

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE COURT OF COMMON PLEAS
CASE NO.: 2022-CP-23-03919

Wilmington Savings Fund Society, FSB, as
Trustee of Stanwich Mortgage Loan Trust F,
Plaintiff,

**MASTER IN EQUITY'S
SUPPLEMENTAL ORDER**

v.

Deficiency Judgment Waived

Richard A. Burnett aka Richard Allen Burnett
and if Richard A. Burnett aka Richard Allen
Burnett be deceased then any and all children and
heirs at law, distributees and devisees and if any
of the same be dead, any and all persons entitled
to claim under or through them, also all other
persons unknown claiming any right, title,
interest or lien upon the real estate described in
the complaint herein, any unknown adults, any
unknown infants or persons under disability,
being a class designated as John Doe or persons
in the military service of the United States of
America, being a class designated as Richard
Roe; Julie Ann Davis, Individually and as
Personal Representative of the Estate of Richard
Allen Burnett; Robin Burnett; Secretary of
Housing and Urban Development; South
Carolina Department of Motor Vehicles; Federal
Guaranty Mortgage Co.,
Defendants.

McMichael Taylor Gray, LLC
Attorneys for Plaintiff

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 to make appropriate findings of fact and conclusions of law, with authority to enter a final Judgment in the cause. Any appeal from the decision of the Master in Equity shall be directly to the South Carolina Supreme Court or South Carolina Court of Appeals.

Pursuant to said reference, a hearing was held on April 17, 2023, attended by the attorneys of record, testimony was taken, and a Master's Order and Judgment of Foreclosure and Sale was entered on April 20, 2023. A supplemental hearing to update the total debt amount was requested and held on August 28, 2023, 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	\$56,008.67
Interest Due through 8/1/2023	\$7,736.04
Current Rate 4.250%, Per Diem \$6.612	
Interest from 8/2/2023 through 8/28/2023	\$171.91
Beginning Escrow Balance	(\$29.04)
County Taxes	\$372.30
Hazard Insurance	\$851.36
HOA Violation	\$471.64
Property Preservation	\$2,993.92
Unapplied/Suspense	(\$39.81)
Appraisal	\$680.00
Prior Awarded Attorney Fees and Costs (awarded in Judgment Order entered on 4/20/2023)	\$4,503.87
Foreclosure Costs through hearing	\$118.37
Foreclosure Attorney's Fees through the hearing	\$325.00
TOTAL DEBT OWED	\$74,164.23

3. Total Debt secured by Note and Mortgage, including interest to date shown \$74,164.23. 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 4.250% 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 through the date to which such interest is computed.
4. All other findings of fact from the Master's Order and Judgment of Foreclosure and Sale entered April 20, 2023, remain unchanged.

CONCLUSIONS OF LAW:

5. That there is due to the Plaintiff on its Note and Mortgage the sum of \$74,164.23 together with interest thereon at the rate provided in the Note to the date hereof.
6. That all other conclusions of law from the Master's Order and Judgment of Foreclosure and Sale entered April 20, 2023, remain unchanged.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED:

7. That the Total Debt due to the Plaintiff in this matter is found to be the amount of \$74,164.23 pursuant to Rule 71 of the South Carolina Rules of Civil Procedure.
8. That the remaining terms of the Master's Order and Judgment of Foreclosure and Sale entered April 20, 2023, remain unchanged.

AND IT IS SO ORDERED.

SIGNATURE PAGE TO FOLLOW.

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F
Richard A. Burnett aka Richard Allen Burnett., et al.

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: McMichael Taylor Gray, LLC	Attorney for : <input checked="" type="checkbox"/> Plaintiff	<input type="checkbox"/> Defendant
	or <input type="checkbox"/> 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)
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F	Richard A. Burnett aka Richard Allen Burnett	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, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, located on Jenkins View Court, being shown and designated as Lot 25, containing 1.00 acres, more or less, on a plat for Walden Woods, dated January 29, 1994, prepared by T.H. Walker, Jr., Surveyor, recorded in the R.O.D. Office for Greenville County in Plat Book 26-V at Page 95; reference is hereby made to said plat for a more detailed metes and bounds description thereof.

This being the same property conveyed to Richard A. Burnett by Deed of Ron Bishop dated December 6, 2006 and recorded in the Office of the Register of Deeds for Greenville County on December 7, 2006 in Deed Book 2240, Page

1630.

**INCLUDES THE FOLLOWING MOBILE HOME
MAKE AND MODEL: 643-20 DESTINY YEAR: 1996
SERIAL NUMBER: 047004 A&B
LABEL NUMBERS: 869845/46**

**Property Address: 11 Jenkins View Court, Fountain Inn, SC 29644
TMS#: 0567.02-01-019.00**

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.**

Circuit Court Judge

Judge Code

Date

For Clerk of Court Office Use Only

This judgment was entered on the _____ day of _____, 2023 and a copy mailed first class or placed in the appropriate attorney’s box on this _____ day of _____, 2023 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

Kelley Y. Woody, Esq.
Guardian ad Litem/Attorney for John Doe and Richard Roe
Post Office Box 6432
Columbia, SC 29260

Julie Ann Davis, Individually
357 White Peach Way
Duncan, SC 29334

Julie Ann Davis, as Personal Representative
of the Estate of Richard Allen Burnett
357 White Peach Way
Duncan, SC 29334

Robin Burnett
66 Wightman St
W. Warwick, RI 02893

Robert M. Sneed, Esq.
Attorney for Defendant Secretary of Housing and Urban Development
Assistant United States Attorney
U.S. Attorney’s Office
55 Beattie Place, Suite 700
Greenville, SC 29601

Thomas H. Eller, Esq.
Attorney for Defendant South Carolina Department of
Motor Vehicles
Office of General Counsel
Post Office Box 1498
Blythewood, SC 29016-0020

Federal Guaranty Mortgage Co.
1851 NW 125th Ave Ste 440
Pembroke Pines, FL 33028

Federal Guaranty Mortgage Co.
3400 Lakeside Drive, Suite 103
Miramar, FL 33027

Federal Guaranty Mortgage Co.
1806 N. Flamingo Road, Suite 314
Pembroke Pines, FL 33028

Defendant(s)

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-Fileers or who are appearing pro se. See Rule 77(d), SCRPC.

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: Wilmington Savings Fund Society FSB , plaintiff, et al vs. Richard A
Burnett , defendant, et al
Case Number: 2022CP2303919
Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

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