

Recd  
9/17/2019

ELECTRONICALLY FILED - 2018 Oct 18 12:20 PM - RICHLAND - COMMON PLEAS - CASE#2016CP4004131

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

IN THE COURT OF COMMON PLEAS  
JR Number 2016-CP-40-4131

Deutsche Bank National Trust Company, as Indenture )  
Trustee, for New Century Home Equity Loan Trust )  
2005-1, )

Plaintiff (s), )

Master's Report on Sale and Disbursements  
and  
Order of Confirmation

vs. )

Phyllis L. Alls a/k/a Phyllis L. Allen, New Century Mortgage Corporation, SC State Credit Union, and Turtle Creek Property Owners Association, Inc.,

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APR 17 2019

Pursuant to Rule 71, SCRCP  
(Public Sale)

Defendant )

SC Court of Appeals

1. Pursuant to Order of Court and after due notice and advertisement, I sold subject property to:
  - (a) the Plaintiff for the sum of \$ 113,175.00, that amount being the highest bid made on Sales Day, October 4, 2018. The Plaintiff thereafter paid only the costs as provided in said Order and became the grantee/assigned its bid to
  - (b) the highest bidder on Sales Day, , for the sum of \$ . The successful bidder thereafter complied with the bid, as provided for in said Order, and became the grantee/assigned the bid to
2. That I have executed and delivered to said grantee a good and sufficient deed of conveyance of said property.
3. I have received and disbursed the costs as set out on the attached Statement of Disbursements which resulted in the disbursement of proceeds of sale/a surplus of \$ -----
4. , notice of which is being sent to all parties who may wish to apply for said surplus, pursuant to Rule 71(c), SCRCP.

IS THEREFORE ORDERED that the said sale and the Master's Report on Sale and Disbursements are hereby confirmed as a judgment of this Court.

Oct-18, 2018

JOSEPH M. STRICKLAND  
Master in Equity for Richland County



Rev'd 4/17/19

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS

COUNTY OF RICHLAND

C/A NO.: 2016-CP-40-04131

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1,

Plaintiff,

vs.

ORDER ON SALE AND DISBURSEMENTS AND ORDER FOR DEFICIENCY JUDGMENT

Phyllis L. Alls a/k/a Phyllis L. Allen, New Century Mortgage Corporation, SC State Credit Union, and Turtle Creek Property Owners Association, Inc.,

Defendant(s).

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APR 17 2019

SC Court of Appeals

(File No. 4043.05516)

UNDER AUTHORITY of a Judgment of Foreclosure herein dated May 3, 2017, I offered for sale to the highest bidder for cash, at public auction, the premises subject to this suit, and received at the initial sale conducted on September 4, 2018, a high bid from Plaintiff's Counsel of \$113,175.00. Thereafter, in accordance to law, the bidding was reopened thirty (30) days later and there was no other bidding; therefore, the same became final; and I executed and delivered a Foreclosure Deed to Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1, and I have disbursed the funds as follows:

<b>RECEIPTS::</b>	
Deposit (Order of Reference)	\$125.00
Commission	\$1,131.75
<b>Total Received by Court</b>	<b>\$1,256.75</b>
<b>DISBURSEMENTS:</b>	
Reference Fee	\$125.00
Commission	\$1,131.75
<b>Total Disbursed</b>	<b>\$1,256.75</b>
<b>CALCULATION OF DEFICIENCY JUDGMENT</b>	
Judgment per Decree of Foreclosure as of May 3, 2017	\$150,270.03
Interest to September 4, 2018 at the rate of 4.8750%	\$2,731.12

Commission	\$1,131.75
Publication Charges	\$597.50
Credit on Judgment (Bid)	(\$113,175.00)
<b>Deficiency Judgment</b>	<b>\$41,555.40</b>

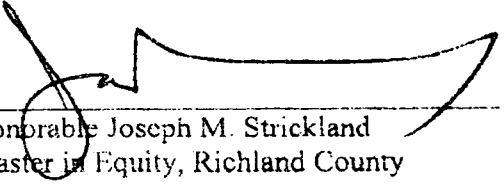
The terms of the Judgment of Foreclosure heretofore entered in this matter directed that a deficiency judgment was sought and a deficiency would be entered against the Defendant, Phyllis L. Aills a/k/a Phyllis L. Allen, if the sale did not bring a sufficient sum to pay the full amount found to be due to the Plaintiff plus all costs. As indicated above the deficiency judgment remaining is \$41,555.40 as of the date of sale, October 4, 2018.

I therefore order that deficiency shall be entered against Phyllis L. Aills a/k/a Phyllis L. Allen as of October 4, 2018 in the sum of \$41,555.40.

It is further ordered that the Clerk of Court amend the Form 4 Order previously filed in this action to reflect this monetary judgment.

ALL of the funds having been disbursed, I hereby ORDER the file closed and the case ended.

October 18, 2018  
Columbia, South Carolina

  
Honorable Joseph M. Strickland  
Master in Equity, Richland County

**FORM 4**

STATE OF SOUTH CAROLINA  
 COUNTY OF RICHLAND  
 IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2016-CP-40-04131

Deutsche Bank National Trust Company, as Indenture Trustee,  
 for New Century Home Equity Loan Trust 2005-1

PLAINTIFF

vs.

Phyllis L. Ails a/k/a Phyllis L. Allen, New Century Mortgage  
 Corporation, SC State Credit Union, and Turtle Creek Property  
 Owners Association, Inc.

DEFENDANTS.

Submitted by: Riley Pope & Lancy, LLC Post Office Box 11412, Columbia, SC 29211	Attorney for Plaintiff
--	------------------------

**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.  See page 2 for additional information.
- 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 -- \_\_\_\_\_
- STAYED DUE TO BANKRUPTCY**
- 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)
Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1	Phyllis L. Ails a/k/a Phyllis L. Allen	\$41,555.40

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

Tax Map # 23016-05-09 (per assessor)  
 25903-01-09 (per mortgage): 704 Westridge Road, Columbia, SC 29229

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.  
 E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

\_\_\_\_\_  
 Circuit Court Judge

\_\_\_\_\_  
 Judge Code

\_\_\_\_\_  
 Date

**For Clerk of Court Use Only**

This judgment was entered on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and a copy mailed first class or placed in the appropriate attorney's box on this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to attorneys of record or to parties (when appearing pro se) as follows:

**Attorneys for Plaintiff:**  
Riley Pope & Laney, LLC  
Post Office Box 11412  
Columbia, SC 29211

**Defendants:**  
Phyllis L. Alls a/k/a Phyllis L. Allen  
704 Westridge Road  
Columbia, SC, 29229  
*Pro Se*

New Century Mortgage Corporation  
c/o New Century Liquidating Trust  
999 Central Avenue Ste 208  
Woodmere, NY, 11598-1205

SC State Credit Union  
c/o A. E. Hammond, Registered Agent  
800 Huger Street  
Columbia, SC, 29201

Turtle Creek Property Owners Association, Inc.  
c/o Tom Brown, Registered Agent  
315 Loggerhead Dr.  
Columbia, SC, 29229

\_\_\_\_\_  
CLERK OF COURT

Court Reporter: \_\_\_\_\_

**E-Filing Note:** In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCF.

**ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.**  
This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

\_\_\_\_\_  
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\_\_\_\_\_

2/7/2019

To: Judge Joseph M. Strickland  
Master TN Equity  
Fifth Judicial Circuit

From: Phyllis Allen  
704 Westridge Rd  
Columbia, SC 29229  
803-497-0508

RICHLAND COUNTY  
FILED  
2019 FEB -7 PM 12:20  
JEANNETTE W. MCBRIDE  
C.C.P. & C.S.

Subject: Extended time needed, til May 1, 2019

I Phyllis Allen request an extension of  
time due to aptment will not be ready for  
move into until 4/20/2019.

Thank you  
Phyllis Allen

Copy to: Brock + Scott  
3800 Fernandina Rd  
Suite 110  
Columbia, SC 29210

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SC Court of Appeals

STATE OF  
SOUTH CAROLINA

**NOTICE OF ROSTER SCHEDULING**

November 14, 2018

11/14/18



**"Writ of Assistance" for Case: 2016CP4004131 - Deutsche Bank National Trust Company , plaintiff, et al vs Phyllis L. Ails , defendant. et al has been added to the following Roster:**

**1236 - Friday, February 1, 2019**

**This hearing has been scheduled for 2/1/2019 at 9:30 AM.**

The above referenced case is scheduled for a Hearing before Judge Strickland. All requests for continuances must be in writing with a \$25.00 filing fee and received by the Master In Equity prior to the hearing. A request for a continuance does not guarantee that a case will be continued. Please notify the Court in writing if the issues are resolved prior to the hearing. Please file any briefs or memorandum the Wednesday before the week of the hearing.  
Courtroom 2-D

Phyllis L. Ails  
704 Westridge Road  
Columbia, SC 29229

Richland County Master In Equity  
Richland County Judicial Center  
1701 Main Street  
Columbia, SC 29201-9201

**If you have any questions regarding the scheduling of this hearing, please contact the court at (803) 576-1901.**

Judge Joseph M. Strickland  
Master in Equity  
Fifth Judicial Circuit

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APR 17 2019  
SC Court of Appeals



Phone:  
910-202-0707

PLLC  
PO Box 7314  
Wilmington, NC 28406

Fax:  
910-202-0708

[Evictions@brockandscott.com](mailto:Evictions@brockandscott.com)

February 26, 2019

Re: 704 Westridge Road, Columbia, SC 29229

Dear Phyllis Allen,

Please be advised that the current owner has granted your request for an extension through May 1, 2019. The current owner will not request or schedule a lockout to occur prior to May 1, 2019.

Sincerely,

Brock & Scott, PLLC

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SC Court of Appeals

