

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE COURT OF COMMON PLEAS

AmeriHome Mortgage Company, LLC,
PLAINTIFF,
vs.
Tonia S. Rankin; Matthew Robert Rankin,
DEFENDANT(S)

SUPPLEMENTAL ORDER TO THE
MASTER’S ORDER AND JUDGMENT OF
FORECLOSURE AND SALE

(NON-JURY MORTGAGE
FORECLOSURE)

C/A NO: 2022-CP-23-03328

DEFICIENCY REQUESTED,
ONLY AS TO DEFENDANT,
TONIA S. RANKIN

On May 16, 2023, this Court issued an Order and Judgment of Foreclosure and Sale (hereafter, “Judgment”). The Plaintiff has moved to supplement the Judgment(s) to reflect the adjustments in the debt figures since the Judgment was issued.

At the time of the filing of the Lis Pendens and Complaint, Tonia S Rankin; Matthew Robert Rankin was/were 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 May 16, 2023 is supplemented to show the following Total Debt figures:

- a) Principal Balance due as of 03/01/2020 \$166,737.57
- b) Interest Due from 02/01/2020 to \$28,219.07
08/24/2023 at current interest rate of
4.75%
- c) Escrow Advances
 - Hazard Insurance \$4,529.92
 - Taxes \$6,489.67

	MIP/PMI Payments	\$1,845.56	
	Beginning Balance	-\$95.25	
			\$12,769.90
d)	Late Charges		\$446.00
e)	Property Inspections		\$391.30
f)	Pro Rata MIP/PMI		\$49.88
g)	Total Fees		\$10.00
h)	Foreclosure Costs		\$2,705.75
i)	Attorney Fees		\$3,062.50
	TOTAL DEBT	\$214,391.97	

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-23-03328**

AmeriHome Mortgage Company, LLC,
PLAINTIFF(S)

Tonia S. Rankin; Matthew Robert Rankin
DEFENDANT(S)

Submitted by: John S. Kay (SC Bar #: 7914); Ashley Z. Stanley (SC Bar #: 74854); Alan M. Stewart (SC Bar #: 15576); Sarah O. Leonard (S.C. Bar #: 80165); Gregory Wooten (S.C. Bar #: 73586); Louise M. Johnson (S.C. Bar #: 16586); Gregory T. Whitley (S.C. Bar #: 100792);	Attorney for : <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Self-Represented Litigant
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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 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)
AmeriHome Mortgage Company, LLC	Tonia S. Rankin and Matthew Robert Rankin	\$N/A
		\$
If applicable, describe the property, including tax map information and address, referenced in the order: 402 Brook Glenn Road, Taylors, SC 29687 / TMS# T002.00-04-101-00		

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 M. Stewart (SC Bar #: 15576); Sarah O. Leonard (S.C. Bar #: 80165); Gregory Wooten (S.C. Bar #: 73586); Louise M. Johnson (S.C. Bar #: 16586); Gregory T. Whitley (S.C. Bar #: 100792);

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), 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.

FORM 4 ATTACHMENT

Tonia S. Rankin
c/o Tucker Player, Esquire
512 Village Church Drive
Chapin, SC 29036

Matthew Robert Rankin
402 Brook Glenn Rd
Taylors, SC 29687

Matthew Robert Rankin
11 Vanderbilt Cir
Greenville, SC 29609



Greenville Common Pleas

Case Caption: AmeriHome Mortgage Company LLC vs. Tonia S Rankin , defendant,
et al
Case Number: 2022CP2303328
Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

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