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SC Court of Appeals

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STATE OF SOUTH CAROLINA)	COMMON PLEAS CASE NUMBER
COUNTY OF <u>BERKELEY</u>)	MAGISTRATE CIVIL CASE NUMBER
<u>Kadeem Gaddist, Aubrey Schultz</u>)	IN THE COURT OF COMMON PLEAS
APPELLANT(S))	NOTICE OF CIVIL APPEAL
VS.)	
<u>Bank Of America, NA</u>)	
RESPONDENT(S))	

The plaintiff/defendant (circle one), Kadeem Gaddist, Aubrey Schultz hereby gives notice of appeal from the judgment of the magistrate's court in the above action, to the Circuit Court of Common Pleas, in the county of Berkeley.

This notice of appeal is made subsequent to personal notice of the judgment which was received on the 14th day of September, 2023.

The appellant's exceptions to the judgment of the magistrate are set forth as follows:

1. Aubrey Schultz was not served her notice of court for 2/23/23 due to being incarcerated
2. Under new law owners of foreclosed properties must permit bona fide tenants to remain in their homes for the full length of their lease unless the new owners plans to live in the property as his or her primary residence Pub.L.No. 111-22, tit. VII, section 701-704 (2009).
3. Obligations imposed by the PTFA are not limited to FHA-insured or HUD-assisted housing but apply to all successors in interest of residential property, regardless of whether a Federally related mortgage is present
4. We have a 10 year lease and with a verbal lease we are afforded rights under the tenants act according to the PTFA
5. A Lease or tenancy is considered to be "bonafide" as long as the tenant is not the mortgagor or the child, spouse, or parent of the mortgagor.

Dated: 11/21/23 Kadeem Gaddist, Aubrey Schultz
Appellant (or his attorney)