

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MCLP Asset Company, Inc.,

Plaintiff,

vs.

Michael Polk, as Personal Representative of the Estate of Joyce Brown aka Joyce A. Brown aka Joyce M. Brown; The Personal Representative, if any, whose name is unknown, of the Estate of Donna Stanfield aka Donna Lynn Brown Stanfield; Steven G. Brown aka Steven G. Brown, Sr., Destiny Goins, Jennifer Stanfield, and any other Heirs-at-Law or Devisees of Joyce Brown aka Joyce A. Brown aka Joyce M. Brown, Deceased, and Donna Stanfield aka Donna Lynn Brown Stanfield, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, CFNA Receivables (TX), LLC, SC Housing Corp., Midland Funding LLC, Jefferson Capital Systems, LLC, Department of Health and Human Services-Estate Recovery, Portfolio Recovery Associates, LLC, and The South Carolina Department of Revenue,

Defendants.

(File No. 4044.02623)

Riley Pope & Laney, LLC
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS

C/A NO.: 2023-CP-23-01674

**SUPPLEMENTAL
MASTER IN EQUITY'S
JUDGMENT OF FORECLOSURE
AND SALE**

(Deficiency Waived)

Tasha B. Thompson
Attorney for SC Housing Corp.

Kiera Courtney Dillon
Attorney for The South Carolina Department of
Revenue

Kelley Y. Woody, Esquire
Attorney for Defendants "John Doe" and
Guardian ad Litem for Defendants "Richard
Roe"

Pursuant to Rule 53, SCRPC, the above-entitled matter was referred to the undersigned to make appropriate findings of fact and conclusions of law with authority to enter a final Judgment in this action. Any appeal from this Order will be to the South Carolina Court of Appeals.

Pursuant to the Order of Reference previously filed in this action, a hearing was held on January 22, 2024, at 305 East North Street, Courtroom 5, Courthouse-Judicial Wing, Greenville, SC. The testimony was taken, and from the testimony and evidence, a Master in Equity's Judgment of Foreclosure and Sale was filed on January 23, 2024 and duly entered under case number 2023-CP-23-01674 in the Office of the Clerk of Court for Greenville County, State of South Carolina.

Pursuant to the aforementioned Master in Equity's Judgment of Foreclosure and Sale, the subject property was ordered to be sold. Defendants Steven G. Brown aka Steven G. Brown, Sr., Destiny Goins, and Jennifer Stanfield entered into an agreement to sale the property, but that agreement was cancelled.

A hearing was held via Zoom on May 20, 2024 for the limited purpose of accepting evidence to supplement the previous Master in Equity's Judgment of Foreclosure and Sale, to reflect the current Mortgage indebtedness.

Based upon the proof made of the facts and circumstances alleged in the pleadings and the Judgment entered on January 23, 2024, I find, conclude, and order as follows:

SUPPLEMENTAL FINDINGS OF FACT:

1. The sum of \$5,000.00 is a reasonable fee to allow as attorney's fees for Plaintiff's attorney for services performed and anticipated to be performed until the final adjudication of the within matter, under the terms of the Note and Mortgage.

2. After crediting any payments received within the forbearance agreement period, the adjusted amount due and owing on the Note, with interest at the rate provided in the Note, and other costs and expenses of collection, including the attorney's fees, secured by Mortgage, is as follows:

(a) Principal amount due as of March 1, 2020	\$20,633.10
(b) Interest from February 1, 2020 to April 19, 2024 at a current rate of 3.7500%	\$3,262.16
(c) Advances	
Escrow	\$15,905.52
Recording Fees	\$10.00
Corporate Advances	\$450.00
Per Diem Interest from April 20, 2024 to May 20, 2024	\$63.60
(d) Late charges	\$43.30
(e) Costs of collection prior to hearing (service of process, filing fees, etc.)	\$4,883.38

(f) Attorneys Fee	\$5,000.00
Total debt secured by Note and Mortgage, including interest to date shown	\$50,251.06

Interest for the period from the date shown in (b) above through the date of this judgment at above stated rate to be added to the above stated "Total Debt" to comprise the amount of the judgment debt entered herein and interest after the date of judgment at the rate of 3.7500% 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 Plaintiff's debt secured by the Mortgage through the date to which such interest is computed.

CONCLUSIONS OF LAW:

I therefore conclude as follows:

1. The Plaintiff should have judgment of foreclosure of the Mortgage, and the mortgaged property should be ordered sold at public auction after due advertisement, pursuant to the findings, conclusions and other matters contained here-in and in the Master in Equity's Judgment of Foreclosure and Sale entered on January 23, 2024.

IT IS, THEREFORE ORDERED, ADJUDGED AND DECREED:

1. That there is due to the Plaintiff on the obligation and Mortgage set forth in the Complaint the sum of **\$50,251.06**, representing the "Total Debt" due to the Plaintiff as set out above, together with interest at the rate provided in said obligation on the balance of principal from the aforesaid date to the date hereof.

2. That in all other particulars, the Master in Equity's Judgment of Foreclosure and Sale issued on January 23, 2024 and filed in the Office of the Clerk of Court for Greenville County is hereby confirmed as herein supplemented and/or modified.

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. 2023-CP-23-01674

MCLP Asset Company, Inc.

PLAINTIFF

vs.

Michael Polk, as Personal Representative of the Estate of Joyce
Brown aka Joyce A. Brown aka Joyce M. Brown; et al

DEFENDANTS.

Submitted by: Riley Pope & Laney, LLC
Post Office Box 11412, Columbia, SC 29211

Attorney for Plaintiff

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 : _____

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:

Tax Map # 0241000128800; 213 Maryland Avenue, Greenville, SC 29611

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.

Circuit Court Judge

Judge Code

Date

For Clerk of Court Use Only

This judgment was entered on the _____ day of _____, 2024, and a copy mailed first class or placed in the appropriate attorney's box on this _____ day of _____, 2024 to attorneys of record or to parties (when appearing pro se) as follows:

Attorneys for Plaintiff:

Riley Pope & Laney, LLC
Post Office Box 11412
Columbia, SC 29211

Defendants:

Tasha B. Thompson, Esquire
Attorney for SC Housing Corp.
300-C Outlet Pointe Blvd.
Columbia, SC 29210

CFNA Receivables (TX), LLC
CT Corporation System
2 Office Park Court, Suite 103
Columbia, SC, 29223

Midland Funding LLC
c/o its Registered Agent
Corporation Service Company
508 Meeting Street
West Columbia, SC, 29169

Jefferson Capital Systems, LLC
c/o its Registered Agent
Corporation Service Company
508 Meeting Street
West Columbia, SC, 29169

Michael Polk, as Personal Representative of the Estate of Joyce Brown
aka Joyce A. Brown aka Joyce M. Brown
PO Box 96
Columbia, SC, 29202

Steven G. Brown aka Steven G. Brown, Sr.
450 Kimbark Lane
Fountain Inn, SC, 29644

Destiny Goins
207 Ridgecrest Drive
Easley, SC, 29640

Jennifer Stanfield
553 Memorial Drive Ext. Unit #CC
Greer, SC, 29651

Kiera Courtney Dillon, Esquire
Attorney for The South Carolina Department of Revenue
300A Outlet Pointe Blvd
Columbia, SC 29201

Portfolio Recovery Associates, LLC
c/o Bryon Williams
964 River Road
Greer, SC, 29651

Department of Health and Human Services-Estate Recovery
1801 Main Street
Columbia, SC, 29201

CLERK OF COURT

Court Reporter: _____

ELECTRONICALLY FILED - 2024 May 21 11:01 AM - GREENVILLE - COMMON PLEAS - CASE#2023CP2301674

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

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Greenville Common Pleas

Case Caption: MCLP Asset Company Inc vs. Joyce Brown , defendant, et al

Case Number: 2023CP2301674

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

And It Is So Ordered!

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