

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

105362

APPEAL FROM CHARLESTON COUNTY

Court of Common Pleas

Honorable Mikell R. Scarborough
Master in Equity for Charleston County

RECEIVED

JUL 28 2025

SC Court of Appeals

Case No. 2010-CP-10-6060

Appellate Case No. 2023-000819

U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, Respondent,

v.

Johnson D. Koola, First Citizens Bank and Trust Company, Inc. f/k/a/ First Citizens Bank and Trust Company of South Carolina, and Cambridge Lakes Condominium Homeowners Association, Inc., f/k/a Cambridge Lakes Horizontal Property Regime, Defendants,

Of whom Johnson D. Koola is the appellant.

**MOTION TO VACATE THE MASTER IN EQUITY'S FORECLOSURE SALE OF
APPELLANT'S HOME SCHEDULED FOR AUGUST 5, 2025**

Appellant Johnson D. Koola files a Motion to vacate the Master in Equity's Order scheduling the Foreclosure sale of appellant's home on August 5, 2025.

Appellant's Appeal is pending before this Court as the Court has not yet decided on the Petition for Reconsideration filed on June 25, 2025. Therefore, this Court has the jurisdiction of the case until the remitter is sent to the lower Court. Rule 221(b), SCACR, has provided in pertinent parts: "If a petition for rehearing is received before the remitter is sent, the remitter shall not be sent pending disposition of the petition by the court. Where a petition for rehearing has

been denied, the Court of Appeals shall not be sent the remitter to the lower court or administrative tribunal until the time to petition for a writ of certiorari under Rule 242(c) has expired. If a petition for writ of certiorari is filed, the Court of Appeals shall not send the remitter until notified that the petition has been denied.” The Court of Appeals has jurisdiction of appellant’s case.

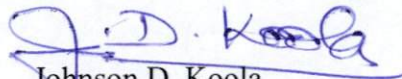
On June 26, 2025, Scott and Corley, the attorneys for U.S. Bank Trust as Trustee for LSF10 Master Participation Trust, filed a Motion in the Master in Equity’s Court for the foreclosure sale of appellant’s home. A copy of the Motion is attached herewith. In the Motion, Scott and Corley requested the foreclosure sale in the name of ‘Bac Home Loans Servicing Lp Etc, plaintiff, et al VS Johnson D Koola, et al.’ Scott and Corley received Summary Judgment in the name of U.S. Bank Trust as Trustee for LSF10 Master Participation Trust but requested the foreclosure sale in the name of Bac Home Loan Servicing Lp. Scott and Corley know very well that the Appeal is pending in the Court of Appeals, and the Court of Appeals has the jurisdiction over Appellant’s case. To circumvent the jurisdiction of the Court of Appeals, Scott and Corley filed the Motion for foreclosure sale in the name of Bac Home Loan Servicing Lp. This is a serious violation of the Appellate Court rules.

Based on the Motion filed by Scott and Corley, the Master in Equity ordered the foreclosure sale of Appellant’s home and scheduled the sale on August 5, 2025. The said Order is in the form of “Court Roasters” filed in the case docket, 2010-CP-10-06060. A copy of the “Court Roasters” is enclosed herewith. Appellant’s home is listed as item number 19. In the roaster, appellant’s case is listed as ‘Bac Home Loans Servicing Lp Etc, plaintiff, et al VS Johnson D Koola, et al.’

Foreclosure sale is final and nonreversible. The sale will do irreparable damage to the Appellant. The appellant prays to this Court to vacate the foreclosure sale of appellant's home ordered by the Master in Equity in the name of Bac Home Loans Servicing Lp.

A Motion filing fee of \$50.00 is enclosed herewith.

Respectfully submitted,



Johnson D. Koola
1587 Cambridge Lakes Dr
Mt Pleasant, SC 29464
(843) 849-9241
Appellant, *pro se*

July 24, 2025

THE STATE OF SOUTH CAROLINA

In the Court of Appeals

APPEAL FROM CHARLESTON COUNTY

Court of Common Pleas

Honorable Mikell R. Scarborough
Master in Equity for Charleston County

Case No. 2010-CP-10-6060

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v.

Johnson D. Koola, First Citizens Bank and Trust Company, Inc. f/k/a/ First Citizens Bank and Trust Company of South Carolina, and Cambridge Lakes Condominium Homeowners Association, Inc., f/k/a Cambridge Lakes Horizontal Property Regime, Defendants,

Of whom Johnson D. Koola is the appellant.

PROOF OF SERVICE

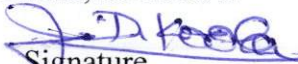
I certify that I have served a copy of Appellant's **'MOTION TO VACATE THE MASTER IN EQUITY'S FORECLOSURE SALE OF APPELLANT'S HOME SCHEDULED FOR AUGUST 5, 202** on the Master in Equity and counsels of record for the respondent, addressed below, by depositing a copy of the same in the United States Mail, postage prepaid, on July 24, 2025:

The Master in Equity, Court of Common Pleas, 100 Broad St, Charleston 29401.

Scott and Corley, P.A., Attention: Attorney Kevin Ted Brown, Esquire, Attorney Angela R. Grant, Esquire, Attorney Allison Earlin Heffernan, Esquire, and Attorney Henry Guyton Murrell, Esquire, 2712 Middleburgh Drive, Suite 200, Columbia, SC 29204.

Mt. Pleasant, South Carolina

July 24, 2025


Signature

***** IMPORTANT NOTICE - READ THIS INFORMATION *****
NOTICE OF ELECTRONIC FILING [NEF]

A filing has been submitted to the court RE: 2010CP1006060

Official File Stamp: 06-26-2025 07:35:41 AM
Court: CIRCUIT COURT
Common Pleas
Charleston
Case Caption: Bac Home Loans Servicing Lp Etc , plaintiff, et al
VS Johnson D Koola , defendant, et al
Document(s) Submitted: Service/Certificate Of Service
Filed by or on behalf of: Reginald Patrick Corley

This notice was automatically generated by the Court's auto-notification system.

The following people were served electronically:

Reginald Patrick Corley
Case Party Info Protected for Cambridge Lakes
Condominium Homeowners Association Inc Etal
S. Nelson Weston, Jr. for First Citizens Bank And
Trust Company Inc Etc
Allison Earlin Heffernan for U S Bank Trust N A
as trustee
Angela R. Grant for U S Bank Trust N A as
trustee et al
Kevin Ted Brown for U S Bank Trust N A as
trustee
Henry Guyton Murrell for U S Bank Trust N A as
trustee et al

The following people have not been served electronically by the Court. Therefore, they must be served by traditional means:



**Charleston County
Court Rosters**

Pending Cases Search Clerk of Court Home Return To Roster Selection Jury & Non Jury Trial Roster Clerk of Court Chat

Court Agency	10003	Judge	Scarborough	Roster Description	August 5, 2025 (SALES)
Roster Type	Master's Sales	Roster Begin Date	08/05/2025	Roster End Date	08/05/2025
Roster Id	2531	Roster Begin Time	11:00 AM		

Attorney Bar Number	Case #	Filed From	Filed Thru	Search	Print Version						
#	Scheduled Date	Start Time	Duration Hrs:mins	Description	Filing Party	Filed Date	Case / Case Caption	Sub Type	Tax Map	Plaintiff Attorney	Defend
	1	08/05/2025	11:00 AM	4270300011 - 1339 Ronald Lane	Calcon Mutual Mortgage Lic-PLT	06/16/2025	2024CP1001962 Calcon Mutual Mortgage Lic , plaintiff, et al VS Athena Alston Mcfadden	Foreclosure 420	4270300011	James Martin Page (803) 509-5078	
	2	08/05/2025	11:00 AM	5350500061 - 305 Lakeside Drive - Unit C	Heritage Village Horizontal Property Regime Inc-PLT	06/16/2025	2023CP1000573 Heritage Village Horizontal Property Regime Inc VS Darcy Thompson , defendant, et al	Foreclosure 420	5350500061	Benjamin Michael Virgin (724) 833-1694	Chad Wilso (803) 454
	3	08/05/2025	11:00 AM	3551400190 - 2137 Vespers Drive	Us Bank Trust National Association-PLT	06/16/2025	2025CP1000331 Us Bank Trust National Association , plaintiff, et al VS Darrell L Hollington , defendant, et al	Foreclosure 420	3551400190	J. Pamela Price (803) 530-7188 Don Maxwell Sims (803) 454-3540 Taylor Nicole Way (203) 804-6506	
	4	08/05/2025	11:00 AM	4661200388 - 1989 Hugo Avenue	S&K Investments Lic-PLT	06/16/2025	2024CP1003816 S&K Investments Lic VS Tyrell K Johnson , defendant, et al	Foreclosure 420	4661200388	John Fulton Knobloch (843) 884-3670	Harrison De (912) 638
	5	08/05/2025	11:00 AM	8020000065 - 835 South Santee Road	Umb Bank National Association-PLT	06/17/2025	2021CP1000178 Umb Bank National Association , plaintiff, et al VS Anna Lee Chisolm , defendant, et al	Foreclosure 420	8020000065	John Judson Hearn (803) 771-7900	Philip S. Poi (803) 734
	6	08/05/2025	11:00 AM	4111600051 - 2749 East Surrey Drive	Wilmington Savings Fund Society-PLT	06/17/2025	2024CP1005814 Wilmington Savings Fund Society , plaintiff, et al VS Angela Jones Green , defendant, et al	Foreclosure 420	4111600051	Brian Paul Yoho (803) 744-1280	
	7	08/05/2025	11:00 AM	2791000151 - 3335 Island Estates Drive	Sea Island Habitat For Humanity Inc-PLT	06/17/2025	2022CP1003379 Sea Island Habitat For Humanity Inc VS Efrain Campos , defendant, et al	Foreclosure 420	2791000151	Reid Evan Dyer (843) 579-7045 David B. Wheeler (843) 579-7015	Tasha B. Th (803) 896
	8	08/05/2025	11:00 AM	3580900057 - 2991 Doncaster Drive	Gsg 2 Lic-PLT	06/25/2025	2024CP1006155 Gsg 2 Lic VS Amorita P Espiritu , defendant, et al	Foreclosure 420	244-00-00-221 358-09-00-057	Zachary Lee Weaver (864) 743-8900	Marc Grayly (843) 958 Bernard E. (843) 958 Andrew LaR (843) 958 Robert Julia (803) 898
	9	08/05/2025	11:00 AM	2440000221 - Lot 3, Jacob's Point	Gsg 2 Lic-PLT	06/25/2025	2024CP1006155 Gsg 2 Lic VS Amorita P Espiritu , defendant, et al	Foreclosure 420	244-00-00-221 358-09-00-057	Zachary Lee Weaver (864) 743-8900	Marc Grayly (843) 958 Bernard E. (843) 958 Andrew LaR (843) 958 Robert Julia (803) 898
	10	08/05/2025	11:00 AM	3951400075 - 3308 Londonderry Road		06/25/2025	2024CP1005009 Wilmington Savings Fund Society FSB as Trustee VS Angela J Jones Green , defendant, et al	Foreclosure 420	3951400075	James Martin Page (803) 509-5078	
	11	08/05/2025	11:00 AM	4080800169 - 5313 Mcroy Street	Towd Point Mortgage Trust 2018 3-PLT	06/25/2025	2024CP1001357 Towd Point Mortgage Trust 2018 3 , plaintiff, et al VS Angela Rogers , defendant, et al	Foreclosure 420	4080800169	Brian Paul Yoho (803) 744-1280	Ian Charles (864) 272
	12	08/05/2025	11:00 AM	4840000197 - 8059 Shadow Oak Drive	Hedge Hog Industries Corp-PLT	07/02/2025	2024CP1006230 Hedge Hog Industries Corp VS Alycar Investments Llc , defendant, et al	Foreclosure 420	4840000197	Zachary James Closser (843) 760-0220	Derek Farre (843) 762
	13	08/05/2025	11:00 AM	4590903102 - 46 Mary Street	Wells Fargo Bank Na-PLT	07/02/2025	2023CP1000496 Wells Fargo Bank Na VS Luiz Robert Demoura , defendant, et al	Foreclosure 420	4590903102	Heidi B. Carey (803) 799-9993 x130	
	14	08/05/2025	11:00 AM	3500800217 - 50 Briarcliff Drive	Pic Fund I Lic-PLT	07/03/2025	2024CP1005103 Pic Fund I Lic VS B & M Homes Llc , defendant, et al	Foreclosure 420	3500800217	Timothy Lee Calderwood (330) 860-3558 Thomas A. Shook (843) 576-1072	Ryan David (843) 571 Wylie Westr (803) 602
	15	08/05/2025	11:00 AM	4601102009 - 227 Rutledge Avenue	Servisfirst Bank-PLT	07/08/2025	2024CP1005156 Servisfirst Bank VS Andrew Webb Pease , defendant, et al	Foreclosure 420	4600803048 4601102009	Roman Vincent Hammes (843) 261-7026 Christian Tyler Wall (843) 261-7026 x5	John E. Ron (843) 724
	16	08/05/2025	11:00 AM	2851400031 - 3610 Moonglow Drive	Federal Home Loan Mortgage Corporation Trustee-PLT	07/10/2025	2024CP1002616 Federal Home Loan Mortgage Corporation Trustee , plaintiff, et al VS Hawkins Freeman , defendant, et al	Foreclosure 420	2851400031	Stephanie M Huggins (803) 753-2141 x2141	Kelley Yarb (803) 787
	17	08/05/2025	11:00 AM	1970000125 - 5215 Maybank Highway	Vanderbilt Mortgage And Finance Inc-PLT	07/10/2025	2024CP1003765 Vanderbilt Mortgage And Finance Inc VS Norma Jones , defendant, et al	Foreclosure 420	1970000125	Baxter Lindsay Crawford IV (803) 790-2626 x106	Brandy Ann (803) 896 Curtis Regu (803) 898
	18	08/05/2025	11:00 AM	5831000132 - 1800 Palmetto Isle Drive	Federal Home Loan Mortgage Corporation-PLT	07/10/2025	2025CP1000822 Federal Home Loan Mortgage Corporation , plaintiff, et al VS Richard F Cornwell , defendant, et al	Foreclosure 420	5831000132	Reginald Patrick Corley (803) 252-3340 Angelia Jacqueline Grant (803) 252-3340 Allison Earlin Heffernan (803) 252-3340 x102	Robert M. S (864) 282
	19	08/05/2025	11:00 AM	5591400159 - 1587 Cambridge Lakes Dr.	Bac Home Loans Servicing Lp Etc-PLT	07/10/2025	2010CP1006060 Bac Home Loans Servicing Lp Etc , plaintiff, et al VS Johnson D Koola , defendant, et al	Foreclosure 420	5591400159	Reginald Patrick Corley (803) 252-3340 Angelia Jacqueline Grant (803) 252-3340 Louise Myers Johnson (803) 463-4031	Dean Antho (803) 724 Johnson D I (000) 000 S. Nelson W (803) 771

										Henry Guyton Murrell (803) 252-3340 x146	
20	08/05/2025	11:00 AM	5170600146 - 337 W. Coleman Blvd. - Unit 341G	Newrez Llc Db Shellpoint Mortgage Servicing-PLT	07/10/2025	2025CP1000987 Newrez Llc Db Shellpoint Mortgage Servicing , plaintiff, et al VS Ian Joel Barker Matijak , defendant, et al	Foreclosure 420	5170600146	Jordan Daniel Beumer (803) 252-3340 Angelia Jacqueline Grant (803) 252-3340		
21	08/05/2025	11:00 AM	3300800015 - 2360 Sol Legare Road	South Carolina Federal Credit Union- PLT	07/10/2025	2024CP1004654 South Carolina Federal Credit Union VS Peter J Dieppe III , defendant, et al	Foreclosure 420	3300800015	Jonathan D Waller (706) 722-3500		
22	08/05/2025	11:00 AM	4840000329 - 7912 Angel Court	Guild Mortgage Company Llc-PLT	07/10/2025	2025CP1000559 Guild Mortgage Company Llc VS Shelly A Mcknight , defendant, et al	Foreclosure 420	4840000329	Sarah Oliver Leonard (803) 726-2700 x2741 Gregory Thomas Whitley (803) 726-2700	Kelley Yarb (803) 787	
23	08/05/2025	11:00 AM	3121100188 - 1751 Brittlebush Lane	Freedom Mortgage Corporation-PLT	07/10/2025	2025CP1000237 Freedom Mortgage Corporation VS Joshua Jeanes , defendant, et al	Foreclosure 420	3121100188	Sarah Oliver Leonard (803) 726-2700 x2741 Gregory Thomas Whitley (803) 726-2700 Kenneth Gregory Wooten III (803) 726-2700 x2704	Marc Grayly (843) 958 Bernard E. (843) 958 Andrew LaR (843) 958	
24	08/05/2025	11:00 AM	4631203034 - 30 Pointsett Street	Umb Bank National Association-PLT	07/15/2025	2021CP1003667 Umb Bank National Association VS Darrell Mcnealy , defendant, et al	Foreclosure 420	4631203034	Heidi B. Carey (803) 799-9993 x130 Stephanie M Huggins (803) 753-2141 x2141 Demetri K. Koutrakos (803) 404-6900	Eduardo Ke (843) 767 G. Thomas (843) 889 J. Christop (843) 766	
25	08/05/2025	11:00 AM	4270500079 - 1439 Westway Drive	Us Bank Trust National Association- PLT	07/15/2025	2021CP1002287 Us Bank Trust National Association , plaintiff, et al VS Charles Smith , defendant, et al	Foreclosure 420	4270500079	Lucas S. Fautua (843) 714-2533 Stephanie M Huggins (803) 753-2141 x2141 Jason Mark Hunter (803) 790-2626 T Lowndes Pope (803) 799-9993	Jeffrey T. Sj (843) 452 Kelley Yarb (803) 787	
26	08/05/2025	11:00 AM	4590504045 - 61 Cooper Street	Selene Finance Lp- PLT	07/15/2025	2025CP1000366 Selene Finance Lp VS Dawn Limberg , defendant, et al	Foreclosure 420	4590504045	Michael Allen Nourie (470) 321-7112 x52296 Mary R. Powers (470) 321-7112		
27	08/05/2025	11:00 AM	1910500024 - 6229 Ballpark Road	Wells Fargo Bank Na- PLT	07/15/2025	2024CP1006190 Wells Fargo Bank Na VS Marian A Carter , defendant, et al	Foreclosure 420	1910500024	Michael Allen Nourie (470) 321-7112 x52296 Mary R. Powers (470) 321-7112		
28	08/05/2025	11:00 AM	4691000128 - 2264 Bailey Drive	Wells Fargo Bank Na- PLT	07/15/2025	2023CP1003054 Wells Fargo Bank Na VS Housing Trust Fund South Carolina , defendant, et al	Foreclosure 420	4691000128	Michael Allen Nourie (470) 321-7112 x52296	Ian Charles (864) 272 Robert M. S (864) 282 Tasha B. Th (803) 896	

Johnson D. Koola
1587 Cambridge Lakes Dr
Mt Pleasant, SC 29464
July 24, 2025

RECEIVED
JUL 28 2025
SC Court of Appeals

The Clerk of the Court
The South Carolina Court of Appeals
1220 Senate Street
Columbia, SC 29201

Subject: Foreclosure Sale of Appellant's Home scheduled for August 5, 2025

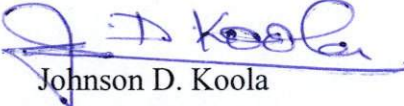
Reference: Appellate Case No. 2023-000819

Honorable Clerk of the Court,

Appellant Johnson D. Koola files Motion to vacate the Master in Equity's Foreclosure Sale of Appellant's home scheduled for August 5, 2025, while the Petition for Reconsideration is pending in the Court of Appeals. Kindly accept the same. An immediate action is requested.

A motion filing fee of \$50 is enclosed.

Respectfully submitted,


Johnson D. Koola

Cc:

The Master in Equity, The Court of Common Pleas

Scott and Corley, P.A., Attention: Attorney Kevin Ted Brown, Esquire, Attorney Angela R. Grant, Esquire, Attorney Allison Earlin Heffernan, Esquire, and Attorney Henry Guyton Murrell Esquire

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Pleasant
SC C118016



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FROM:

J. Koola
1587 Cambridge Lakes Dr
Mt Pleasant, SC 29464

RECEIVED

JUL 28 2025

SC Court of Appeals TO:

THE CLERK OF THE COURT
THE SOUTH CAROLINA
COURT OF APPEALS

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