

Exhibit A – Order Vacating Sale and Forfeiture of Deposit

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STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Bank of America, N.A.

PLAINTIFF,

vs.

Duce Staley, Felicia Woods a/k/a Felicia B. Woods, SCBT, N.A., South Carolina Department of Revenue, Palmetto Health, Manheim Automotive Financial Services, Inc., and Spring Valley Homeowners' Association,

DEFENDANT(S).

F11-06934

IN THE COURT OF COMMON PLEAS

APR 07 2016

ORDER VACATING SALE AND FORFEITURE OF DEPOSIT

SC Court of Appeals

(NON-JURY MORTGAGE FORECLOSURE)

C/A NO: 2011-CP-40-8074

DEFICIENCY WAIVED

JEANETTE W. MORRISON
S.C.P. & S.S.

2013 DEC 17 AM 9:24

FILED

RICHLAND COOH

In this case, on September 21, 2012, I issued a Master in Equity's Report and Judgment of Foreclosure and Sale. The property subject to the Plaintiff's mortgage was sold at public auction on September 3, 2013. Willie Zimmerman was the successful bidder at that sale and deposited 5% of his bid with the Court. Thereafter, Mr. Zimmermann failed to comply with his bid and this Court held a status conference on November 21, 2013 at which time this Court ordered that Mr. Zimmerman had until December 16, 2013 to close the loan necessary to provide the funds to comply with the bid regarding the September 3, 2013 sale. Furthermore, Mr. Zimmerman was required, through his counsel representing him at the closing, to notify this Court and counsel for the Plaintiff by 5:00 p.m., December 16, 2013 as to whether said closing was completed and confirm that the funds would be available to submit to the Court upon receipt from the lender from which he obtained said funds.

It was further ordered that should the closing have failed to have been completed by the date and time proscribed, the foreclosure sale of the subject property that took place on September 3, 2013 would be declared void and of no force and effect, said sale would be set aside, the deposit of Mr. Zimmerman would be forfeited unto Plaintiff, less costs of sale, the next public sale of the subject property would be advertised for January 6, 2014, Mr. Zimmerman would be required to submit to the Court the costs for advertising the Notice of Sale for the January 6, 2014 sale, and Mr. Zimmerman, or anyone on his behalf, would be barred from bidding at the next foreclosure sale of the subject property.


It now appears that the closing in which Mr. Zimmerman was to have obtained the funds necessary to comply with his bid at the September 3, 2013 sale was not completed by the date and time proscribed and Mr. Zimmerman has not complied with his bid. Therefore,

IT IS ORDERED:

1. The foreclosure sale of the subject property that took place on September 3, 2013 is void and of no force and effect and the sale is set aside;

SCANNED

2. The deposit of Mr. Zimmerman is hereby forfeited unto Plaintiff, less costs of sale;
3. The next public sale of the subject property shall be advertised for January 6, 2014;
4. Mr. Zimmerman shall submit to the Court the costs for advertising the Notice of Sale for the January 6, 2014 sale immediately; AND
5. Mr. Zimmerman, or anyone on his behalf, is barred from bidding at the next foreclosure sale of the subject property.



Joseph M. Strickland
Master in Equity

Columbia, South Carolina

Dec. 17, 2013