

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

IN THE COURT OF COMMON PLEAS  
CASE NO.: 2022-CP-40-05280

U.S. Bank Trust National Association, as  
Trustee of the Chalet Series IV Trust,  
Plaintiff,

REVISED

WRIT OF ASSISTANCE

Chalet Properties IV, LLC,  
Petitioner,

v.

Talmage Martin aka Talmage Russell Lewis  
Martin; Nicole S. Martin; Midland Funding  
LLC; Lake Carolina Master Association, Inc.;  
BCMS at Lake Carolina Association, Inc.;  
South Carolina Department of Probation,  
Parole, and Pardon,  
Defendants.

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SC Court of Appeals

**TO THE SHERIFF OF RICHLAND COUNTY:**

This matter comes before me upon a Petition requesting that the Sheriff of Richland County remove peaceable or forcibly the Defendants, or any occupants, and all of their personal property located within or on the premises described herein.

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the City of Columbia, County of Richland, State of South Carolina, fronting on Silverwood Trail, and being more particularly shown and delineated as Lot 225, The Meadows, Phase 1-A (Parcel 19) at Lake Carolina, on a plat prepared for Talmage Martin and Nicole S. Martin by Cox and Dinkins, Inc. dated July 20, 2004, and recorded in Book 962, Page 1769, in the Office of the Register of Deeds for Richland County, and having such boundaries and measurements as will more fully appear by reference to said plat.

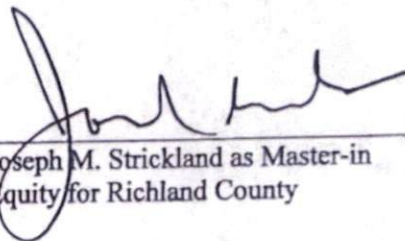
This being the same property conveyed to Talmage Martin and Nicole S. Martin by deed of D. R. Horton, Inc. dated July 30, 2004 and recorded in the Office of the Register of Deeds for Richland County on August 2, 2004 in Deed Book R 962, Page 1770. Thereafter, the subject property was conveyed to Lake Carolina Master Association, Inc. by foreclosure deed resulting from Civil Action Number 2016-CP-40-05901 dated September 10, 2018 and recorded in the Office of the Register of Deeds for Richland County on September 17, 2018 in Deed Book R 2335, Page 2274.

Property Address: 142 Silverwood Trail Columbia, SC 29229  
TMS#: R23309-02-09

Upon examining the Master's Order and Judgment of Foreclosure and Sale issued in the above case, and upon reading the Plaintiff's Petition for Writ of Assistance, it appears to the Court that a Writ of Assistance should be issued against the Defendants or any occupants of the subject premises.

THEREFORE, IT IS HEREBY ORDERED that the Sheriff of Richland County or his authorized deputies be, and they hereby are, authorized and directed to enter upon the premises described herein at any time after 1:00 p.m. on the 5th day of February, 2024 and to either peaceably or forcibly remove the Defendants or any occupants and all personal property of the same located within or on the premises, 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 its assigns in such peaceable possession, and that force may be used, if necessary, to enter the premises.

AND IT IS SO ORDERED.



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Joseph M. Strickland as Master-in  
Equity for Richland County

December 11, 2023

Columbia, South Carolina