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MAY 22 2015

STATE OF SOUTH CAROLINA **SC Court of Appeals** IN THE COURT OF COMMON PLEAS

COUNTY OF AIKEN

DOCKET NO.: 2012-CP-02-699

Bank of America, N.A., successor by merger to  
BAC Home Loan Servicing, LP f/k/a Countrywide  
Home Loans Servicing, LP,

Plaintiff,

v.

Carolyn S. Deaner,

Defendant(s).

(515262.01898 CSG)

**ORDER**  
STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN  
I, Liz Godard, Clerk of Court of Common Pleas and General  
Sessions for Aiken County, South Carolina do hereby certify  
that the foregoing constitutes a true and correct copy of the  
original documents which have been filed in my office this

MAY 14 2015

*Liz Godard*  
C.C.C.P. & G. A., Aiken County, S.C.

*Veronica P. ...*  
Deputy Clerk

This matter came before me at a hearing on April 30, 2015, on Defendant Carolyn S. Deaner's ("Defendant") Motion to Reduce Bond or Make Rolling Bond; Defendant's Motion to Stay Foreclosure Sale set for May 4, 2015 and William H. Sloan's Motion to be Relieved as Counsel for Defendant. Charles S. Gwynne Jr., Esquire, appeared on behalf of the Plaintiff; and William H. Sloan, Esquire appeared on behalf of the Defendant. The court makes the following ruling based on the evidence presented and the arguments of counsel.

**Motion to Stay Foreclosure Sale set for May 4, 2015**

Based on representations made by Plaintiff's counsel, the Plaintiff is not seeking to sell the property at the May 4, 2015 foreclosure sale to allow loss mitigation efforts to occur. Therefore, the Court finds this motion is moot.

**Motion to Reduce Bond or Make Rolling Bond**

The Court denies the Defendant's motion to reduce the bond set by the Court's previous order filed April 1, 2015. The sum of Twenty-Three Thousand Four Hundred Dollars (\$23,400) is a reasonable amount for the bond. Additionally, the Court finds no legal basis to allow the Defendant to make monthly payments in posting the bond required by S.C. Code Ann. § 18-9-170.

FILED

5.14.15

*Amia #1*

*Liz Godard*  
C.C.C.P. & G.S.

*Veronica P. ...*  
Deputy Clerk  
12:50pm

**William H. Sloan's Motion to be Relieved as Counsel for Defendant**

With the consent of Plaintiff, William H. Sloan is relieved as counsel for the Defendant. All proceedings related to the sale of the property shall be stayed for thirty (30) days from the date this Order is filed to allow Defendant to obtain new counsel and notify this Court of such. Until Defendant retains new counsel all parties and the Clerk of Court are hereby notified that for purposes of providing notices, motions, pleadings, or other documents to which Defendant may be entitled, the Defendant may be properly served at the following address:

Carolyn S. Deaner  
704 Kershaw Drive  
North Augusta, SC 29841  
(706) 399-5496

**IT IS HEREBY ORDERED**

1. Defendant's Motion to Stay Foreclosure Sale set for May 4, 2015 is moot;
2. Defendant's Motion to Reduce Bond or Make Rolling Bond is denied; and
3. William H. Sloan's Motion to be Relieved as Counsel for Defendant is granted.

**IT IS SO ORDERED.**



J. Martin Harvey  
Special Referee for Aiken County

May 12, 2015  
Barnwell, South Carolina

**FORM 4**

**STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN  
IN THE COURT OF COMMON PLEAS**

**JUDGMENT IN A CIVIL CASE**

**DOCKET NO. 2012-CP-02-699**

Bank of America, N.A., successor by merger to BAC  
Home Loan Servicing, LP f/k/a Countrywide Home  
Loans Servicing, LP

Carolyn S. Deaner

PLAINTIFF(S)

DEFENDANT(S)

<p><b>Submitted by:</b> Charles S. Gwynne Jr. (SC Bar#73844) Attorneys for the Plaintiff Rogers Townsend &amp; Thomas, PC 220 Executive Center Drive, Suite 109 Post Office Box 100200 Columbia, SC 29202 (803) 744-4444 (803) 343-7013 - Fax info@rtt-law.com</p>	<p><b>Attorney for :</b> <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Self-Represented Litigant</p>
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**DISPOSITION TYPE (CHECK ONE)**

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.
- ACTION DISMISSED (CHECK REASON):**  Rule 12(b), SCRPC;  Rule 41(a), SCRPC (Vol. Nonsuit);  Rule 43(k), SCRPC (Settled);  Other \_\_\_\_\_
- ACTION STRICKEN (CHECK REASON):**  Rule 40(j), SCRPC;  Bankruptcy;  Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;  Other \_\_\_\_\_
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**  
 Affirmed;  Reversed;  Remanded;  Other \_\_\_\_\_  
NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

**IT IS ORDERED AND ADJUDGED:**  See attached order (formal order to follow)  Statement of Judgment by the Court: \_\_\_\_\_

**ORDER INFORMATION**

This order  ends  does not end the case.

Additional Information for the Clerk : \_\_\_\_\_

**INFORMATION FOR THE PUBLIC INDEX**

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
N/A	N/A	N/A

FILED

5.14.15

*Carolyn S. Deaner*  
C.C.C.P. & G.S.  
12:50 PM

		\$

If applicable, describe the property, including tax map information and address, referenced in the order:

All that certain piece, parcel or lot of land, situate, lying and being in Belvedere, Aiken County, South Carolina, designated as Lot 10, Block B, on a plat of survey of Pinecrest Subdivision, Section I, made by Cranston & Associates, dated October 3, 1966, revised under date of March 29, 1968, and recorded in Plat Book 3, at Page 151, records of Aiken County, and according to said Plat, being bounded, now or formerly, and measuring, more or less, as follows: North by Kershaw Drive on two lines, measuring respectively 43.0 feet and 78.0 feet; East by Lot No.9, said block, 153.0 feet; south by lands of Trotter Realty Company, 71.22 feet; and west by Lot 11, said Block 149.03 feet. Reference is hereby made to said Plat for a more complete and accurate description of the subject property.

This being the same property intended to be conveyed to Carolyn S. Deaner from Marolyn D. Spoore, individually and as trustee of the Velda K. Deaner Revocable Trust dated June 28, 2002, amended and restated October 11, 2002, and further amended on December 20, 2002 Donald D. Deaner, Jr., Michael A. Deaner, by deed dated October 4, 2004 and recorded October 13, 2004, in Book 2458 at Page 111.

Property Address: 704 Kershaw Drive  
North Augusta, SC 29841

TMS# 012-14-06-051

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. Note: Title abstractors and researchers should refer to the official court order for judgment details.

[Signature] \_\_\_\_\_ Judge Code \_\_\_\_\_ Date May 12 2015  
Circuit Court Judge/Master in Equity/Special Referee

**For Clerk of Court Office Use Only**

This judgment was entered on the 12 day of May, 2015 and a copy mailed first class or placed in the appropriate attorney's box on this 14 day of May, 2015 to attorneys of record or to parties (when appearing pro se) as follows:

Charles S. Gwynne, Jr., Esq.  
Rogers Townsend & Thomas, PC  
P.O. Box 100200  
Columbia, SC 29202-3400  
ATTORNEY(S) FOR THE PLAINTIFF(S)

William H. Sloan, Esquire  
Sloan Law Firm, P.A.  
PO Box 85  
Summerville, SC 29484  
ATTORNEY(S) FOR THE DEFENDANT(S)  
[Signature]  
CLERK OF COURT

Carolyn S. Deaner  
704 Kershaw Drive  
North Augusta, SC 29841 ✓

Court Reporter: