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I N D E X

(WHEREUPON, there were no exhibits marked or
testimony taken during this hearing.)

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P R O C E E D I N G S

THE COURT: Now I've got Treanor versus Brown.
You would be Ms. Hobbs?

MS. HOBBS: Yes, sir.

THE COURT: Ms. Hobbs, thank you for coming here
today.

Ms. Hobbs, Mr. Thompson knows this. But I just
wanted to be sure you understand.

We are making a recording of everything that happens
here. So, when you speak, just please, please speak loud
enough so that the lady way over here, the court reporter,
and I and everybody else can hear you. But if ever during
this process you can't hear me or what, what our -- Mr.
Thompson when he's arguing, just let us know and we'll
speak up as well.

MS. HOBBS: Okay.

THE COURT: We're here today on a motion for summary
judgment that's filed by Mr. Thompson. So, what we're
going to do, Mr. Thompson is the moving party. So he has
the burden of persuasion and the reason I mention that is
cause he would get to argue twice. He gets to let me know
why we're here, what he's asking me to do, and why he's
asking me to do it.

When he gets finished, you get to tell me whether you

1 agree, disagree, and why you take those positions.

2 MS. HOBBS: Okay.

3 THE COURT: When you get finished, Mr. Thompson gets
4 to go last since he has the burden of persuasion today.

5 So, with that being said, I'll be more than happy to
6 hear from Mr. Thompson.

7 MR. THOMPSON: Thank you, Your Honor.

8 May it please the Court.

9 This is a case, Your Honor, a classic case involving
10 the Statute of Elizabeth, Section 27-23-10 of the South
11 Carolina Code, cause we felt like that, that the statute
12 had been appropriately violated and then we filed our
13 complaint back on about April 13 of this year pertaining
14 to a piece of property which the plaintiff, Michael
15 Treanor, who's seated next to me, purchased from William
16 David Brown, III on July the 8th, 2022.

17 Mr. Treanor and Mr. Brown agreed to a purchase price
18 of \$5,000 and my client paid that amount of money to
19 Mr. Brown in cash. And he, he received a signed receipt
20 for it. And Mr. Brown agreed to provide a deed at some
21 subsequent date.

22 On that same day, July 8th, 2022, my client
23 proceeded to the property that he had purchased where he,
24 at that time, met the defendant, Krissi Hobbs and her
25 husband, and they engaged in a conversation then about Ms.

1 Hobbs purchasing the property from my client once he had
2 acquired it by deed from Mr. Brown.

3 They negotiated on that purchase price and, and
4 concluded that they would be a sale to Ms. Hobbs of about
5 \$6,500 at some future date and that was left like that at
6 that point in time. And, unfortunately, Mr. Brown was not
7 available to sign a deed at an early date. So, the matter
8 lingered on. But, during that time, Ms. Hobbs, or someone
9 on her behalf, proceeded to contact Mr. Brown and had
10 Mr. Brown give her a deed to the property for \$1,500.

11 We filed our complaint and, in our complaint, we made
12 those allegations and properly served Mr. Brown and Ms.
13 Hobbs. Mr. Brown became in default after due course. I'm
14 not sure about Ms. Hobbs. I'll talk about that again in a
15 minute whether she's in default or not.

16 But I served Ms. Hobbs with some requests for
17 admissions pertaining to this transaction, the same things
18 that I've just alleged to Your Honor, and I got no
19 response after 30 days and even beyond. So, those
20 admissions were deemed to be true.

21 So, based on that, Your Honor, based on my complaint
22 and on my request for admissions as well as an affidavit
23 that was signed by Michael Brown, who also was involved in
24 those discussions with Ms. Hobbs, that she was fully aware
25 of the fact that my client had purchased the property when

1 she then went to Mr. Brown and tried to get a -- and got
2 him to sign a deed over to, to her.

3 So, Your Honor, we think that, based on the, the, the
4 status of the litigation, i.e. the complaint filed and not
5 denied, request for admissions not responded to, and, and
6 additional affidavit that confirms the transaction, that
7 my client is entitled to summary judgment on the matter.
8 And that's what we would ask Your Honor to grant us today.

9 THE COURT: Okay. And now, Ms. Hobbs, this is your
10 opportunity to respond to what Mr. Thompson has just
11 related.

12 MR. HOBBS: Okay. Yes, sir. I did send a response
13 letter and it's right here and I have the UPS tracking.

14 Can I give it to you?

15 THE COURT: Is---

16 MS. HOBBS: And this is my bill of sale.

17 THE COURT: And you're sharing that Mr. -- you know
18 what---

19 MS. HOBBS: Yes.

20 THE COURT: ---she's talking about?

21 MR. THOMPSON: She did, she did provide what was
22 called a response, Your Honor.

23 THE COURT: Was that to the complaint?

24 MS. HOBBS: And I also went to the---

25 THE COURT: whoa, whoa, whoa.

1 was that in reply, reply to -- response to the
2 complaint?

3 MR. THOMPSON: Oh, apparently, Your Honor.

4 THE COURT: Okay.

5 MR. THOMPSON: Yes, sir.

6 THE COURT: Okay. Just give it to this young lady
7 right here. She can hand it up.

8 MS. HOBBS: That's fine.

9 And I also went to his office, sir, and they denied
10 talking to me even though I'm representing myself. They
11 said they could not talk to me.

12 And as far as Willie goes, he was afraid of his
13 brother, what he'd say, cause he paid taxes two years on
14 the property and he was claiming that he had rights to the
15 property. But nothing was -- no paperwork or nothing was
16 ever done and he told me to keep it a secret cause he was
17 afraid that his brother would jump on him and cause him
18 bodily harm.

19 That -- that is what happened. He told me to keep a
20 secret. And whenever Mike Treanor came, I never spoke to
21 Mike Treanor that day. I was in the yard working while my
22 husband -- I didn't know what they were talking about. I
23 have no clue. And my husband told me later on that Mike
24 Treanor offered, I was trying to keep his secret, offered
25 to -- for us to buy the land. So, my husband just played

1 along with it. That's where that came from.

2 So -- and Willie was like -- I, I bonded him out
3 three times. I bonded him out one time and he was running
4 from me, running from the bondsman. That's why he has
5 hard feelings, I don't know, and me turning him in.

6 So -- and I guess that's why he's sitting over there.
7 And I bonded his boyfriend out twice for \$500.00. That's
8 where the \$1,500 come from, his boyfriend, Josh Young.

9 THE COURT: The \$1,500 that you're saying---

10 MS. HOBBS: Yes.

11 THE COURT: ---you paid for the land?

12 MS. HOBBS: Yes, Your Honor, and I have text messages
13 saying that he was mad and hit -- the ball was in his
14 court whichever way it goes. So, he kind of threatened me
15 saying that he was gonna take Mike Treanor's side.

16 But my paperwork says that -- if, if it wasn't my --
17 if it wasn't right, then he wouldn't of went and put it in
18 my name. He was sober when he did it. So he knew what he
19 was doing. I didn't force him to do it and I guess that's
20 all I have to say about it.

21 Thank you.

22 THE COURT: Well, no, thank you, ma'am. Thank you.

23 Give me just a second.

24 (Pause.)

25 THE COURT: Yes, sir, Mr. Thompson.

1 MR. THOMPSON: Your Honor, just very briefly.

2 Remind the Court that our motion is for summary
3 judgment based on the pleadings and the nonresponse to the
4 request for admissions and the affidavit and I think
5 the -- those documents entitle us to summary judgment.

6 But I would note, in addition, that the defendant, in
7 her argument, does not contend that she was not aware of
8 the fact that the property was sold to my client at the
9 time that she acquired a deed. And that directly impacts
10 the Statute of Elizabeth, entitles us to declare that deed
11 void, and judgment on behalf of my client.

12 THE COURT: Tell me again the citation to the Statute
13 of Elizabeth.

14 MR. THOMPSON: That's Section 27-23-10.

15 THE COURT: Okay. All right.

16 Okay. Best thing I can tell y'all is I will let you
17 know.

18 Now, ma'am, what that means is I've taken the matter
19 under advisement. I will not be ruling at this moment.
20 I'll take a look at everything that's been presented.

21 Did -- when you, when the clerk of court told you to
22 come here, did they send you a written notification or
23 just send you an email?

24 MS. HOBBS: well, they delivered---

25 THE COURT: Mr. Thompson's office delivered?

1 MS. HOBBS: Yeah.

2 THE COURT: Okay.

3 MS. HOBBS: And I got something in the mail, yes,
4 sir.

5 THE COURT: Okay. The reason, the reason I ask is
6 that I usually make -- after I take a look at it, when I
7 tell people what my decision is, I usually just email it
8 out.

9 Do you have an email---

10 MS. HOBBS: Yes.

11 THE COURT: ---address?

12 MS. HOBBS: Yes, sir.

13 THE COURT: Do you mind sharing that with the
14 clerk---

15 MS. HOBBS: Would you like me---

16 THE COURT: ---of court?

17 MS. HOBBS: ---to write or down or just---

18 THE COURT: Whatever's best.

19 MS. HOBBS: It's Krissi, K-R-I-S-S-I, dot
20 hobbsd@gmail.com.

21 THE COURT: And -- okay.

22 MS. HOBBS: It's all lowercase.

23 THE COURT: I write slow.

24 K-R-I-S-S-I dot H-O-B-B-S?

25 MS. HOBBS: S, yes.

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THE COURT: At?

MS. HOBBS: D-H. A D-H after that.

THE COURT: Oh, I'm sorry.

H-O-B-B-S-D-H?

MS. HOBBS: Yes, sir.

THE COURT: Okay.

MS. HOBBS: At gmail.com.

THE COURT: At gmail.com.

And then I've got Mr. Thompson's email address.

I know -- so, I'll take a look at it and let y'all know about the -- if, by chance -- I'm very bad at technology. If, by chance, I send it out to the wrong email address, I'll also send it to the clerk of court. So, she would advise the parties of the ruling at this point.

But thank y'all very much for coming.

MR. THOMPSON: Thank you, Your Honor.

MS. HOBBS: Is there any way I can get that paperwork back, make, make a copy of it?

THE COURT: Yes, she can -- the clerk of court---

MR. THOMPSON: That is my original bill of sale.

* * *END OF REQUESTED TRANSCRIPT OF RECORD* * *

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C E R T I F I C A T E

I, Pamela E. Green, Official Court Reporter for the State of South Carolina, do hereby certify that the foregoing is a true, accurate and complete Transcript of Record of the proceedings had and evidence introduced in the trial of the captioned case, relative to appeal, in the Court of Common Pleas Nonjury for Cherokee County, South Carolina, on the 4th day of December, 2023.

I do further certify that I am neither of kin, counsel nor interest to any party hereto.

March 11th, 2024



PAMELA E. GREEN, Court Reporter