \$434,000.00 |
| b) | Default Rate Interest Due from
03/01/2023 to 03/18/2026 at 5.00% | \$66,229.50 |

c)	Note Rate Interest Due from 03/01/2023 to 03/18/2026 at 7%	\$92,721.48
d)	Forfeited Bid Deposit from previous sale	(\$36,740.65)
e)	Late Charges	\$ 379.74
f)	Prior Foreclosure Fees/Costs	\$4,565.64
g)	Tax Payment Advance	\$16,866.44
h)	Bankruptcy Fees and Costs	\$1,831.00
i)	Insufficient Funds Fee	\$ 25.00
j)	Suspense Account	(\$2,587.82)
k)	Litigation Fees	\$2,475.00
l)	Admin Fee	\$50,225.00
m)	Foreclosure Costs	\$4,288.16
n)	Attorney Fees	\$4,725.00

TOTAL DEBT \$639,003.49

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-23-00802

Pythius Investments,
PLAINTIFF(S)

AllBetterHomes, LLC; Charles E. Coleman;
Adrienne Coleman; David Buvinghausen; Laura
Wilson; W.S. Badcock Corporation; The Cliffs
Community Association at Glassy, Inc.,
DEFENDANT(S)

Submitted by: John S. Kay (SC Bar #: 7914); Ashley Z. Stanley (SC Bar #: 74854); Alan Stewart (S.C. Bar #: 15576); Sarah O. Leonard (S.C. Bar #: 80165); Gregory Wooten (S.C. Bar #: 73586); M. Celeste Bowers (S.C. Bar #: 100981);

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), 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 : 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)
Pythius Investments	AllBetterHomes, LLC	\$N/A

If applicable, describe the property, including tax map information and address, referenced in the order: 161 Catnip Trail, Landrum, SC 29356 / TMS# 0646.05-01-008.00

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 Stewart (S.C. Bar #: 15576); Sarah O. Leonard (S.C. Bar #: 80165); Gregory Wooten (S.C. Bar #: 73586); M. Celeste Bowers (S.C. Bar #: 100981);

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-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.

FORM 4 ATTACHMENT

AllBetterHomes, LLC
c/o J.J. Andrighetti, Esquire
10 Williams Street
Greenville, SC 29601

Charles E. Coleman
c/o J.J. Andrighetti, Esquire
10 Williams Street
Greenville, SC 29601

Adrienne Coleman
c/o J.J. Andrighetti, Esquire
10 Williams Street
Greenville, SC 29601

David Buvinghausen
c/o Mark Anthony Bible, Jr., Esquire
704 E. Mcbee Avenue
Greenville, SC 29601

Laura Wilson
c/o Nathan Farmer - Attorney of Record
201 Concord Road, Suite A
Anderson, SC 29621

W.S. Badcock Corporation
c/o Jerry T. Myers - Attorney of Record
4601 Six Forks Rd., Suite 400
Raleigh, NC 27609

The Cliffs Community Association at Glassy, Inc.
c/o Rebecca Thompson - Registered Agent
100 West Washington Street, Suite 300
Greenville, SC 29601



Greenville Common Pleas

Case Caption: Pythius Investments , plaintiff, et al vs. AllBetterHomes LLC ,
defendant, et al
Case Number: 2022CP2300802
Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

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