

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.

**AFFIDAVIT OF DEFAULT**

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

Defendants.

**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.

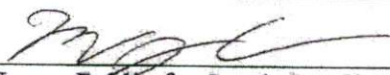
That more than thirty (30) days have elapsed since the service of the Summons and Complaint and Defendant; Wild Bird Run Homeowners Association, Inc. and Antonio F. Rogers have failed to plead or otherwise defend and this Defendant is now in default. Defendant Barbara H. Rogers is not now being held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

**RECEIVED**

**MAR 02 2026**

**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
<b>TOTAL RECEIVED BY SPECIAL REFEREE</b>	<b>\$</b>	<b>425.00</b>

B&S # 22-04403 FC01

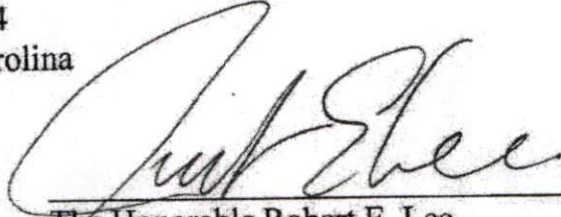
ELECTRONICALLY FILED - 2025 Jan 14 3:09 PM - FLORENCE - COMMON PLEAS - CASE#2022CP2101609

**DISBURSEMENTS**

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

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  
Jdocs.

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 PAUL OS O'HARA  
CCCP & GS  
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

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(UP TO 25 ITEMS)



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Send tracking number to 28777 (2USPS)  
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TRACK STATUS ONLINE  
Visit <https://www.usps.com/tracking>  
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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®			\$5.30
Tracking #: 70221670000211659616			
<b>Total</b>			<b>\$6.37</b>
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®			\$5.30
Tracking #: 70221670000211659623			
<b>Total</b>			<b>\$6.37</b>
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®			\$5.30
Tracking #: 9589 0710 5270 0562 0884 44			
<b>Total</b>			<b>\$6.37</b>
<b>Grand Total:</b>			<b>\$19.11</b>
Cash			\$20.00
Change			-\$0.89

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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

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**Brack + Scott, PLLC**  
Street and Apt. No., or PO Box No.  
**3800 Fernandina Rd Suite 110**  
City, State, ZIP+4®  
**Columbia, SC 29210**

Postmark  
FEB 09 2026  
FLORENCE STATION SC 29504

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery \$0.00

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Street and Apt. No., or PO Box No.  
**179 Friendfield Road**  
City, State, ZIP+4®  
**Effingham, SC 29541**

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FLORENCE STATION SC 29504

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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

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**Brian P. Yoho, Esq.**  
Street and Apt. No., or PO Box No.  
**1221 Main Street**  
City, State, ZIP+4®  
**Columbia, SC 29210**

Postmark  
FEB 09 2026  
FLORENCE STATION SC 29504

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2026 FEB 10 P 1:00  
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CCCP & CS  
FLORENCE COUNTY, SC