

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE COURT OF COMMON PLEAS
CASE NO.: 2023-CP-23-00492

Lakeview Loan Servicing, LLC,

Plaintiff,

v.

Sandra K. Chaddock; and Hadley Park
Community Association, Inc.,

Defendant(s).

**MASTER IN EQUITY'S THIRD
SUPPLEMENTAL ORDER**

Deficiency Judgment Waived

McMichael Taylor Gray, LLC
Attorney for Plaintiff

Pursuant to Rule 53 of the South Carolina Rules of Civil Procedure (hereinafter "SCRCP"), the above-entitled action was referred to the undersigned Master in Equity to make appropriate findings of fact and conclusions of law, with authority to enter a final Judgment in the action. Any appeal from the decision of the Master in Equity shall be directly to the Supreme Court of South Carolina or the South Carolina Court of Appeals.

Pursuant to said reference, a hearing was held on May 22, 2023, attended by the attorneys of record, testimony was taken, and a Master in Equity's Order and Judgment of Foreclosure and Sale was entered on May 23, 2023. A supplemental hearing to update the total debt amount was requested and held on November 1, 2023 and a Supplemental Order was entered on November 1, 2023. A second supplemental hearing to update the total debt amount was requested and held on June 24, 2024 and a Second Supplemental Order was entered on June 25, 2024. A third supplemental hearing to update the total debt amount was requested and held via Zoom on September 28, 2026, attended by the attorneys of record, testimony was given, and from the testimony and evidence, I find and conclude as follows:

FINDINGS OF FACT:

1. All Defendants were notified of the time, date and place of this supplemental hearing.
2. The amount now due and owing on the Note and the Mortgage, with interest at the rate provided in the Note, and other costs and expenses of collection, including attorney's fees, secured by the Note and Mortgage, is as follows:

Principal Balance Due	\$160,212.15
Interest Due through 9/28/2026	
Current Rate 4.2500%, Per Diem \$18.65	\$34,540.89
Late charges	\$68.02
Property Inspections	\$475.00
Property Preservation	\$125.00
Appraisal	\$500.00
Taxes	\$15,712.15
Hazard Insurance	\$6,550.00
Private Mortgage Insurance	\$5,815.21
Misc. Recovery	(\$492.54)
Prior Attorney Fees and Costs	\$2,517.27
Foreclosure Costs through hearing	\$300.18
Foreclosure Attorney's Fees through the hearing	\$850.00
TOTAL DEBT OWED	\$227,173.33

1. Total Debt secured by Note and Mortgage, including interest to date shown \$227,173.33. Interest for the period of the date shown in (b) above through the date of this judgment, at the above stated rate, to be added to the above stated "Total Debt" to comprise the amount of Judgment debt entered herein, and interest after the date of Judgment at the rate of 4.25% 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 the Plaintiff's debt secured by the Mortgage though the date to which such interest is computed.
2. All other findings of fact from the Master in Equity's Order and Judgment of Foreclosure entered May 23, 2023, the Supplemental Order entered on November 1, 2023, and the Second Supplemental Order entered on June 25, 2024 remain unchanged.

CONCLUSIONS OF LAW:

3. That there is due to the Plaintiff on its Note and Mortgage the sum of \$227,173.33, together with interest thereon at the rate provided in the Note to the date hereof.
4. That all other conclusions of law from the Master in Equity's Order and Judgment of Foreclosure entered May 23, 2023, the Supplemental Order entered on November 1, 2023, and the Second Supplemental Order entered on June 25, 2024 remain unchanged.

IT IS, THEREFORE ORDERED, ADJUDGED AND DECREED:

5. That the Total Debt due to the Plaintiff in this matter is found to be the amount of \$227,173.33, pursuant to Rule 71 of the South Carolina Rules of Civil Procedure.
6. That the remaining terms of the Master in Equity's Order and Judgment of Foreclosure

entered May 23, 2023, the Supplemental Order entered on November 1, 2023, and the Second Supplemental Order entered on June 25, 2024 remain unchanged.

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. 2023-CP-23-00492**

Lakeview Loan Servicing, LLC,

Sandra K. Chaddock, et al.

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: McMichael Taylor Gray, LLC	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.
- ☐ **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 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)
Lakeview Loan Servicing,	Sandra K. Chaddock	\$ N/A

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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 220, Tract 2, Hadley Park, on plat prepared by Sam F. Williams, PLS, dated September 11, 2002, and recorded in Plat Book 46-C at Page 54, in the Office of the Register of Deeds for Greenville County, South Carolina. Reference is hereby made to said plat for a more complete and accurate metes and bounds description thereof.

This being the same property conveyed to Sandra K. Chaddock by Deed of Richard Nguyen and Trang Nguyen dated October

18, 2017 to be recorded simultaneously herewith in the Office of the Register of Deeds for Greenville County, South Carolina.

TMS# 0546-08-01-012-00

Property Address: 220 Hadley Commons Dr., Mauldin, SC 29662

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.**

Circuit Court Judge

Judge Code

Date

For Clerk of Court Office Use Only

This judgment was entered on the ____ day of _____, 2026 and a copy mailed first class or placed in the appropriate attorney's box on this ____ day of _____, 2026 to attorneys of record or to parties (when appearing pro se) as follows:

McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092

Sandra K. Chaddock
220 Hadley Commons Drive
Mauldin, SC 29662

William Franklin Childers, Jr., Esq.
Attorney for Defendant Hadley Park Community
Association, Inc.
1306 South Church Street
Greenville, SC 29605

ATTORNEY(S) FOR THE PLAINTIFF(S)

Defendant(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.



Greenville Common Pleas

Case Caption: Lakeview Loan Servicing Llc vs. Sandra K Chaddock , defendant, et al
Case Number: 2023CP2300492
Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

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