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SC Court of Appeals

EXHIBIT-A

A copy of the order[s] [judgment] which is [are] to be challenged on appeal.

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SC Court of Appeals

ELECTRONICALLY FILED - 2025 Feb 19 3:39 PM - RICHLAND - COMMON PLEAS - CASE#2021CP4000895

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

IN THE COURT OF COMMON PLEAS

Deutsche Bank National Trust Company as
Trustee for Residential Asset Securitization
Trust 2005-A8CB Mortgage Pass-Through
Certificates Series 2005-H.

PLAINTIFF.

vs.

John C Nelums; Delmarshi Nelums; Woodlake
Homeowners Association, Inc.,

DEFENDANT(S)

WRIT OF ASSISTANCE

(NON-JURY MORTGAGE

FORECLOSURE)

C/A NO: 2021-CP-40-00895

**THIS WRIT OF ASSISTANCE APPLIES TO ALL OCCUPANTS AND OTHERS
(Including their possessions) WITH RESPECT TO THE PROPERTY DESCRIBED
BELOW.**

This matter came before me to require the above named Defendant(s) John Nelums and Delmarshi Nelums or any occupant of the property located at 315 Bentwood Lane, Columbia, SC 29229, to show cause why a Writ of Assistance should not be issued by this Court to the Sheriff of Richland County of South Carolina, ordering and directing him to remove, peaceably or forcibly the Defendant(s) John Nelums and Delmarshi Nelums or any occupant at the above referenced property together with any and all persons claiming said Defendant(s), and all of their personal property located within or on the subject premises described in the verified Petition of the above named Plaintiff.

It appears that the subject premises was sold by judicial sale held on December 5, 2022. As a result of said sale, the Plaintiff became the owner of the subject property by virtue of a Master's Deed recorded December 21, 2022 in Book 2803, Page 3870 in the Office of the Register of Deeds - Richland County. Therefore, Plaintiff is entitled to possession of the subject premises.

NOW, THEREFORE, UPON MOTION OF Hutchens Law Firm LLP, Attorneys for the Plaintiff,

IT IS HEREBY ORDERED that the Plaintiff is entitled to recover possession of the premises described as follows:

LEGAL DESCRIPTION AND PROPERTY ADDRESS:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and delineated as Lot 13, Woodlake Subdivision, Phase VII, on a plat recorded in Plat Book 149, page 947 and having such metes and bounds as reference to said plat will show, all measurements being a little more or less.

Being the identical property conveyed to John C. Nelums and Delmarshi Nelums by Deed of Bridge Creek Associates dated January 28, 2003 and recorded February 6, 2003 in Book 755 at Page 612, in the Office of the Register of Deeds for Richland County, South Carolina.

315 Bentwood Lane
Columbia, SC 29229
TMS #: 23116-01-21

IT IS FURTHER ORDERED that, upon service of a copy of this Order, the Sheriff of Richland County, South Carolina, or his authorized deputies be, and they hereby are, directed and authorized to enter upon the aforementioned premises, by force if necessary, on a date and time to be set by the Sheriff or as soon thereafter as practical, and seize the said premises and to remove therefrom any and all such persons who may be occupying the same, together with all of their possessions, and to put the Plaintiff in full, peaceful and quiet possession of the premises without delay, and thereafter, within ten (10) days, make due Return to the Clerk of Court for Richland County, South Carolina, showing how this Order has been executed.

If personal service cannot be reasonably achieved, then service of this Writ of Assistance may be accomplished by personal service on Occupants or by posting this document upon the door of the dwelling or some other prominent place on the property by the Sheriff.

IT IS FURTHER ORDERED that the property described herein be vacated by 9:00 o'clock
A M. on March 24, 2025.

AND IT IS SO ORDERED.

JOSEPH M. STRICKLAND'S SIGNATURE PAGE TO FOLLOW

I SO MOVE:

s/ Alan M. Stewart
February 11, 2025
Alan M. Stewart (S.C. Bar No. 15576)
Attorneys for Plaintiff
Hutchens Law Firm LLP
P.O. Box 8237
Columbia, SC 29202
(803) 726-2700



Richland Common Pleas

Case Caption: Deutsche Bank National Trust Company Trustee , plaintiff, et al vs
John C Nelums , defendant, et al
Case Number: 2021CP4000895
Type: Order Writ Of Assistance

It is so Ordered

s/Joseph M. Strickland, 3055