

IN THE COURT OF APPEALS FOR THE STATE OF SOUTH CAROLINA

CASE NO.: 2026-001553

(Trial Court Case No.: 2024-CP-28-00566

Lauren LaRoque, Appellant,

v.

Freedom mortgage corporation], Respondent.

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SC Court of Appeals

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APPELLANT'S EXHIBIT: UNSWORN DECLARATION OF WITNESS TROY NISSEN IN  
SUPPORT OF EMERGENCY PETITION FOR WRIT OF SUPERSEDEAS

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I, Troy Nissen, declare under penalty of perjury under the laws of the State of South Carolina that the following statements are true and correct to the best of my personal knowledge, information, and belief:

1. I am over the age of eighteen and have personal knowledge of the facts stated in this Declaration.
2. On June 1, 2026, I attended the public judicial foreclosure auction conducted by the Master-in-Equity for the property located at 22 Race Table Court, Lugoff, South Carolina 29078.
3. During the open bidding process, I placed the highest final bid of \$225,000, and my bid was officially accepted by the court as the winning bid.
4. Due to an unforeseen banking and wire transfer failure caused by severe weather on June 1st, my financial institution was temporarily unable to clear the mandatory 5% earnest money deposit to the court by the afternoon deadline, and the Master-in-Equity requested I come back at 9:30 in the morning.
5. On or about June 2, 2026, the Master-in-Equity's office informed me that my funds would not be accepted late, that my transaction was canceled, and that the court intended to contact the second-highest bidder to sell the property instead of scheduling a mandatory public resale.
6. At no point was the property re-advertised or put back up for a public, competitive auction on a subsequent sales day following my default.

Pursuant to South Carolina law, I declare under penalty of perjury that the foregoing is true and correct.

Executed on this 16 day of July, 2026.

  
\_\_\_\_\_  
Troy Nissen  
Witness / Declarant

STATE OF SOUTH CAROLINA  
COUNTY OF KERSHAW

IN THE COURT OF COMMON PLEAS  
CASE NO. 2024-CP-28-00566

Freedom Mortgage Corporation,  
Plaintiff,

VS.

WRIT OF ASSISTANCE

Lauren R. Laroque; Saddlebrook Subdivision  
of Lugoff Homeowner's Association, Inc.;  
Discover Bank.

Defendant(s).

Vacate by  
7/20/26

TO THE SHERIFF:

Upon the judgment of this Court, rendered on the 16th day of April, 2026, you are hereby Ordered to proceed to the premises located at 22 Race Stable Court, Lugoff, South Carolina, announce your identity and purpose and serve on the Defendant(s) and all occupants a copy of this Writ of Assistance/Ejectment.

Inform them that they have twenty-four (24) hours to voluntarily vacate the premises. If the premises appear unoccupied and no one responds to your announced identity and purpose, the Writ of Assistance/Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, a deputy sheriff may enter the premises using only as much force as is necessary to effectuate the Writ of Assistance/Ejectment.

Upon gaining access, you shall remove from the premises any occupants and all items of personal property found on the premises. Such property may be deposited beside the public street or roadways. All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty-eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty-eight (48) hours.

This Order effectuates placing the owner of the premises, SARoberts, LLC, in peaceful possession of the premises.

**William B. Cox, Jr., Master in Equity  
Kershaw County**

Dated: 4/19/26

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ATTEST True, Correct & Certified  
copy of original on file in this Court  
*Shirley M. Hunter*  
Clerk of Court, Kershaw County



Lauren LaRoque &lt;laroquelauren@gmail.com&gt;

**Fw: Requested Brief and Proposed Order 2024CP2800566 Freedom Mortgage Corporation VS Lauren R Laroque , defendant, et al****Jack Barnes** <j.barnes@taylorlg.com>

Fri, Jun 26, 2026 at 5:14 PM

To: "laroquelauren@gmail.com" &lt;laroquelauren@gmail.com&gt;

I did hear back. And likely won't until Monday.

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**From:** Jack Barnes <j.barnes@taylorlg.com>**Sent:** Friday, June 26, 2026 3:38 PM**To:** John S. Kay <john.kay@hutchenslawfirm.com>; William Cox <WCox@thesavagefirm.com>**Subject:** Re: Requested Brief and Proposed Order 2024CP2800566 Freedom Mortgage Corporation VS Lauren R Laroque , defendant, et al

I understand your position, Your Honor.

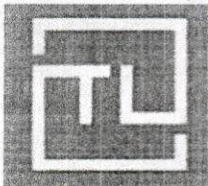
As a matter of procedure, you indicated that you had previously issued a writ of ejectment. My client tells me she has never been served with a writ of ejectment, and I don't see it in the efilng system. Additionally I don't see where there was ever a hearing scheduled before the writ was issued.

I know that some counties to do not require a hearing before a writ is issued, but the party who is being ejected needs to be served with it, so they know to comply.

I recently went to a hearing in Orangeburg on a Rule to Show Cause where the remedy sought was a writ of ejectment was granted. That is the way we do it in Sumter too.

If you could just help me with how it all came to be I would appreciate it, since I am new to this case.

Thank you,  
Jack



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