

58020.F51420

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Lakeview Loan Servicing, LLC,

PLAINTIFF,

vs.

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

DEFENDANT(S).

IN THE COURT OF COMMON PLEAS
C/A NO: 2023CP2300492

(NON-JURY MORTGAGE FORECLOSURE)

**2nd SUPPLEMENTAL ORDER
(DEFICIENCY WAIVED)**

On May 22, 2023, this Court issued its Order and Judgment of Foreclosure and Sale, which was filed on May 23, 2023. Thereafter, the Property subject to this action was sold at the Judicial Sale on July 3, 2023, for a high bid of \$225,500.00 to Arrowstrike II LLC, which deposited \$11,300.00 with the court on the day of the sale. Arrowstrike II LLC, did not comply with its bid in the time set out in the Notice of Sale. The Court entered an Order Vacating Judicial Sale and Forfeiting Deposit on September 18, 2023. The plaintiff now wishes to proceed with this action. This Order is issued for the limited purpose of updating the judgment debt figures. I find that \$3,700.00 is a reasonable fee to award the plaintiff as attorneys' fees (\$275 increase from that awarded in the prior Order.) The Plaintiff has advanced \$3,425.00 for attorney's fees and this amount is included in the corporate advances. It is, therefore, hereby

ORDERED that the Order for Judgment of Foreclosure and Sale filed May 23, 2023, is supplemented to reflect the total debt as follows:

Principal Balance	\$160,493.86
Interest to 6/24/24, at 4.250%	19,756.09
Corporate Advance	1,503.43
Escrow Advance	14,350.66
Late Charges	68.02
Pro Rata MI	105.55
Other Fees	5.00
Attorney Fees (awarded but unpaid)	275.00
Costs of collections prior to hearing	<u>76.19</u>
TOTAL:	\$196,633.80

Interest for the period from June 24, 2024, as shown above at the rate of 4.250% shall be added to the Principal Balance shown above through the date this Supplemental Order is filed. After the Supplemental Order is filed, interest at the rate of 4.250% on the total judgment debt should be added to such judgment debt to comprise the amount of Plaintiff's debt secured by the Mortgage. Following judicial sale of the subject property, interest on the balance of the bid shall be paid to the day of compliance at the rate of 4.250%

AND IT IS SO ORDERED.

JUDGE'S ELECTRONIC

SIGNATURE PAGE TO FOLLOW

58020.F51420
STATE OF SOUTH CAROLINA

JUDGMENT IN A CIVIL CASE

COUNTY OF GREENVILLE

C/A NO: 2023CP2300492

IN THE COURT OF COMMON PLEAS

Lakeview Loan Servicing, LLC,
PLAINTFF,

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

DEFENDANT(S).

Submitted by: FINKEL LAW FIRM LLC Thomas A. Shook/Timothy L. Calderwood	Attorney for: ☒ Plaintiff; ☐ Defendant; or ☐ 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.
- ☐ **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: Case will end upon the filing of the final report on sale. _____

INFORMATION FOR THE PUBLIC INDEX

Complete this section below when the judgment affects title to real or personal property or in 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, LLC		

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 a 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.

TMS Number: 0546-08-01-012-00

PROPERTY ADDRESS: 220 Hadley Commons Drive, 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 _____, 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:

FINKEL LAW FIRM LLC

SEE ATTACHED LIST

Post Office Box 71727

North Charleston, SC 29415

Attorney(s) for Plaintiffs

Attorney(s) for the Defendant(s)

CLERK OF COURT

Court Reporter: _____

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.

SCRCP Form 4C (03/2013)

DEFENDANTS

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

Hadley Park Community Association, Inc.
c/o Taylor B. Davis, Registered Agent
325 Rocky Slope, 301
Greenville, SC 29607



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)