

STATE OF SOUTH CAROLINA

COUNTY OF YORK

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2017 OCT 19 PM 4:49

WELLS FARGO Bank, N.A.

In re: VU PROPERITES, INC. AND LTON AGENT, CAROLINA PROPERTIES MANAGEMENT, LLC YORK COUNTY, SC

IN THE COURT OF COMMON PLEAS SIXTEENTH JUDICIAL CIRCUIT

CASE NO.: 2012-CP-46-1328



MOTION AND ORDER INFORMATION

Plaintiff,

vs.

ALICE ROSEBOR, ET AL.

Defendant.

FORM AND COVERSHEET

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DEC 05 2017 SC Court of Appeals

Plaintiff's Attorney: Neil T. Phillips, Bar No. 102094 Address: 30 N Congress St York, SC 29745 Phone: 803 810 5423 Fax 877 501 9002 E-mail: neil@neilphillipslaw.com Other:

Defendant's Attorney: Bar No. Address: Phone: Fax E-mail: Other:

- MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III)
FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III)
PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)

SECTION I: Hearing Information

Nature of Motion: Writ of Assistance Estimated Time Needed: 15 minutes Court Reporter Needed: YES/NO

SECTION II: Motion/Order Type

- Written motion attached
Form Motion/Order

I hereby move for relief of action by the court as set forth in the attached proposed order.

Signature of Attorney for Plaintiff/Defendant Date submitted 10/19/2017

SECTION III: Motion Fee

- PAID - AMOUNT: \$
EXEMPT: Rule to Show Cause in Child or Spousal Support, Domestic Abuse or Abuse and Neglect, Indigent Status, State Agency v. Indigent Party, Sexually Violent Predator Act, Post-Conviction Relief, Motion for Stay in Bankruptcy, Motion for Publication, Motion for Execution (Rule 69, SCRPC), Proposed order submitted at request of the court; or, reduced to writing from motion made in open court per judge's instructions, Name of Court Reporter, Other.

JUDGE'S SECTION

- Motion Fee to be paid upon filing of the attached order.
Other:

JUDGE CODE Date:

CLERK'S VERIFICATION

Collected by: _____ Date Filed: _____

MOTION FEE COLLECTED: \$ _____

CONTESTED - AMOUNT DUE: \$ _____

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SCCA 233 (11/2003)

STATE OF SOUTH CAROLINA

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IN THE COURT OF COMMON PLEAS
SIXTEENTH JUDICIAL CIRCUIT

COUNTY OF YORK

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Wells Fargo Bank, N.A.
In re: Vu Properties, Inc. and Agent, C.C.P. & G.S.
Carolina Properties management, YORK COUNTY SC

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C/A #: 2012-CP-46-1328

Plaintiff(s),

vs.

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PETITION FOR WRIT OF ASSISTANCE

Alice Roseboro, et al.

DEC 05 2017

Defendants

SC Court of Appeals

The Plaintiff(s), Wells Fargo Bank, N.A. In re: Vu Properties, Inc. and its Agent, Carolina Properties Services, through its undersigned attorney, would respectfully show unto the Court:

1. That on or about December 30, 2015, Special Referee, Charles Bradford signed a Decree of Foreclosure and Sale (hereinafter "Decree") which was filed with the Clerk of Court for York County on December 30, 2015.

2. That pursuant to the judgment and Decree of the Court, and after due and legal notice, advertisement and publication, the property described in the said Decree was sold on March 6, 2017, by the said Special Referee, Charles Bradford at the Historic Courthouse located in York County.

3. Wells Fargo Bank, N.A bid on the property which was the subject of the above-referenced Decree for the sum of Seventy Thousand and no/100 (\$70,000.00) Dollars, that being the highest bid therefor. Wells Fargo Bank, N. A., then assigned its bid unto the named Grantee:

Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 65265-0043



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The Federal National Mortgage Association (Fannie Mae) sold the property which was the subject of the above-referenced decree to Vu Properties, Inc, on July 12, 2017, for the sum of One Hundred One Thousand, Eight Hundred Thirty Seven and 30/100 (\$101,837.30) Dollars. This is recorded with the Clerk of Court for York County in Record Book 16501 at Page 221-223. Plaintiff, Carolina Properties Services, represents Vu Properties as its Agent and is authorized to act upon the behalf of Vu Properties, Inc. in all civil matters.

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4. On March 14, 2017, a Master's Deed was recorded with the Clerk of Court for York County in Record Book 16281 at Page 451-453.

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5. On March 14, 2017, a Satisfaction of Mortgage by Foreclosure was recorded with the Clerk of Court for York County in Record Book 16281 at Page 451-453.

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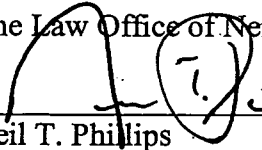
6. The Plaintiff is informed and believes that Defendant or someone claiming through Defendant continues to reside on the property which is the subject of this foreclosure. Plaintiff believes that it is entitled to an Order directing the Defendant to appear and show cause, if any, why Defendant is entitled to remain on the property.

7. Plaintiff is informed and believes that it is entitled to a Writ of Assistance directing the York County Sheriff's Department to put the Plaintiff Vu Properties, Inc., or its agent in possession of the premises which were the subject of the foreclosure action and sale and to maintain and defend its possession.

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8. That the Court grant such other further relief as it deems just and proper.

The Law Office of Neil T. Phillips, LLC

By: 

Neil T. Phillips
30 North Congress St.
York, South Carolina 29745
Telephone: (803) 810-5423
Facsimile: (877) 501-9002

Step 2 106
LEFT
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York, South Carolina
October 19, 2017