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STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS **SC Court of Appeals**

COUNTY OF RICHLAND

CASE NO. 2015-CP-40-04940

Deutsche Bank National Trust Company as  
Trustee for Indymac INDX Mortgage Loan  
Trust 2006-AR29, Mortgage Pass-Through  
Certificates Series 2006-AR29,

**ORDER PURSUANT TO  
RULE TO SHOW CAUSE**

Plaintiff,

vs.

Derrick Wilson a/k/a Derrick P. Wilson; et  
al.,

Defendant(s).

2016 NOV 14 AM 9:12  
RICHLAND COUNTY  
FILED  
CHRISTIE W. NOBARI  
C.P. & C.S.

**FINDINGS OF FACT**

This matter comes before the Court upon a Motion for Rule to Show Cause of Plaintiff.

Counsel for Brock & Scott, PLLC, was present at the October 14, 2016, hearing.

Plaintiff commenced this foreclosure action against the Defendant(s) for the purpose of foreclosing on a refinance, first-lien mortgage, dated September 1, 2006, recorded September 8, 2006, in Book 1227 at Page 752, in the Office of the Richland County Register of Deeds/RMC (hereinafter "ROD"), encumbering the property described below:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and designated as Lot 16 on a plat of Rolling Creek, Phase IV, as shown on a bonded plat prepared for Dutch Fork Development Group, dated August 15, 2002, last revised on September 25, 2002, and recorded in the Office of the Register of Deeds for Richland County, South Carolina, in Book 710 at Page 1303. The same being more particularly shown on a plat prepared for Derrick Wilson and Kristina K. Thompson by Belter & Associates, Inc., dated September 29, 2005, and recorded in said records. Reference is hereby made to said latter plat for a more complete and accurate description hereof, be all measurements a little more or less.

This conveyance being made subject to all restrictions, covenants and easements of



record including, but not limited to, that certain Declaration of Covenants, Conditions, and Restrictions recorded in Book 1248 at Page 963, as amended in Book 1280 at Page 1 and in Book 475 at Page 2631, in the Office of the Register of Deeds for Richland County, South Carolina.

This being the same property conveyed to Derrick Wilson and Kristina K. Thompson by Deed of David W. Blackmon d/b/a Blackmon Construction of Columbia, dated September 30, 2005, and recorded October 7, 2005, in Book 1107 at Page 1177. Thereafter, Kristina K. Thompson conveyed full interest in the property to Derrick Wilson by Deed dated August 25, 2006, and recorded September 8, 2006, in Book 1227 at Page 749. Subsequently, this being the same property conveyed to Regime Solutions by Deed of Joseph M. Strickland, as Master in Equity for Richland County, dated July 27, 2015, and recorded August 3, 2015, in Book 2047 at Page 721, in the Office of the ROD for Richland County, South Carolina.

Property Address: 202 Dutch Fork Creek Trail, Immo, SC 29063

TMSNo.:02611-04-21

A Judgment of Foreclosure and Sale ("Judgment") was filed on April 19, 2016. In said Judgment the Master in Equity retained jurisdiction over matters arising out of the foreclosure.

The proceedings in regard to the foreclosure action are preserved in the Richland County ROD and the Office of the Clerk of Court.

Subsequent to the entry of Judgment, Plaintiff discovered a deed to Regime Solutions, recorded August 3, 2015, in Book 2047 at Page 721.

Regime Solutions, LLC's interest in the property is junior and subordinate to Plaintiff's refinance, first-lien mortgage.

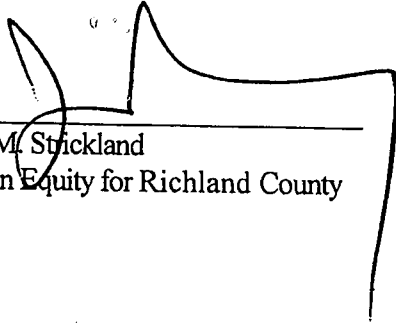
Plaintiff filed a Motion for Rule to Show Cause requesting that the Court issue its Rule to Show Cause, requiring Regime Solutions to show cause, if any exists, as to why an order should not be entered by this Court, joining it as a Defendant as though it had been joined from the commencement of this foreclosure action, binding it to the Judgment.

1. Regime Solutions is hereby joined as a Defendant to this action and bound by the Judgment as though it had been joined as a Defendant from the commencement of this foreclosure action;

2. To the extent that the deed set forth above conveyed ownership to Regime Solutions, said ownership interest is junior and subordinate to the Plaintiff's mortgage.

3. The Clerk of Court is ordered to annotate the judgment roll so as to reflect that Regime Solutions is bound by the aforescribed Judgment of Foreclosure and Sale.

**AND IT IS SO ORDERED.**

  
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Joseph M. Strickland  
Master in Equity for Richland County

Date: November 9, 2016  
Richland County, SC