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Jun 19 2023

SC Court of Appeals

**From:** [Diana Coad](#)  
**To:** [Court Of Appeals Filings](#)  
**Cc:** [David Wilson](#); [dcteamefiling](#); [dbullman@lawfirmcarolinas.com](#); [smgregory@comporium.net](#); [ngregory@comporium.net](#)  
**Subject:** Riverchase Estates v. Constructing Up, LLC (2023-000595)  
**Date:** Monday, June 19, 2023 7:41:27 AM  
**Attachments:** [Riverchase v. Constructing - Letter.pdf](#)  
[Riverchase Estates v. Constructing Up LLC \(2023-000595\).msg](#)  
[Pleading Master in Equity Special Referee Report and Order of Foreclosure Sale filed 3 3 2023.PDF](#)  
[Re 2022CP2901517 Riverchase Estates v. Constructing Up - 2-28-23 Hearing.msg](#)  
[Pleading Record of Hearing- Constructing Up \(filed 3-7-23\).PDF](#)

\*\*\* **EXTERNAL EMAIL:** This email originated from outside the organization. Please exercise caution before clicking any links or opening attachments. \*\*\*

Hello,

In response to the attached correspondence, I answer on behalf of appellant as follows:

By “no record” of the hearing I meant no actual recording of the hearing was made (see attached confirmation from the Master-in-Equity). I cannot answer whether the statement “a hearing was held on February 28, 2023, a record was made” in the order being appealed is inaccurate because I don’t know which record is being referenced in the order. The only “record” I could locate in the case is the attached “Record of Hearing” filed on March 7, 2023, after the order was filed.

Diana

[rogerstownsend.com](#)



**Diana Coad**  
Member

Rogers Townsend, LLC  
P. O. Box 30068  
Charlotte, NC 28230

Direct 704.697.5806  
Fax 704.919.5783

Main 704.442.9500  
Visit [rogerstownsend.com](#)

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Jun 19 2023

SC Court of Appeals

**From:** [Ned Gregory](#)  
**To:** [Diana Coad](#)  
**Cc:** [David Wilson](#)  
**Subject:** Re: 2022CP2901517 Riverchase Estates v. Constructing Up - 2-28-23 Hearing  
**Date:** Tuesday, May 30, 2023 4:59:37 PM

---

There was no record of this hearing.

Sent from my iPhone

On May 30, 2023, at 3:36 PM, Diana Coad <[Diana.Coad@rogerstowndsend.com](mailto:Diana.Coad@rogerstowndsend.com)> wrote:

Mr. Gregory,

Was there a record taken of the February 28, 2023 hearing held in the above-referenced matter please? I'm just trying to determine whether a transcript of that hearing can be obtained.

Thank you!  
Diana

---

[<image001.jpg>](#)

**Diana Coad**  
Member

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---

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**From:** [ngregory@comporium.net](mailto:ngregory@comporium.net) [mailto:[ngregory@comporium.net](mailto:ngregory@comporium.net)]  
**Sent:** Friday, April 28, 2023 11:52 AM  
**To:** Diana Coad <[Diana.Coad@rogerstowndsend.com](mailto:Diana.Coad@rogerstowndsend.com)>  
**Cc:** David Wilson <[DWilson@lawfirmcarolinas.com](mailto:DWilson@lawfirmcarolinas.com)>  
**Subject:** Re: 2022CP2901517 Riverchase Estates v. Constructing Up - 2-28-23 Hearing

Yes, the sale in this case has been cancelled, due to the Appeal. Thanks.

---

**From:** "Diana Coad" <[Diana.Coad@rogerstowndsend.com](mailto:Diana.Coad@rogerstowndsend.com)>  
**To:** "Ned Gregory" <[ngregory@comporium.net](mailto:ngregory@comporium.net)>, "David Wilson" <[DWilson@lawfirmcarolinas.com](mailto:DWilson@lawfirmcarolinas.com)>  
**Sent:** Friday, April 28, 2023 11:41:11 AM  
**Subject:** RE: 2022CP2901517 Riverchase Estates v. Constructing Up - 2-28-23 Hearing

Mr. Gregory,

In light of the pending appeal, what is the plan for the May 1, 2023 sale please? I hope it's been

canceled. I attached copies of filings related to the appeal made in the case.

Thank you.

Diana

---

**Diana Coad**  
**Member**

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**Fax 704.919.5783**

**Main 704.442.9500**  
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---

-  
**From:** Ned Gregory <[ngregory@comporium.net](mailto:ngregory@comporium.net)>

**Sent:** Monday, February 27, 2023 8:27 AM

**To:** David Wilson <[DWilson@lawfirmcarolinas.com](mailto:DWilson@lawfirmcarolinas.com)>

**Cc:** Diana Coad <[Diana.Coad@rogerstownsend.com](mailto:Diana.Coad@rogerstownsend.com)>

**Subject:** Re: 2022CP2901517 Riverchase Estates v. Constructing Up - 2-28-23 Hearing

-

After considering both responses, since the parties are not in agreement, I have decided to hear the case tomorrow as scheduled. Thanks.

Sent from my iPhone

-

On Feb 24, 2023, at 1:52 PM, David Wilson <[DWilson@lawfirmcarolinas.com](mailto:DWilson@lawfirmcarolinas.com)> wrote:

Good Afternoon Mr. Gregory / Diana:

-  
I appreciate Ms. Coad's time crunch with representing Constructing Up in this matter, but my client has asked that I oppose the motion to move the previously scheduled hearing to a later date.

-  
The Court is able to hear the scheduled foreclosure case on February 28 and still entertain the pending motion filed by Constructing Up as well as any additional motion they may have. The standard for setting aside an entry of default is essentially the same standard as a motion to vacate a judgment under Rule 60(b): good cause shown, i.e., mistake, inadvertence, surprise, or excusable neglect.

-  
Since there is already a pending motion, might it make sense to move forward with the hearing on Tuesday as scheduled, then to hear the pending motion and any other motion (I assume a motion to vacate the judgment) at the same time on a later date?

-  
As to the proposed dates, I can do the March 28<sup>th</sup> date (but not March 31). Mr.

Gregory, if you decide that a continuance of the February 28<sup>th</sup> hearing is appropriate, I would ask that we look to a date that is sooner than March 28. I would be available on any of these dates in March: 16, 17, 20, 23, or 24.

-

Thank you to you both.

-

Best regards,

David Wilson

-

DAVID C. WILSON, PARTNER

LICENSED IN NORTH CAROLINA & SOUTH CAROLINA

LAW FIRM CAROLINAS

ATTORNEYS AT LAW

-

WWW.LAWFIRMCAROLINAS.COM

DWILSON@LAWFIRMCAROLINAS.COM

-

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-

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This law firm is a debt collector. This communication is an attempt to collect a debt and any information obtained will be used for that purpose. This e-mail contains confidential information for the addressee. Do not read, copy, or share this communication unless you are the intended addressee. If you receive this e-mail in error, please contact the sender by reply e-mail or by telephone. Thank you.

-

Please do not wire funds to our office without first calling our office at 336-378-1899 to verify our firm's account information and wire instructions. Our instructions to you will not thereafter change and, should you later receive new instructions or changes to the bank, account number, or name, you should assume such change to be fraudulent. Do not rely upon wiring instructions that you may have received from a third party. This is to protect you from possible wire fraud, which is an increasing risk to the real estate and legal industry.

-

**From:** Diana Coadă <Diana.Coadă@rogerstowensend.com>

**Sent:** Friday, February 24, 2023 1:04 PM

**To:** ngregory@comporium.net

**Cc:** David Wilson <DWilson@lawfirmcarolinas.com>

**Subject:** Re: 2022CP2901517 Riverchase Estates v. Constructing Up - 2-28-23 Hearing

-

**EXTERNAL EMAIL**

Honorable Gregory,

-

Thank you for taking my call and providing your email address.

-

I was just recently retained to defend Constructing Up in the above-referenced case. I made an appearance on 2/16/23 and filed a motion to set aside the entry of default

that was entered against my client. I have not had much opportunity to discuss the case with my client.

I learned there is a hearing scheduled for 2/28/23 at 2PM before Your Honor (attached notice). On top of not having an opportunity to prepare for the foreclosure hearing before next Tuesday, I also have a conflict for a deposition in a federal court case on 2/28/23 (attached notice). I spoke with counsel for plaintiff before I called you. Mr. Wilson indicated he'd try to work with me to the extent his client is comfortable in moving the 2/28/23 hearing out about 30 days. During the last week in March, currently I have availability on 3/28 and 3/31.

Please kindly consider my request to have the 2/28/23 hearing continued to the end of March. I'd greatly appreciate it.

Have a nice weekend,

Diana

[rogerstownsend.com](http://rogerstownsend.com)



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**Member**

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**Fax** 704.919.5783

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-  
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RECEIVED

Jun 19 2023

SC Court of Appeals

ELECTRONICALLY FILED - 2023 Mar 03 4:26 PM - LANCASTER - COMMON PLEAS - CASE#2022CP2901517

STATE OF SOUTH CAROLINA  
LANCASTER COUNTY

IN THE COURT OF COMMON PLEAS  
SIXTH JUDICIAL CIRCUIT  
2022CP2901517

RIVERCHASE ESTATES PROPERTY OWNERS ASSOCIATION,  
PLAINTIFF,  
v.  
CONSTRUCTING UP, LLC,  
DEFENDANT(S).

MASTER IN EQUITY / SPECIAL  
REFEREE REPORT  
AND ORDER OF  
FORECLOSURE SALE  
(Deficiency Waived)

Pursuant to Rule 53 of the South Carolina Rules of Civil Procedure this case was referred to the undersigned to make appropriate findings of fact and conclusions of law, with authority to enter a final judgment in the case. Any appeal from the final judgment so entered will be to the South Carolina Court of Appeals.

Pursuant to the order of reference a hearing was held on February 28, 2023, a record was made, which is reported herewith, and from the testimony and evidence, I find and conclude as follows:

**FINDINGS OF FACT**

1. The Lis Pendens was filed on November 11, 2022
2. The titleholders(s) of record in and to the subject property (the "Property") is Constructing Up, LLC.
3. The Property at issue has a mailing address of 4635 Persimmon Road, Lancaster, SC 29720 and is more particularly described as Being known as all of Lot 47, as shown on a plat of Riverchase Subdivision, Section 1, Phase 3B in Plat Book 2020 at Page 41 recorded in the Lancaster County Register of Deeds / Register of Mesne Conveyance. Derivation: Being the same property conveyed to Constructing Up, LLC by Riverchase Estates Partners, LLC, in Book 1431 at Page 289-292, recorded in the Lancaster County Register of Deeds / Register of Mesne Conveyance. TMS: 0030L-0F-001.00.
4. The Property is subject to and encumbered by a master deed or declaration of covenants, conditions, & restrictions (the "Declaration"), which is recorded in Book 979 and Page 125-161 of the Lancaster County Register of Deeds/Register of Mesne Conveyance, and any amendments thereto.
5. The Summons and Complaint were filed on November 11, 2022.
6. Service was made upon the Defendants(s) named in this Order as shown by the affidavit(s).
7. The Defendant(s) Constructing Up, failed to plead or otherwise defend within the time limits provided and as otherwise required by the South Carolina Rules of Civil Procedure and is/are in default as shown by Affidavit of Default filed with the Court. According to the affidavit filed herein, no Defendant in default is in the military service of the United States of America, as contemplated under the Servicemembers' Civil Relief Act, 50 U.S.C. App. '501, et seq. and any amendments thereto.

8. No defendant is a minor or incompetent person.
9. Plaintiff filed and served its Certification Regarding South Carolina Administrative Order 2011-05-02-01 and its Certification of Compliance With the Coronavirus Aid, Relief, and Economic Security Act upon Defendant(s) with the Summons and Complaint in this case.
10. All parties were notified of the time, date, and place of the hearing in this matter.
11. Plaintiff is entitled under the terms of the Declaration to recover reasonable attorney's fees and costs incurred and the Plaintiff's attorney has filed an Affidavit of Attorney's Fees and Costs in support of that request which details services performed and costs incurred prior to the hearing, and expenses incurred in connection with this hearing and an estimate of services that will be required after this hearing in connection with the sale of the Property.
12. Having considered the nature, extent, and difficulty of the services rendered and expected to be rendered, the field of association lien foreclosures being a specialized area of practice, the time involved in reviewing the various documents, performing title searches, preparing the pleadings, attendance at the hearings, and argument, the professional standing of counsel, the fee customarily charged for similar services and the beneficial results obtained for the Plaintiff, I find that the sum of \$1,950.00 for Plaintiff's Attorney for services performed and anticipated to be performed until final adjudication and completion of the within action to be reasonable. In addition, I find that reasonable costs in the amount of \$944.61 have been incurred to and through the date of this hearing.
13. The amount due and owing by the Defendant(s) and levied and charged by the Association pursuant to the Declaration and with interest at the rate provided in the Declaration, and other costs and expenses of collection, including attorney's fees is:
 

A. Association Payoff Through February 24, 2023	\$55,863.90
B. Attorney's Fees	\$1,950.00
C. Cost of Collection Prior to Hearing	\$944.61
<b>Total Debt</b>	<b>\$58,758.51</b>

Association dues, costs of collection, and interest shall accrue on the Total Debt after the date of judgment and should be added to such Total Debt to comprise the amount of Plaintiff's debt secured by the Lien.
14. Repayment of the Total Debt plus Association dues, costs of collection, and interest is secured by Plaintiff's lien as provided in the Declaration and as memorialized in the Claim of Lien (the "Lien") filed in the Office of the Register of Deeds/ Mesne Conveyance for Lancaster County on or about June 17, 2022 in Book 13, Page 3565-3566.
15. Plaintiff is entitled to have Judgment entered against the Defendant(s):
  - A. Adjudging Defendant(s) indebted to the Plaintiff in the amount of the Total Debt including attorney's fees;
  - B. Granting the Plaintiff equitable relief by declaring the Property of the Defendants subject to the Lien in favor of the Plaintiff which secured repayment of the Total Debt plus interest, and which Lien attached to the Property as of June 17, 2022 and

C. Ordering that the Property be sold under the direction of the Court and the proceeds applied to the costs and expenses of this action and to payment of the Total Debt plus interest as prayed for in the Complaint.

16. Plaintiff waives its right to a deficiency judgment in the event the sale of the Property does not yield a sum sufficient to satisfy all indebtedness due unto the Plaintiff, including costs and attorney's fees.
17. The Property is subject to at least the following mortgage and/or superior lien(s) recorded in the county as follows:
  - a. Book 4385, Page 264-281 in the original amount of \$504,000.00

### CONCLUSIONS OF LAW

I therefore conclude as follows:

1. The Plaintiff shall have judgment of foreclosure of the Lien and the Property should be ordered sold at public auction after due advertisement.
2. There is due to the Plaintiff the amount of \$58,758.51, representing the total debt due to the Plaintiff as outlined above, together with interest thereon as provided above and attorney's fees.
3. The amount due in the preceding paragraph and later accrued interest and costs shall constitute the total judgment debt due to the Plaintiff and shall bear interest as specified above.
4. The Property is subject to the Plaintiff's Claim of Lien which secures repayment of the Total Debt, plus interest and costs, which Claim of Lien relates back to and attaches to the Property as of June 17, 2022.
5. For any violation of the Declaration or other rules or regulations for which Plaintiff submitted evidence Defendant(s) is/are obligated to cure those violation(s).

### **IT IS THEREFORE ORDERED:**

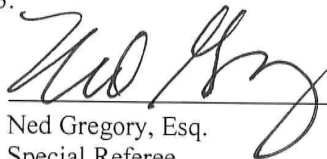
1. The Master in Equity shall give notice of the sale of the Property in satisfaction of the Lien on some convenient sales day hereafter as by law provided.
2. Defendant(s) shall cure any violations of the Declaration or other rules or regulations for which Plaintiff submitted evidence on or before the date set for sale of the Property.
3. Defendant(s) shall pay to Plaintiff, or Plaintiff's attorney, the amount of the Total Debt, plus any additional assessments, costs, and interest (if any) that accrue, and the costs and expenses of sale on or before the date set for sale of the Property.
4. Should Defendant(s) fail to make payment in full on or before the date set for sale, the Property shall be sold by the Master in Equity/Special Referee, at public auction, at the Equity Court or other place of sale, on the following terms:

- a. FOR CASH: The Master in Equity will require a deposit of five percent (5%) of the amount of the bid, same to be applied on the purchase price if compliance is made, but in the event compliance is not made, the deposit may be forfeited without further hearing and applied first to costs of the action and then to Plaintiff's debt. Should the successful bidder at the regularly conducted sale fail or refuse to either make the required deposit at time of bid or comply with the other terms of the bid within 30 days, then the property may be re-sold on the same terms and conditions on the same or some subsequent Sales Day, but at the risk of the defaulting bidder(s).
  - b. The sale shall be subject to prior mortgages, taxes and assessments, to easements, restrictions, and rights-of-way of record, and to any other senior or superior liens or encumbrances.
  - c. Purchaser to pay for Deed Stamps and costs of recording of the Deed.
5. If Plaintiff be the successful bidder at the sale, for a sum not exceeding the amount of costs, disbursements and expenses and the Total Debt owing to the Plaintiff with interest, Plaintiff may pay to the Master in Equity only the amount of the costs, disbursements, and expenses, crediting the balance of the bid on the Plaintiff's indebtedness.
6. The Master in Equity will by advertisement according to law, give notice of the time and place of sale, and the terms thereof, and will execute to the Purchaser, or Purchasers, a deed to the Property sold. Plaintiff, or any other party to this action, may become a purchaser at such sale. If the Purchaser, or Purchasers should fail to comply with the bid and the terms thereof within thirty (30) days after the date of sale, then the Master in Equity may advertise the Property for sale on the next, or some other subsequent sales day, at the risk of the highest bidder, and so from time to time thereafter until full compliance with the high bid and the terms thereof is secured.
7. The Master in Equity will apply the proceeds of the sale as follows:
  - a. FIRST: To payment of the amount of the costs and expenses of this action, including any Guardian ad Litem fee or fees of attorneys appointed under Order of Court.
  - b. NEXT: To the payment of the Plaintiff or Plaintiff's attorney, of the amount of the Total Debt, plus any additional assessments, costs, and interest (if any) that accrue, and the costs and expenses of sale, so much thereof as the purchase money will pay on the same to the Plaintiff or Plaintiff's attorney.
  - c. NEXT: Any surplus will be held pending further order of the court.
8. **IT IS FURTHER ORDERED** that in the event the successful bidder is other than the Defendants in possession herein, the Sheriff of Lancaster County is ordered and directed to eject and remove from the premises the occupants of the property sold, together with all personal property located thereon, and put the successful bidder or his assigns in full, quiet and peaceable possession of said premises without delay, and to keep said successful bidder or his assigns in such peaceable possession.
9. **IT IS FURTHER ORDERED** that each Defendant, all defendants served, and all persons whomsoever claiming under him, her, or them, be forever barred and foreclosed of all right of title, interest, and equity of redemption in the Property so sold, or any part thereof.
10. **IT IS FURTHER ORDERED** that the Deed of conveyance made pursuant to said sale shall contain the names of the first named Plaintiff and the first named Defendant and the Defendant who was the titleholder of the Property at the time of filing of the Notice of Lis Pendens, and the name of the Grantee, and the Clerk of Court/Register of Mesne Conveyance is authorized to omit from the indices pertaining to such conveyance the names of all parties not contained in said Deed.

11. The Master in Equity will retain jurisdiction to do all necessary acts incident to this foreclosure including, but not limited to, issuance of a Writ of Assistance and hearing any issues involving appraisal proceedings under Section 29-3-680, et seq., South Carolina Code of Laws (1976) as amended.
12. The Master in Equity shall direct the Register of Deeds to release of record the Lien being foreclosed, after the Order Confirming Sale and Disbursements has been executed and filed.
13. The following is a description of the Property ordered to be sold:
  - a. Being known as all of Lot 47, as shown on a plat of Riverchase Subdivision, Section 1, Phase 3B in Plat Book 2020 at Page 41 recorded in the Lancaster County Register of Deeds / Register of Mesne Conveyance. Derivation: Being the same property conveyed to Constructing Up, LLC by Riverchase Estates Partners, LLC, in Book 1431 at Page 289-292, recorded in the Lancaster County Register of Deeds / Register of Mesne Conveyance. TMS: 0030L-0F-001.00

This the 3<sup>rd</sup> day of March, 2023.

Lancaster County, South Carolina

  
\_\_\_\_\_  
Ned Gregory, Esq.  
Special Referee

FORM 4

STATE OF SOUTH CAROLINA  
COUNTY OF LANCASTER  
IN THE COURT OF COMMON PLEAS

JUDGEMENT IN A CIVIL CASE

CASE NO. 2022CP2901517

Riverchase Estates Property Owners Association  
PLAINTIFF(S)

Constructing Up, LLC  
DEFENDANT(S)

Submitted by: David C. Wilson, Esq.

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.  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 : A foreclosure sale shall be scheduled at a future date and the sale of the property will end the case.

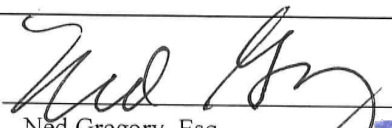
INFORMATION FOR THE JUDGMENT INDEX

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)
N/A	N/A	N/A

If applicable, describe the property, including tax map information and address, referenced in the order:  
Being known as all of Lot 47, as shown on a plat of Riverchase Subdivision, Section 1, Phase 3B in Plat Book 2020 at Page 41 recorded in the Lancaster County Register of Deeds / Register of Mesne Conveyance.  
Derivation: Being the same property conveyed to Constructing Up, LLC by Riverchase Estates Partners, LLC, in Book 1431 at Page 289-292, recorded in the Lancaster County Register of Deeds / Register of Mesne Conveyance.  
TMS: 0030L-0F-001.00

This the 3<sup>rd</sup> day of March, 2023.  
Lancaster County, South Carolina

  
Ned Gregory, Esq.  
Special Referee

RECEIVED

Jun 19 2023

SC Court of Appeals



Lancaster Common Pleas

**Case Caption:** Riverchase Estates Property Owners Association VS Constructing Up, Llc  
**Case Number:** 2022CP2901517  
**Type:** Special Referee/Order/Form 4

So Ordered

s/Jeff Hammond, Lancaster County Clerk of Court

STATE OF SOUTH CAROLINA  
LANCASTER COUNTY

IN THE COURT OF COMMON PLEAS  
SIXTH JUDICIAL CIRCUIT  
2022CP2901517

RIVERCHASE ESTATES PROPERTY OWNERS ASSOCIATION,  
Plaintiff,  
v.  
CONSTRUCTING UP, LLC,  
Defendant(s).

**RECORD OF HEARING**

Pursuant to an Order of Reference, a foreclosure hearing was held before the appointed Special Referee on February 28, 2023 at **Gregory & Gregory Attorneys, 210 West Meeting Street, Lancaster, SC 29720**. David C. Wilson of Law Firm Carolinas has executed and submits this Record of Hearing. David C. Wilson appeared at the hearing on behalf of the Plaintiff. Defendant(s) were represented at the hearing by Kristen A. Soucy of Rogers Townsend.

SUMMARY OF HEARING

At the hearing the Court reviewed the contents of the case file, including the Claim of Lien against the property at issue in this case and the Complaint seeking an equitable lien and foreclosure pursuant to the Plaintiff's governing documents. The record reflects the following amounts owed by the Defendant(s) to the Plaintiff:

Association Assessments, Interest, & Late Charges:	\$55,863.90
Attorney's Fees:	\$1,950.00
Costs of Collection Prior to Hearing:	\$944.61
Total Debt:	\$58,758.51

The Court concluded that Plaintiff was entitled to the relief requested and announced that it would enter and file a Report and Order of Foreclosure and Sale so providing and thereafter the hearing was closed.

This is the 7th day of March, 2023

Riverchase Estates Property Owners Association

By: /s/David C. Wilson

S.C. Bar No. 102116

Law Firm Carolinas  
Attorneys for Plaintiff  
1927 S. Tryon St. # 100  
Charlotte, NC 28203  
p. (704) 970-1593 | f. (844) 272-4692  
dwilson@lawfirmcarolinas.com

**RECEIVED**

**Jun 19 2023**

**SC Court of Appeals**

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OWNERS ASSOCIATION  
Plaintiff,  
v.  
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Defendant(s).

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that, on March 7, 2023, a filed copy of Master In Equity's Report and Order of Foreclosure Sale; Notice of Sale; Affidavit of Debt; Affidavit of Service, Military Service, and Efforts at Loss Mitigation; Affidavit of Attorney's Fees & Costs; and any filed Record of Hearing was duly served upon the above captioned title owner(s) in accordance with the provisions of Rule 5 of the South Carolina Rules of Civil Procedure by depositing it in the United States Mail, first-class postage prepaid, addressed as follows:

Constructing Up, LLC  
c/o Diana Coad  
PO Box 30068  
Charlotte, NC 28230

This is the 7th of March, 2023.  
Charlotte, North Carolina

Riverchase Estates Property Owners Association

By: /s/David C. Wilson  
S.C. Bar No. 102116  
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