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THE STATE OF SOUTH CAROLINA **Feb 29 2024**
In the Court of Appeals

SC Court of Appeals

APPEAL FROM RICHLAND COUNTY
Court of Common Pleas

Joseph M. Strickland, Master-in-Equity

Case No. 2023-001054

Wells Fargo Bank, National Association, not in its individual banking capacity,
but solely as Trustee on behalf of Green Tree Mortgage Trust 2005-
HE1.....Respondent,

vs.

James E. Turner, a/k/a James Turner, Sr.....Appellant

UNDER EXIGENT CIRCUMSTANCES:

**PETITION TO THE HONORABLE CHIEF JUDGE
H. BRUCE WILLIAMS CONCERNING APPELLANT’S
PETITION FOR SECOND WRIT OF SUPERSEDEAS THAT IS NOW
PENDING BEFORE THE COURT**

NOW COMES APPELLANT, James E. Turner, Sr., by and through the undersigned attorney, petitioning the Honorable Chief Judge H. Bruce Williams concerning Appellant’s Second Writ of Supersedeas that is now pending before the Court.

The factual background and grounds for this Petition are as follows:

1. The case before the Court is a highly contested foreclosure action.

2. This appeal was filed on June 30, 2023. Thereafter, the Court granted the Petition's first Petition for Supersedeas, and stayed the matter until the Master-in-Equity could determine a supersedeas bond.
3. On August 21, 2023, Judge Strickland, the Master-in-Equity issued a supersedeas bond that was financially impossible for the Appellant to post. Subsequently, on Appellant's Motion, Judge Strickland reduced the bond to \$150,000.00. In addition to Appellant's already posted pledge, Appellant posted one surety to meet the supersedeas bond. Judge Strickland granted Appellant's Motion and allowed the Appellant to proceed with one surety.
4. Respondent never challenged the surety in formal motion. Respondent simply wrote the judge and requested the matter to be placed on the sale list, and Judge Strickland, without a hearing to determine the sufficiency of the supersedeas bond which has been posted by the Appellant, place the matter on the sale's list.
5. Thereafter, the Appellant filed a Second Petition for Writ of Supersedeas, which was temporarily granted by this Court, to wit, by Judge Geathers. After receiving the return from the Respondent, Judge Geathers lifted the stay, which has now caused the Master-in-Equity to post the Appellant's property for sale on March 04, 2024.
6. On January 18, 2024, pursuant to *Rule 241(d)(2), SCAR*, Appellant Petition the full Court to review Judge Geathers decision to lift the stay. This matter is still pending before the Court.
7. In that Appellant's property is scheduled to be sold on March 4, 2024, pursuant to *Rule 241(d)(2) and Rule 241(d)(7), SCAR*, Appellant is petitioning the Honorable

Chief Judge of his Court to issue a stay of the sale, pending resolution the Appellant's Second Petition for Writ of Supersedeas that is now before the full Court for consideration.

8. If the Court fails to stop the sale of Appellant's property, the appeal and all the critical issues raised therein would be moot, and the Appellant would suffer irreparable harm.
9. Finally, Appellant requests this Court to consider the following: This is not a garden-variety foreclosure case because directly and indirectly it involves one or more entities associated with HomeGold, Inc., a business entity that collapse in the earlier nineties in the State of South Carolina which several of the leaders to be indicted and convicted. *See, State v. Sheppard*, 391 S.C. 415 (S.C. 2011); *State v. Morris*, 376 S.C. 189 (S.C. 2008); *State v. Sterling*, 396 S.C. 599 (S.C. 2012). Appellant James E. Turner, Sr. ["Turner"] is a victim of the HomeGold, Inc. In the interest of brevity, Appellant crave reference to his Second Petition for Writ of Supersedeas and his Initial Brief for a fuller explanation of how he is a victim to the HomeGold, Inc. debacle.

WHEREFORE, Appellant petitions the Chief Judge of this Court, to issue a stay pending resolution of the Appellant's Second Petition for Writ of Supersedeas that is now before the full Court for consideration, upon terms and conditions that are judge and proper.

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February 29, 2024

At Orangeburg, SC

/s/ Glenn Walters, Sr., Esquire

1910 Russell Street (29115)

Post Office Box 1346

Orangeburg, SC 29116

Ph: 803 531-8844

Fax: 803 531-3628

glennwalterspa@gmail.com

Attorney for Appellant

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PROOF OF SERVICE

I, Glenn Walters, Sr., certify that I have served a copy of Appellant's
**PETITION TO THE HONORABLE CHIEF JUDGE H. BRUCE WILLIAMS
CONCERNING APPELLANT'S PETITION FOR SECOND WRIT OF
SUPERSEDEAS THAT IS NOW PENDING BEFORE THE COURT**
on Respondent Wells Fargo Bank, National Association, and Judge Strickland, by
depositing a copy of it in the United States Mail, postage prepaid, on February 29,
2024, addressed to its attorneys of record as follows: **Lindsay B. Crawford, III,
Esquire, PO Box 4216, Columbia SC 29240** and **The Honorable Judge Joseph M.
Strickland Richland County Judicial Center, 1701 Main Street, Room 212,
Columbia, SC 29201**. I also emailed Attorney Crawford and Judge Strickland a
copy of the same on February 29, 2024.

At Orangeburg, SC

February 29, 2024

/s/ Glenn Walters, Sr.
Glenn Walters, Sr.
Attorney for Appellant