

RECEIVED

MAR 15 2022

IN THE COURT OF COMMON PLEAS
SC Court of Appeals

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

Alfie Investors, LLC)
)
Plaintiff,)

vs.)

International Palm Oil and Biodiesel, LLC;)
Judith Oglesby; Thomas Oglesby; James T.)
Donovan; Carter Lumber of the South, Inc.;)
Universal Funding Group, LLC;)
Christopher Jones; and International Palm,)
)
Defendants.)

**SUPPLEMENTAL
DECREE OF FORECLOSURE
(Deficiency Waived)**

**Non-Eligible Under HMP
Foreclosure Intervention Inapplicable**

C.A. No.: 2020-CP-23-04007

Pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, the above-entitled foreclosure action was referred to me for the purpose of conducting a hearing on the same, taking testimony, determining all issues of fact and law, and entering a final judgment thereon.

An update hearing was conducted before me and testimony was taken in the above-captioned case on February 23, 2022. Alife Investors, LLC (hereinafter referred to as "Plaintiff" or "Lender") was represented by the law firm of Roe Cassidy Coates & Price, P.A., Amber B. Glidewell appearing. Christopher Jones appeared on behalf of himself individually. From the records and from the testimony and evidence introduced, I make the following findings of fact and conclusions of law:

FINDINGS OF FACT:

(AS TO ALL CAUSES OF ACTION)

1. This Court issued a Foreclosure Decree in this matter on April 21, 2021 (the "Original Decree").

2. On April 13, 2021, Defendant Christopher Jones filed for Chapter 13 Bankruptcy, bearing case number 21-01034-hb. Out of an abundance of caution, Plaintiff filed a motion for relief from stay and on May 24, 2021, Plaintiff was granted relief from the automatic bankruptcy stay. The case was subsequently dismissed by the Bankruptcy Court.

3. On June 3, 2021, Plaintiff filed a waiver of deficiency judgment as to International Palm Oil and Biodiesel, LLC, Judith Oglesby and Thomas Oglesby. An Order vacating the judgment was entered on June 11, 2021.

4. On June 2, 2021, Judith Oglesby filed for Chapter 13 Bankruptcy in the District of New Jersey, bearing case number 21-14590-RG. Plaintiff obtained counsel in New Jersey to obtain relief from the automatic bankruptcy stay. On September 16, 2021, Judith Oglesby's Chapter 13 plan was denied and her bankruptcy case was dismissed.

5. On or about June 19, 2021, Christopher Jones filed a Notice of Appeal in the South Carolina Court of Appeals, bearing appellate case number 2021-000678, appealing the Order vacating the judgment entered in the Circuit Court. The appeal was dismissed by Order filed August 3, 2021.

6. On October 26, 2021, Universal Funding Group, LLC filed for Chapter 11 Bankruptcy in the District of South Carolina, bearing case number 21-02778-hb. Plaintiff filed for relief from the automatic stay on November 3, 2021 and was granted relief from stay pursuant to the Order of the Court entered on December 20, 2021.

AS TO THE FIRST CAUSE OF ACTION

(Foreclosure of a \$228,000.00 Note)

7. For value received, International Palm Oil and Biodiesel, LLC (hereinafter referred to as "Debtor") executed and delivered a promissory note (hereinafter "Note 1") to Lender dated August 8, 2019, containing a promise to pay the principal sum of Two Hundred

Twenty-Eight Thousand and no/100 Dollars (\$228,000.00), together with interest thereon upon such terms as are contained in said Note 1.

8. Note 1 is secured by that certain mortgage executed by Debtor and delivered to Lender on August 8, 2019, (hereinafter "Mortgage 1") whereby there was conveyed unto Lender by way of said Mortgage 1 the property described as follows:

The property described below is affected by this action:

All that certain piece, parcel or tract of land with all improvements thereon, containing 0.574 acres, more or less, on Barker Road, as shown on plat entitled "SURVEY FOR JUDITH A. OGLESBY & THOMAS E. OGLESBY", prepared by Site Design, Inc. dated September 28, 2018 and recorded in the ROD Office for Greenville County in Plat Book 1318 at Page 28, and having such metes and bounds as shown thereon.

This being a portion of the property conveyed to International Palm Oil and Biodiesel, LLC by Deed of Thomas E. Oglesby and Judith A. Oglesby dated August 8, 2019 and recorded August 16, 2019 in Deed Book 2573 at Page 2497 in the Register of Deeds for Greenville County, South Carolina.

Property Address: 217 Barker Road, Simpsonville, SC 29680
TMS#: 0574.05-01-007.16

(hereinafter "Property 1")

9. Said Mortgage 1 was recorded in the Greenville County Register of Deeds on August 16, 2019, in Mortgage Book 5492, Pages 1697.

10. In order to induce Lender to extend the credit set forth in Note 1, Judith Oglesby (hereinafter "Guarantor 1") and Thomas Oglesby (hereinafter "Guarantor 2") executed and delivered to Lender their Guaranty Agreements in writing on August 8, 2019 (hereinafter collectively referred to as "Guaranties") thereby guaranteeing payment of the Note 1 and all extensions, renewals, or replacements thereof. A copy of said Guaranties are attached to the Complaint in this matter.

11. Mortgage 1 constitutes a first lien upon Property 1.

12. Plaintiff is the owner and holder of Note 1 and Mortgage 1.

13. On February 1, 2022, Plaintiff filed a Motion to Amend Foreclosure Decree to amend the Original Decree to show that Universal Funding Group, LLC was the proper owner of Property 1 located at 217 Baker Road, Simpsonville, SC at the time the Complaint was filed.

14. Universal Funding Group, LLC is the record owner of Property 1.

15. Note 1 and Mortgage 1 provided:

a. that upon the failure by Debtor to pay the debt as specified therein, the holder thereof might, at its option, declare the entire outstanding indebtedness immediately due and payable;

b. for the recovery of such sums advanced as may be necessary to protect the priority of Mortgage 1 and the property secured thereby; and

c. for reasonable attorney's fees and costs incurred by lender.

16. Debtor has defaulted in payments and Plaintiff has exercised its right to declare the entire outstanding indebtedness immediately due and payable. The debt is further due and payable in full pursuant to its terms.

17. Plaintiff has placed Note 1 and Mortgage 1 in the hands of Roe Cassidy Coates & Price, P.A. for collection/foreclosure.

18. Plaintiff is entitled to foreclose Mortgage 1.

19. Plaintiff's attorney has assumed responsibility for the institution of this action and has performed an appropriate search of the title on the subject property. Plaintiff's attorney has been responsible for the Lis Pendens, Amended and Refiled Lis Pendens, Summons and Complaint, Motion and Order for Service by Publication, Affidavit of Default, Affidavit of Non-Military Service, Order of Reference, Notice of Hearing, Proposed Final Decree, Notice of Sale, and other documents pertaining to the service and finalization of this action. Plaintiff's attorney has also arranged for service of process for the defendants, and has scheduled and prepared for

the hearing. In addition, Plaintiff's attorney has sought relief from the bankruptcy stay in the filing of Christopher Jones, been involved in the New Jersey bankruptcy filing of Judith Oglesby, the appeal filed with the South Carolina Court of Appeals by Christopher Jones and has sought relief from the bankruptcy stay in the Universal Funding, LLC bankruptcy. Future duties of Plaintiff's attorney include forwarding copies of the Decree to Defendant(s), advising the Defendant(s) of the date of sale, arranging and coordinating Plaintiff's bid, representation of Plaintiff at the sale, and preparation of after-sale documentation as required. Anticipated services to be performed do not include exceptional circumstances delaying conclusion beyond the normal time. Additionally, the Note specifically provides for the recovery of reasonable attorney's fees and all costs and expenses of collection. In addition to the attorney's fees granted in the Original Decree of \$2,000.00, Plaintiff is seeking an additional Nine Thousand Two Hundred Fifty and no/100 Dollars (\$9,250.00), as to the first cause of action. In addition to the previously requested costs of \$1,374.14, Plaintiff has incurred and hereby requests an additional Six Hundred Thirty-Six and 46/100 Dollars (\$636.46).

20. The amount due and owing on Note 1 and secured by Mortgage 1, as of the date of the hearing, with interest at the rate provided in the Note (11%), and other costs and expenses of collection, exclusive of future costs and attorney's fees, with a daily accrual rate of \$68.71 is as follows:

a.	Principal Balance:	\$236,557.12
b.	Interest Due:	\$98,863.80
c.	Late Fees:	\$5,600.00
d.	2019 Taxes:	\$693.46
e.	2020 Taxes:	\$828.51
	BALANCE DUE:	\$342,542.89
	Attorney Fees per Original Decree:	\$2,000.00

Costs per Original Decree:	\$1,374.14
Additional Attorney Fees:	\$9,250.00
Additional Costs:	\$636.46
TOTAL AMOUNT DUE:	\$355,803.49

21. The post-judgment interest rate shall be at the legal rate.
22. The anticipated balance due and owing by Debtor, Guarantor 1, and Guarantor 2 as of Sales Day April 4, 2022, shall be Three Hundred Fifty-Eight Thousand Five Hundred Fifty-One and 89/100 Dollars (\$358,551.89), inclusive of attorney fees and costs with a daily accrual rate of \$68.71.
23. Plaintiff waives the right to a deficiency judgment as to Debtor, Guarantor 1 and Guarantor 2 and is entitled to have any equity of redemption barred and to have the property sold at public auction on Legal Sales Day April 4, 2022, with the proceeds to be applied towards costs and expenses, attorney's fees, and the mortgage indebtedness
24. On or about October 10, 2018, Judith Oglesby and Thomas Oglesby as Sellers entered into a Real Estate Purchase Agreement with Christopher Jones and International Palm, as Buyers (the "Purchase Agreement"). Judith Oglesby and Thomas Oglesby agreed to sell and convey Property 1 as described herein upon the terms set forth in said Real Estate Purchase Agreement, a copy of which is attached to the Complaint in this matter. The Real Estate Purchase Agreement incorrectly referenced the Buyer as International Palm instead of International Palm Oil and Biodiesel, LLC. The records of the South Carolina Secretary of State reveals there is no entity registered in South Carolina by the name of International Palm or International Palm Oil. Accordingly, International Palm has previously been dismissed from this action. Property 1 was conveyed to International Palm Oil and Biodiesel, LLC by deed dated

August 8, 2019 and recorded in Book 2573 at Page 2497, Greenville County records. I find that the Purchase Agreement merged with title to Property 1.

25. I find that Christopher Jones was only referenced in the Purchase Agreement as President of International Palm Oil and Biodiesel, LLC and was not intended to have any right title or interest in Property 1. Christopher Jones is named as a party to this action for the purpose of asserting any claim or interest he may claim in the Property. I find that any interest Christopher Jones may claim in the Property shall be subordinate to the first lien of Plaintiff.

AS TO THE SECOND CAUSE OF ACTION

(Foreclosure of a \$210,000.00 Note)

26. For value received, Debtor executed and delivered a promissory note (hereinafter "Note 2") to Lender dated September 13, 2019, containing a promise to pay the principal sum of Two Hundred Ten Thousand and no/100 Dollars (\$210,000.00), together with interest thereon upon such terms as are contained in said Note 2.

27. Note 2 is secured by that certain mortgage executed by Debtor delivered to Lender on September 13, 2019, (hereinafter "Mortgage 2") whereby there was conveyed unto Lender by way of said Mortgage 2 the property described as follows:

The property described below is affected by this action:

All that certain piece, parcel or tract of land, containing 3.437 acres, more or less, on Barker Road, as shown on plat entitled "SURVEY FOR JUDITH A. OGLESBY & THOMAS E. OGLESBY", prepared by Site Design, Inc. dated January 15, 2019 and recorded in the ROD Office for Greenville County in Plat book 1327 at Page 27, and having such metes and bounds as shown thereon.

This being the same property conveyed unto International Palm Oil and Biodiesel, LLC, a South Carolina limited liability company by deed of Crown Properties LLC dated September 13, 2019 and recorded on September 19, 2019, in Deed Book 2576 at Page 0966 in the Register of Deeds Office in Greenville County, South Carolina.

Property Address: 213 Barker Road, Simpsonville, SC 29680
TMS#: 0574.05-01-007.02

(hereinafter "Property 2")

28. Said Mortgage 2 was recorded in the Greenville County Register of Deeds on September 19, 2019, in Mortgage Book 5497, Pages 3465.

29. In order to induce Lender to extend the credit set forth in Note 2, Guarantor 1 and Guarantor 2 executed and delivered to Lender their Guaranty Agreements in writing on September 13, 2019 (hereinafter collectively referred to as "Guaranties") thereby guaranteeing payment of the Note 2 and all extensions, renewals, or replacements thereof. A copy of said Guaranties are attached to the Complaint in this matter.

30. Mortgage 2 constitutes a first lien upon Property 2.

31. Plaintiff is the owner and holder of Note 2 and Mortgage 2.

32. Universal Funding Group, LLC is the record owner of Property 2.

33. Note 2 and Mortgage 2 provided:

a. that upon the failure by Debtor to pay the debt as specified therein, the holder thereof might, at its option, declare the entire outstanding indebtedness immediately due and payable;

b. for the recovery of such sums advanced as may be necessary to protect the priority of Mortgage 2 and the property secured thereby; and

c. for reasonable attorney's fees and costs incurred by Lender.

34. Debtor has defaulted in payments and Plaintiff has exercised its option to declare the entire outstanding indebtedness immediately due and payable. The debt is further due and payable in full pursuant to its terms.

35. Plaintiff has placed Note 2 and Mortgage 2 in the hands of Roe Cassidy Coates & Price, P.A. for collection/foreclosure.

36. Plaintiff is entitled to foreclose Mortgage 2.

37. Plaintiff's attorney has assumed responsibility for the institution of this action and has performed an appropriate search of the title on the subject property. Plaintiff's attorney has been responsible for the Lis Pendens, Amended and Refiled Lis Pendens, Summons and Complaint, Motion and Order for Service by Publication, Affidavit of Default, Affidavit of Non-Military Service, Order of Reference, Notice of Hearing, Proposed Final Decree, Notice of Sale, and other documents pertaining to the service and finalization of this action. Plaintiff's attorney has also arranged for service of process for the defendants, and has scheduled and prepared for the hearing. In addition, Plaintiff's attorney has sought relief from the bankruptcy stay in the filing of Christopher Jones, been involved in the New Jersey bankruptcy filing of Judith Oglesby, the appeal filed with the South Carolina Court of Appeals by Christopher Jones and has sought relief from the bankruptcy stay in the Universal Funding, LLC bankruptcy. Future duties of Plaintiff's attorney include forwarding copies of the Decree to Defendant(s), advising the Defendant(s) of the date of sale, arranging and coordinating Plaintiff's bid, representation of Plaintiff at the sale, and preparation of after-sale documentation as required. Anticipated services to be performed do not include exceptional circumstances delaying conclusion beyond the normal time. Additionally, the Note specifically provides for the recovery of reasonable attorney's fees and all costs and expenses of collection. In addition to the attorney's fees granted in the Original Decree of \$2,000.00, Plaintiff is seeking an additional Nine Thousand Two Hundred Fifty and no/100 Dollars (\$9,250.00), as to the second cause of action. In addition to the previously requested costs of \$1,374.14, Plaintiff has incurred and hereby requests an additional Six Hundred Thirty-Six and 46/100 Dollars (\$636.46).

38. The amount due and owing on Note 2 and secured by Mortgage 2, as of the date of the hearing, with interest at the rate provided in the Note (11%), and other costs and expenses

of collection, exclusive of future costs and attorney's fees, with a daily accrual rate of \$63.29 is as follows:

a.	Principal Balance:	\$190,976.50
b.	Interest Due:	\$92,271.96
c.	Late Fees:	\$5,600.00
d.	2019 Taxes:	\$3,912.84
e.	2020 Taxes:	\$4,263.13
	BALANCE DUE:	\$297,024.43
	Attorney Fees per Original Decree:	\$2,000.00
	Costs per Original Decree:	\$1,374.14
	Additional Attorney Fees:	\$9,250.00
	Additional Costs:	\$636.46
	TOTAL AMOUNT DUE:	\$310,285.03

39. The post-judgment interest rate shall be at the legal rate.

40. The anticipated balance due and owing by Debtor, Guarantor 1, and Guarantor 2 as of Sales Day April 4, 2022, shall be Three Hundred Twelve Thousand Eight Hundred Sixteen and 63/100 Dollars (\$312,816.63), inclusive of attorney fees and costs with a daily accrual rate of \$63.29.

41. Plaintiff waives the right to a deficiency judgment as to Debtor, Guarantor 1 and Guarantor 2 and is entitled to have any equity of redemption barred and to have the property sold at public auction on Legal Sales Day April 4, 2022, with the proceeds to be applied towards costs and expenses, attorney's fees, and the mortgage indebtedness

CONCLUSIONS OF LAW:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:

1. Plaintiff should have judgment of foreclosure of Mortgage 1 and Mortgage 2 and the mortgaged property should be sold at public auction after due advertisement.

2. As of the date of hearing, there is due to Plaintiff, under the terms of Note 1 and Mortgage 1 the sum of Three Hundred Fifty-Five Thousand Eight Hundred Three and 49/100 Dollars (\$355,803.49) inclusive of attorney's fees and costs, with interest on said debt from the date of hearing through the date of compliance at the contract rate (11%) and thereafter, in the event of a deficiency judgment, at the legal judgment rate, under the terms of Note 2 and Mortgage 2 the sum of Three Hundred Ten Thousand Two Hundred Eighty-Five and 03/100 Dollars (\$310,285.03) inclusive of attorney's fees and costs, with interest on said debt from the date of hearing through the date of compliance at the contract rate (11%) and thereafter, in the event of a deficiency judgment, at the legal judgment rate.

3. The properties described in Mortgage 1 and Mortgage 2, be sold separately at public auction on the next available sales day, or on some subsequent date designated by the Court.

4. The Master in Equity for Greenville County, after having duly advertised the mortgaged premises for sale according to the law and custom of this Court, shall sell the mortgaged premises described in the Complaint and previously in this Decree to the highest bidder, at public auction at the Greenville County Courthouse on the next available sales day, during the usual hours of public sale, on the following terms:

- a. the term of this sale shall be cash;
- b. the purchaser shall pay for deed stamps and costs of recording the deed;
- c. each successful bidder, other than Plaintiff, shall be required to deposit with the Special at the time the bid is accepted, cash or certified check in the sum of five percent (5%) of the bid as evidence of good faith;

d. interest shall accrue on the bid at the rate set forth in the Note through the date of compliance;

e. in the event that the purchaser fails or refuses to comply with the terms of the sale within twenty (20) days of the close of bidding, the deposit shall be forfeited and applied first to the costs, then to Plaintiff's debt, and the Master in Equity shall forthwith advertise and resell the property upon the same terms on some subsequent date, as designated by the Court, at the risk of the former purchaser, until obtaining full compliance with the terms of the sale;

f. upon the purchaser's compliance with the terms of the sale, the Master in Equity shall execute a good and sufficient deed of conveyance to the premises, and the purchaser shall thereby be entitled to possession of the premises;

g. in the event the purchaser is other than Defendant(s) in possession herein, the Sheriff of Greenville County is ordered to remove from the premises the occupants of the property sold, together with all personal property located thereon, and put the purchaser or his/her assigns in full, quiet, and peaceable possession of said premises without delay, and to keep said purchaser or his/her assigns in such peaceable possession;

h. Plaintiff is not seeking a deficiency judgment, the sale shall be final on sales day April 4, 2022; and

i. the property will be sold without any warranty or representation as to title or otherwise by Plaintiff or Plaintiff's counsel.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED:

That if Plaintiff or Plaintiff's representative fails to appear at the scheduled sale, the property shall be withdrawn from sale and the sale shall be rescheduled for the next available sales day.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED:

That the proceeds derived from the sale shall be applied as follows:

First, to the payment of all costs and expenses of this action, including a fee for the Plaintiff's attorneys as heretofore provided and any Guardian ad Litem fees or fees for attorneys appointed by the Court; next to the payment of the amount due upon the Note and Mortgage owned by Plaintiff; and finally, after disbursing the proceeds of the sale as aforesaid, that any balance thereafter remaining be held by the Master in Equity subject to further Order of this Court.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED:

That if Plaintiff is the successful bidder at the sale, for a sum not exceeding the amount of costs, expenses, and Plaintiff's indebtedness in full, Plaintiff may pay to the Master in Equity only the amount of the costs and expenses, crediting the balance of the bid on Plaintiff's indebtedness.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED:

That the afore-described property shall be sold subject to any property taxes that are due, past due, or accruing as of the date of sale and/or compliance and that the sale shall be final at the close of bidding on the sales date.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED:

That, in compliance with § 30-9-31 of the Code of Laws of South Carolina, 1976, as amended, any deed of conveyance made pursuant to this sale shall be indexed in the grantor index by the Register of Deeds Office for Greenville County in the name of the owner of record of the subject property immediately prior to the execution of the Master in Equity's deed, as well as in the name of the Master in Equity who executes such deed as grantor.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED:

That any lien which may arise in favor of the Debtor, Guarantor 1, and Guarantor 2 is subject to the first lien of Plaintiff and any prior lien that has been paid in full is hereby satisfied and cancelled of record.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED:

That this action shall remain open for any other proper purpose.

(JUDGE'S SIGNATURE PAGE TO FOLLOW)

RECEIVED
MAR 15 2022
SC Court of Appeals

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

FORM 4

JUDGMENT IN A CIVIL CASE

CASE NO. 2020-CP-2304007

Alfie Investors, LLC
 PLAINTIFF(S)

International Palm Oil and Biodiesel, LLC, et al.
 DEFENDANT(S)

Submitted by: <u>Amber B. Glidewell</u>	Attorney for : <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Self-Represented Litigant
--	--

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 : Decree of Foreclosure, deficiency waived

INFORMATION FOR THE JUDGMENT 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)
If applicable, describe the property, including tax map information and address, referenced in the order: TMS #: 0574.05-01-007.16 Property Address: 217 Barker Road, Simpsonville, SC 29680 TMS #: 0574.05-01-007.02 Property Address: 213 Barker Road, Simpsonville, SC 29680		

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.**

Charles B. Simmons, Jr., Master in Equity

Judge Code

Date

For Clerk of Court Office Use Only

This judgment was entered on the _____ day of _____, 20__ and a copy mailed first class or placed in the appropriate attorney's box on this _____ day of _____, 20__ to attorneys of record or to parties (when appearing pro se) as follows:

Amber B. Glidewell
Roe Cassidy Coates and Price, P.A.
P.O Box 10529
Greenville, SC 29603
864-349-2600
aglidewell@roecassidy.com

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)

CLERK OF COURT

Court Reporter: _____



Greenville Common Pleas

Case Caption: Alfie Investors LLC vs. International Palm Oil And Biodiesel LLC ,
defendant, et al

Case Number: 2020CP2304007

Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

s/ Judge Charles B. Simmons, Jr. (3023)

Certificate of Electronic Notification

Recipients

Amber Glidewell - Notification transmitted on 03-02-2022 08:49:06 AM.

James Cassidy - Notification transmitted on 03-02-2022 08:49:06 AM.

Sarah Difranto - Notification transmitted on 03-02-2022 08:49:06 AM.

***** IMPORTANT NOTICE - READ THIS INFORMATION *****
NOTICE OF ELECTRONIC FILING [NEF]

-

A filing has been submitted to the court RE: 2020CP2304007

Official File Stamp: 03-02-2022 08:48:54 AM

Court: CIRCUIT COURT

Common Pleas

Greenville

Case Caption: Alfie Investors LLC vs. International Palm Oil And Biodiesel LLC , defendant, et al

Document(s) Submitted: Master/Order/Supplemental Foreclosure & Sale and Form 4 Master/Order/Supplemental Foreclosure & Sale and Form 4

Filed by or on behalf of: Charles B. Simmons, Jr.

This notice was automatically generated by the Court's auto-notification system.

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The following people were served electronically:

James H. Cassidy for Alfie Investors LLC

Amber Bagby Glidewell for Alfie Investors LLC

Sarah Lynne Difranco for Carter Lumber Of The South Inc

The following people have not been served electronically by the Court. Therefore, they must be served by traditional means:

Judith Oglesby

Thomas Oglesby

James T Donovan

Universal Funding Group LLC

Christopher Jones

International Palm Oil And Biodiesel LLC

International Palm