

STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

IN THE COURT OF COMMON PLEAS
C/A NO.: 2022-CP-21-01609

U.S. Bank National Association, as Trustee, on
behalf of the COLT 2020-3 Mortgage Loan
Trust, a New York common law trust,

Plaintiff,

vs.

Antonio F. Rogers; Barbara H. Rogers; Wild
Bird Run Homeowners Association, Inc.,

Defendants.

AFFIDAVIT OF DEFAULT

RECEIVED

MAR 02 2026

SC Court of Appeals

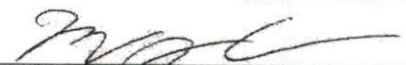
PERSONALLY APPEARED before me, the undersigned, who being duly sworn, deposes and says that he is one of the attorneys for the Plaintiff in the above-entitled action, and the Defendants above named were duly served with the Summons and Complaint in this action.

That more than thirty (30) days have elapsed since the service of the Summons and Complaint and Defendant; Wild Bird Run Homeowners Association, Inc. and Antonio F. Rogers have failed to plead or otherwise defend and this Defendant is now in default. Defendant Barbara H. Rogers is not now being held in default.




Chad W. Burgess
Attorney for Plaintiff
Brock & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, SC 29210
Phone 803-454-3540; Fax 803-454-3541
Date: 10/6/2022

Sworn to or affirmed, and subscribed before me this the
6 day of OCTOBER, 2022.


Notary Public for South Carolina
Commission Expires: 4/13/2028

B&S No.: 22-04403 FC01



STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

U.S. Bank National Association, as Trustee,
on behalf of the COLT 2020-3 Mortgage
Loan Trust, a New York common law trust,

Plaintiff,

vs.

Antonio F. Rogers; Barbara H. Rogers;
Wild Bird Run Homeowners Association,
Inc.,

Defendants.

**NOTICE OF MOTION AND MOTION
FOR SUMMARY JUDGMENT**

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MAR 02 2026

SC Court of Appeals

TO: ALL APPEARING PARTIES:

YOU WILL PLEASE TAKE NOTICE that the Plaintiff, by and through its undersigned attorney, will, on the tenth (10th) day after service hereof, or as soon thereafter as counsel may be heard, move before the Honorable, Haigh Porter as Master In Equity for Florence County, for an Order pursuant to Rule 56 of the South Carolina Rules of Civil Procedure granting the Plaintiff, summary Judgment in this matter. This Motion is made upon the grounds that there is no genuine issue as to any material fact and that the Plaintiff is entitled to judgment as a matter of law.

This Motion is supported by the South Carolina Rules of Civil Procedure, relevant case law, and any discovery, affidavits, or memoranda presented.

Columbia, South Carolina

Date: May 9, 2023

s/ Chad W. Burgess

SC Bar #: 72520

Brock & Scott, PLLC

3800 Fernandina Road, Suite 110

Columbia, SC 29210

Phone 803-454-3540

Chad.Burgess@brockandscott.com

Attorney for Plaintiff



STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE

U.S. Bank National Association, as Trustee,
on behalf of the COLT 2020-3 Mortgage Loan
Trust, a New York common law trust,

Plaintiff,

vs.

Antonio F. Rogers; Barbara H. Rogers; Wild
Bird Run Homeowners Association, Inc.,

Defendant(s).

IN THE COURT OF COMMON

PLEAS

CASE NO. 2022-CP-21-01609

REPORT OF SALE AND

DISBURSEMENT

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SC Court of Appeals

Pursuant to a judgment of this Court made in the above-entitled action on August 23, 2024,

after due legal notice advertised and published according to law, I offered for sale on December 3,

2024 at 11:00 AM, to the highest bidder for cash, at public auction, the premises subjected to this

suit. At such sale the said premises were sold to U.S. Bank National Association, as Trustee, on

behalf of the COLT 2020-3 Mortgage Loan Trust, a New York common law trust for \$30,000.00,

being at that price the highest bidder. Therefore, I have executed and delivered to the said purchaser

or assignee of purchaser a good and sufficient deed of said premises, upon its complying with the

terms of such sale. I have disbursed the funds.

RECEIPTS

County Commission (1% of bid)	\$	300.00
Order of Reference Fee	\$	125.00
TOTAL RECEIVED BY SPECIAL REFEREE	\$	425.00

B&S # 22-04403 FC01

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DISBURSEMENTS

County Commission (1% of bid)	\$	300.00
Order of Reference Fee	\$	125.00
AMOUNT DISBURSED	\$	425.00

All of the funds having been disbursed, I hereby ORDER the file closed and the case ended.

Date: December 30, 2024
Florence, South Carolina



The Honorable Robert E. Lee
Special Referee for Florence County

ELECTRONICALLY FILED - 2025 Jan 14 3:09 PM - FLORENCE - COMMON PLEAS - CASE#2022CP2101609

Us Bank National Association Trustee	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Wild Bird Run Homeowners Association Inc	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Rogers, Antonio F	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Us Bank National Association Trustee	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Us Bank National Association Trustee	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Rogers, Barbara H	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Rogers, Barbara H	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Wild Bird Run Homeowners Association Inc	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Rogers, Antonio F	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Colt 2020 3 Mortgage Loan Trust	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Colt 2020 3 Mortgage Loan Trust	Judgment/Foreclosure	Judgment		08/23/2024-10:20		
Colt 2020 3 Mortgage Loan Trust	Judgment/Foreclosure	Judgment		08/23/2024-10:20		

No upload
J docs.

On 2/05/2026 I asked Ms. McCutchen for a copy of the Final Judgement. She stated there was no Final Judgement on the file. Then she printed a Notice of Hearing. I told her this is two different forms and this is not the final Judgement. I knew she could not give me one because we never went back for the 2nd Hearing. Robert E Lee said on the record.

Barbara Logan

US Bank National

V.

Antonio F. Rogers
Barbara H. Rogers

Docket No. ~~2022-CP-21-0169~~ ^{BR}
~~2022-CP-21-0169~~ ^{BR}

Proof of Service

FILED

2026 FEB 10 P 12:59

DORIS POULOS O'HARA
CCCP 2.65
FLORENCE COUNTY, SC



SOUTH FLORENCE
510 2ND LOOP RD
FLORENCE, SC 29505-2855
www.usps.com

02/09/2026

10:46 AM

TRACKING NUMBERS
70221670000211659616
70221670000211659623
9589 0710 5270 0562 0884 44

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$1.07
Columbia, SC 29210 Weight: 0 lb 1.30 oz Estimated Delivery Date Thu 02/12/2026 Certified Mail® Tracking #: 70221670000211659616			
Total			\$6.37
First-Class Mail® Letter	1		\$1.07
Columbia, SC 29201 Weight: 0 lb 1.30 oz Estimated Delivery Date Thu 02/12/2026 Certified Mail® Tracking #: 70221670000211659623			
Total			\$6.37
First-Class Mail® Letter	1		\$1.07
Effingham, SC 29541 Weight: 0 lb 1.30 oz Estimated Delivery Date Thu 02/12/2026 Certified Mail® Tracking #: 9589 0710 5270 0562 0884 44			
Total			\$6.37
Grand Total:			\$19.11
Cash			\$20.00
Change			-\$0.89

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbia, SC 29210

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07

Total Postage and Fees \$6.37

Sent To

Brack + Scott PLLC
3800 Fernandina Rd Suite 110
Columbia, SC 29210
PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Extra Services & Fees (check box, add fee as appropriate)
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Postage \$1.07

Total Postage and Fees \$6.37

Sent To

Effingham County Sheriff's Office
1799 Friendfield Road
Effingham, SC 29541
PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
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☐ Certified Mail Restricted Delivery \$0.00
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Postage \$1.07

Total Postage and Fees \$6.37

Sent To

Brian P. Yoho, Esq.
1221 Main Street
Columbia, SC 29210
PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

FILED
2026 FEB 10 P 1:00
DORIS POULOS O'HARA
CCCP & CS
FLORENCE COUNTY, SC