

STATE OF SOUTH CAROLINA

COUNTY OF YORK

PHH Mortgage Corporation,

Plaintiff,

vs.

Teresa L. Kikelomo,

Defendant.

IN THE COURT OF COMMON PLEAS

C/A NO.: 2017CP4600768

WRIT OF ASSISTANCE

RECEIVED

Jan 08 2024

SC Court of Appeals

(File No. 4132.02123)

**ORDER FOR WRIT OF ASSISTANCE AND WRIT OF ASSISTANCE**

This matter came before me by motion<sup>1</sup> of Catamount Properties 2018, LLC (“Purchaser”), seeking a Writ of Assistance to be issued by this Court to the Sheriff of York County, South Carolina, ordering and directing him to remove, peaceably or forcibly, the Defendant(s), Teresa L. Kikelomo and current occupant(s); together with any and all persons claiming under said Defendant(s) and all his/her personal property located within or on the subject premises known as:

3121 Devonshire Drive, Rock Hill, SC 29732

The Court finds that a Notice to Vacate as required by the “Protecting Tenants at Foreclosure Act” (the “Act”) was mailed to the property address on September 20, 2023, and no Bona Fide Tenant has since made him/herself known to Plaintiff or this Court.

It appears from the record of the foreclosure proceedings enrolled in the Office of the Clerk of Court in Judgment Roll Number 2017CP4600768, and upon evidence presented by the Purchaser it is appropriate that said Writ should be granted.

NOW, THEREFORE, IT IS ORDERED that the Writ of Assistance issue as prayed in said Petition, provided that execution under said Writ shall be delayed until November 13, 2023 to allow the Occupant(s) to move voluntarily.

IT IS FURTHER ORDERED that if the premises are not vacant on said date, then upon receipt of a copy of this Order, the Sheriff of York County, South Carolina or his authorized deputies, be and are hereby directed and authorized to enter upon the aforementioned premises, by

<sup>1</sup> The motion and rule to show cause mistakenly show the movant as Plaintiff instead of Catamount Properties 2018, LLC, the purchaser at foreclosure sale.

force if the same be necessary, and seize the said premises and to remove therefrom any and all persons who may be occupying the same together with all possessions therein, including the Defendant(s), Teresa L. Kikelomo and current occupant(s), and/or any other Occupant(s); and to put Purchaser, or its assigns, in full, peaceful and quiet possession of the premises without delay, and thereafter, and within ten (10) days, make due return to the Clerk of Court for York County, South Carolina, showing how this Order has been executed.

IT IS FURTHER ORDERED that if the occupants have voluntarily vacated the premises or have been ejected from the premises leaving personal property, automobiles, boats, furnishings, fixtures or other items, Purchaser, or its assigns are authorized to remove therefrom all personal property, automobiles, boats, furnishings, fixtures or other items, which personal property, being deemed abandoned, shall be removed by Purchaser from the subject property by placing said property on the public street or highway or by any other means.

IT IS FURTHER ORDERED that this Order shall constitute a final judgment and Writ of Assistance pursuant to Rule 53(b), SCRCP; and,

IT IS SO ORDERED.

*SIGNATURE PAGE TO FOLLOW.*



York Common Pleas

**Case Caption:** PHH Mortgage Corporation , plaintiff, et al VS Teresa L Kikelomo ,  
defendant, et al  
**Case Number:** 2017CP4600768  
**Type:** Master/Order/Writ of Assistance

So Ordered

s/ Teasa K. Weaver 3084