

RECEIVED

Jan 05 2024

SC Court of Appeals

5 Jan 2023

Alan Nix
c/o Michael and Taryn Lazroff (living in / trespassing at my family's lawfully owned home
1401 Densmore Cir due to void deeds dated 23 Oct 2020 and 12 May 2021 and
Mount Pleasant, SC 29466 fraudulent BAIL PROCEEDING FORM II dated 26 Jan 2021)

To:
Clerk of Court (and whoever else appropriate)
SC Court of Appeals?
1220 Senate St.
Columbia, SC 29201

RE: need more information about what this communication was about this afternoon.

Good afternoon.

I replied to McCabe & Trotter a couple of hours ago and asked for more information about this cryptic letter but I think they are trying to avoid me / not further incriminate themselves given the rule to show cause motion filed against them last week seeking their permanent disbarment and seven digit fine for their ongoing scheme(s), including but not limited to: (a) their improper attempt to rename Churchill Park Homeowners' Association, Inc. to "Churchill Park" without first dissolving or renaming "Churchill Park", (b) managing and operating two entities (Churchill Park Homeowners' Association, Inc and "Churchill Park") in parallel while claiming that one entity (Churchill Park Homeowners' Association, Inc.) wasn't the real party in interest because "*it was up in Greenville somewhere*", (c) aiding and abetting / conspiring with their client(s) in this fraud, (d) among other clearly dishonest, deceitful and otherwise fraudulent misconduct in violation of numerous rules of Professional Conduct.

Please send me whatever you all have related to the attached so I can take whatever additional action is required against these miscreants.

Thank you for your assistance.

Best regards,



Alan Nix

cc.

Stephanie Trotter
McCabe & Trotter
4500 Fort Jackson Blvd.
Columbia, SC 29209

Vicky Morgan
McCabe & Trotter
880 Johnnie Dodds Blvd.
Mount Pleasant, SC 29464

Rep. Ryan McCabe
McCabe & Trotter
4500 Fort Jackson LLC
Columbia, SC 29209

Churchill Park Homeowners' Association, Inc.
c/o Lee Janssen
1132 Willoughby Ln.
Mount Pleasant, SC 29466

Alan.G.Nix@outlook.com

From: Alan Nix
Sent: Friday, January 5, 2024 12:39 PM
To: Marilyn Gomez; stephanie.trotter@mccabetrotter.com; ryanmccabe@schouse.gov
Subject: RE: 017990.00033: Churchill Park / APPEAL : Nix v. Churchill Park, et al. /
Attachments: Ltr to court of appeals w filing fee.pdf

Seems like somethings are missing? Doesn't say much.

Also....how about all of those affidivits of cost from like almost six months ago? Do you all really want to give the Supreme Court ODC another reason to permanently disbar all of you?

Best regards,
Alan Nix

From: Marilyn Gomez <Marilyn.Gomez@mccabetrotter.com>
Sent: Friday, January 5, 2024 11:58 AM
To: Court Of Appeals Filings <ctappfilings@sccourts.org>
Cc: Stephanie Kellahan <Stephanie.Kellahan@mccabetrotter.com>; Morgan Bryant <Morgan.Bryant@mccabetrotter.com>; Alan Nix <Alan.G.Nix@outlook.com>
Subject: 017990.00033: Churchill Park / APPEAL : Nix v. Churchill Park, et al. /

Good morning,

Attached please find correspondence to the court which is being placed in the mail this afternoon with a check made payable to your order in the amount of \$50.00 representing the filing fee for Respondent's Petition for Costs relative to the above-referenced matter.

Thank you!

Marilyn Gomez
Paralegal
McCabe, Trotter & Beverly, P.C.
4500 Fort Jackson Blvd, Suite 335
Columbia, SC 29209



McCABE, TROTTER & BEVERLY, P.C.

PLEASE NOTE THAT OUR MAILING ADDRESS HAS CHANGED! OUR MAILING ADDRESS IS 4500 FORT JACKSON BLVD., SUITE 250, COLUMBIA, SC 29209.

NOTICES

Physical Address:
4500 Ft. Jackson Blvd., Ste 250
Columbia, South Carolina
29209



Marilyn Gomez
Paralegal

Marilyn.Gomez@McCabeTrotter.com

Locations in:
Columbia, SC
Mount Pleasant, SC

McCABE, TROTTER & BEVERLY, PC

www.McCabeTrotter.com
Phone: (803) 724-5000
Fax: (803) 724-5001

January 5, 2024

VIA US FIRST CLASS MAIL
South Carolina Court of Appeals
P.O. Box 11629
Columbia, SC 29211

Re: **APPEAL : Nix v. Churchill Park, et al.**
(Appeal of 2020CP4006054)
2023-000781
MTB File No.: 017990.00033

Dear Sir or Madam:

Enclosed please find a check made payable to your order in the amount of \$50.00 representing the filing fee for Respondent Churchill Park's Petition for Costs relative to the above-referenced matter.

Thank you.

Very sincerely,


Marilyn Gomez

MG/mg
Enclosure

McCabe Trotter & Beverly, PC • General Operating Account
01/04/2024 South Carolina Court of Appeals

51489
Check No. 51489

Invoice Date	Invoice No.	Description	Matter ID	Invoice Amount
01/03/2024		Filing Fee - Petition for Costs - MG	017990.00033	\$50.00

FOR SECURITY, PLEASE EXAMINE THE FRONT AND BACK OF THIS CHECK. IF YOU ARE NOT SURE OF THE AUTHORITY OF THE SIGNATURE, PLEASE CALL THE BANK AT 1-800-430-0600.

McCabe Trotter & Beverly, PC
General Operating Account
4500 Fort Jackson Blvd., Suite 250
Columbia, SC 29209
(803) 724-5000

Synovus Bank
64-60611

51489

PAY Fifty & No/100 Dollars

DATE 01/04/2024
AMOUNT \$ 50.00

TO THE ORDER OF
South Carolina Court of Appeals
PO Box 11629
Columbia, SC 29211

McCabe Trotter & Beverly, PC
D. Ryan McCabe Jr.

AUTHORIZED SIGNATURE

⑈051489⑈ ⑆061006061⑆ 1005067705⑈

Security features include: Details on Back

MP

CAN WRITE HERE

CHECK HERE IF MOBILE DEPOSIT


DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

MP

MP

ENCLOSURE

X

	Padlock design is a certification mark of the Check Payment Systems Association
	Warning:
Absence of the following Security Features may indicate alteration	
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Security Pantograph	• Copy resistant security pantograph on front of document discourages clear duplication.
Warning Bands/MP Padlock Logos	• Warn receivers to be aware of detailed security features.
Security Screen Backer	• "Original Document" text, and weave pattern visible on back of check, will not appear if scanned or photocopied.
* FEDERAL RESERVE BOARD OF GOVERNORS REG. C.C.	

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

IN THE COURT OF COMMON PLEAS

CHURCHILL PARK (ENTITY ID 00108547)

Case No(s): 2023-CP-10-00913

Plaintiffs,)

v.)

CERTIFICATE OF SERVICE

CHURCHILL PARK (ENTITY ID)
00025502) DECEPTIVELY ALSO)
FORMERLY? KNOWN AS CHURCHILL)
PARK HOMEOWNERS' ASSOCIATION,)
INC.)

Defendant.)

The undersigned hereby certifies that on the 28th day of December 2023, a copy of the motion to dismiss and Rule to Show Cause was served upon all parties and/or their respective counsel of record via USPS, Fed Ex and/or hand delivery as follows:

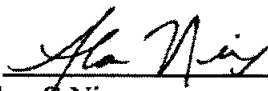
Stephanie Trotter
McCabe & Trotter
4500 Fort Jackson Blvd., Ste. 250
Columbia, SC 29209
(via Fed Ex to be delivered 29 Dec 2023)

Churchill Park Homeowners' Assoc., Inc.
c/o Lee Janssen
1132 Willoughby Ln.
Mount Pleasant, SC 29466

Office of Disciplinary Counsel
1220 Senate St.
Columbia, SC 29201

Mark Arnold, Chief of Police
Town of Mt. Pleasant Police Dept.
100 Ann Edwards Ln.
Mt. Pleasant, SC 29464

Judge Maddox
c/o Clerk of Court
Anderson, SC

By: 
Alan G Nix
c/o Michael & Taryn Lazroff
1401 Densmore Circle
Mount Pleasant, SC 29466
(843) 991-4170

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

IN THE COURT OF COMMON PLEAS
NINTH JUDICIAL CIRCUIT

CASE NO.: 2023_-CP-10-00913

CHURCHILL PARK (entity ID 00108547))
Plaintiff,)

**MOTION AND ORDER INFORMATION
FORM AND COVERSHEET**

vs.)

CHURCHILL PARK (entity ID 00025502))
deceptively also formerly known as)
CHURCHILL PARK HOMEOWNERS')
ASSOCIATION, INC.)
Defendant.)

Plaintiff's Attorney: Alan Nix , Bar No. intervening / defamation, etc. Address: c/o Michael & Taryn Lazroff, 1401 Densmore Cir, Mount Pleasant, SC 29466 Phone: 843.991.4170 Fax _____ E-mail: _____ Other: _____	Defendant's Attorney: Stephanie Trotter , Bar No. _____ Address: 4500 Fort Jackson Blvd., Ste. 250 Columba, SC 29209 (technically legally involved with both Plaintiff and Defendant) Phone: _____ Fax _____ E-mail: _____ Other: _____
--	---

MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III)
 FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III)
 PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)

SECTION I: Hearing Information
Nature of Motion: dismiss and Rule 11 sanctions *RULE TO SHOW CAUSE*
Estimated Time Needed: 60 mins Court Reporter Needed: YES / NO

SECTION II: Motion/Order Type
 Written motion attached
 Form Motion/Order
I hereby move for relief or action by the court as set forth in the attached proposed order.

Alan Nix _____ 28 Dec 2023
Signature of Attorney for Plaintiff / Defendant Date submitted

SECTION III: Motion Fee
 PAID - AMOUNT: \$ *25.00* *CH.# 2213*
 EXEMPT: (check reason)
 Rule to Show Cause in Child or Spousal Support
 Domestic Abuse or Abuse and Neglect
 Indigent Status State Agency v. Indigent Party
 Sexually Violent Predator Act Post-Conviction Relief
 Motion for Stay in Bankruptcy
 Motion for Publication Motion for Execution (Rule 69, SCRPC)
 Proposed order submitted at request of the court; or, reduced to writing from motion made in open court per judge's instructions
Name of Court Reporter: _____
 Other: _____

JUDGE'S SECTION
 Motion Fee to be paid upon filing of the attached order.
 Other: _____
JUDGE CODE _____
Date: _____

Declarant owns any property for development or sale in the Community, or has the right to unilaterally annex additional property to the Community unless such amendment is made by Declarant. ”

The Plaintiff nor Defendant in this case has not provided any evidence whatsoever that “at least seventy-five percent (75%) of the Total Association Vote(d)” to “commence or prosecute” this case. Likewise, it does not appear that this case falls within any of the four exceptions provided for by paragraph 16. Consequently, this case violates the very document that both the Plaintiff and Defendant claim to so zealously adhere to and must be dismissed with prejudice.

This case should also be dismissed with prejudice due to the extremely deceptive nature of the case and the clearly wrongful and fraudulent purpose which the Plaintiff, Defendant and their attorneys brought said case.

INTENT TO CONVEY SUBJECT PROPERTY

On page three (3) of the Plaintiff’s and Defendant’s clearly deceptive lawsuit dated 22 Feb 2023, they and their attorneys state “*Upon information and belief, it was Declarant’s intent to convey the Subject Property to the homeowners’ association responsible for managing the common affairs of the Churchill Park Neighborhood in Charleston County, South Carolina. May*” However, neither the Plaintiff, Defendant, nor their joint attorney(s) provide any basis for apparently having a reason to believe such a claim. This unsupported belief is even more curious given the “Declarant’s” previous Division President (Brian Gardner) has an office approximately 1.5 miles from the Churchill Park Subdivision and less than eight (8) miles from McCabe & Trotter’s Mount Pleasant office. (Ex. MTS6) Since the Plaintiff, Defendant and their joint attorneys were informed of this opportunity more than six (6) months ago and have failed to get Mr. Brian Gardner to at least sign an affidavit supporting their apparently legitimate belief, this apparently legitimate belief is completely unbelievable.

INTENT TO CONVEY SUBJECT PROPERTY

I (Alan Nix) am accused of multiple things in this clearly wrongful, deceptive and frivolous action. However, at this moment, I will only address the multiple times stated apparent fact that I am a “*disgruntled former homeowner*”. For this statement to be true, numerous other things would have to be true. Three specific issues which would have to be true for that defamatory statement to be true are:

1. Mikell Scarborough would have had to had jurisdiction to restore case 2014-CP-10-05407 to the foot of the General Docket after he, McCabe Trotter and William Sloan fraudulently dismissed it under the guise of an on the record 40(j) in March 2016. (MTS1, MTS2 and MTS3)
2. Churchill Park (entity ID 00108547) and McCabe Trotter had to file “*a signed, original Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act*” with cases 2014-CP-10-05407 and/or 2017-CP-10-04031 on or before 20 Aug 2020. (MTS4 and MTS5)
3. Mikell Scarborough, Stephanie Trotter, Todd Musheff, Sally Newman, Julie Armstrong, Laura Dukes Beck, etc would have had to not be engaged in a conspiracy to defraud from at least March 2016 to present.

Beyond any reasonable doubt whatsoever, none of these three issues are true. Consequently, I am not a “disgruntled former homeowner” but am a current homeowner of a property located in the Churchill Park Subdivision and also a member of Churchill Park Homeowners’ Association, Inc.

CLEARLY FALSE STATEMENTS IN COMPLAINT

This list is not a complete list, only the ones that can be quickly debunked based on included exhibits or other evidence. This section will focus on the Defendant’s, Plaintiff’s and their joint attorneys section entitled “FOR A FOURTH CAUSE OF ACTION”

Paragraph 36 states “*Plaintiff has had actual possession of the Subject Property for at least ten years.*” This statement is only true if the Defendant’s attorneys / conspirators admit to attempting to change the name of Churchill Park Homeowners’ Association, Inc. to “Churchill Park” without first dissolving “Churchill Park”

Paragraph 37 states “Plaintiff’s possession has been open and notorious. Plaintiff has maintained landscaping, vegetation, and a monument on various pieces of the Subject Property. Plaintiff has continuously paid property taxes on the Subject Property.” This is another untrue statement. Check number 1012 in the amount of \$11.25 and in the name of Churchill Park Homeowners’ Association, Inc., with an address of 1132 Willoughby Ln. Mount Pleasant, SC 29466 was paid to the Charleston County Treasurer via USPS on 3 Nov 2021.

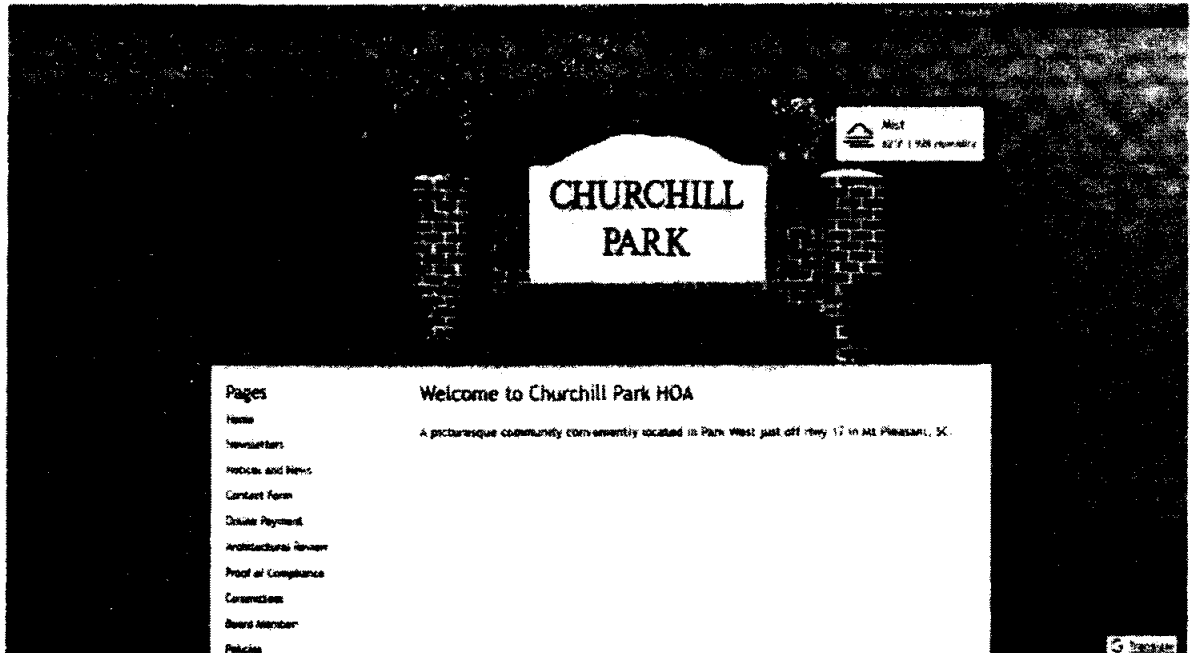
Paragraph 38 states “*Plaintiff’s possession of the Subject Property has been hostile in that it has been to the exclusion of all other potential claimants.*” This statement is only true if the Defendant’s attorneys / coconspirators admit to attempting to change the name of Churchill Park Homeowners’ Association, Inc. to “Churchill Park” without first dissolving “Churchill Park”

Paragraph 39 states “*Plaintiff’s possession of the Subject Property has been continuous and uninterrupted for at least ten years.*” This statement is only true if the Defendant’s attorneys / coconspirators admit to attempting to change the name of Churchill Park Homeowners’ Association, Inc. to “Churchill Park” without first dissolving “Churchill Park”.

Paragraph 40 states “*Plaintiff’s possession of the Subject Property has been exclusive and not shared with any other claimant*” This statement is not true because the Defendant’s attorneys / coconspirators have attempted to change the name of Churchill Park Homeowners’ Association, Inc. to “Churchill Park” without first dissolving “Churchill Park” and multiple entities have operated both Defendant and Plaintiff in parallel for at least ten years.

Paragraph 41 states “*Plaintiff is entitled to an order quieting title in it’s name.*” This statement is only true to the extent that both the Plaintiff, Defendant and their shared attorneys, are definitely entitled to permanently loose their licenses to practice law and have their Directors and Officers criminally prosecuted for, among other things, fraud.

As stated previously, a more detailed memorandum in support of severe Rule 11 sanctions will be filed the week of 1 Jan 2023 as well as a copy of Chief Arnold’s criminal affidavit against numerous of these parties / his other neighbors.



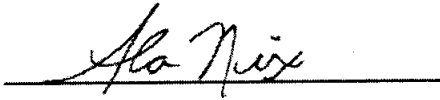
WHEREFORE, Appellant respectfully requests the Court to:

1. Dismiss this case with prejudice.
2. Enter a Rule to Show Cause Order related to Rule 11 violations and other egregious misconduct by McCabe Trotter, etc.
3. Enter an order instructing the SC Secretary of State to permanently dissolve "Churchill Park" (entity ID 00108547)
4. Enter and order instructing the Internal Revenue Service to reject any tax filing which purported to change the name of Churchill Park Homeowners' Association, Inc. to "Churchill Park"
5. Enter an order instructing Veris LLC (CPAs) to file with the court, the SC Attorney General and Chief Arnold of the Town of Mount Pleasant any and all documents in their possession related to the attempted renaming of Churchill Park Homeowners' Association, Inc. to "Churchill Park"
6. Grant Alan Nix's motion to intervene.
7. Enter an order to have all hearings in these matters recorded via both audio and video.

8. Enter and order adding the SC Office of Disciplinary Counsel as a third party to this case.
9. Any and all other and further relief as the Court deems just, prudent, and proper.

December 28, 2023

Respectfully submitted,

A handwritten signature in cursive script, reading "Alan Nix", is written over a solid horizontal line.

Alan G. Nix
c/o Michael & Taryn Lazroff
1401 Densmore Circle
Mount Pleasant, SC 29466
(843) 991-4170



December 29, 2023

Dear Customer,

The following is the proof-of-delivery for tracking number: 788648624517

Delivery Information:

Status:	Delivered	Delivered To:	Receptionist/Front Desk
Signed for by:	J.ARMSTRONG	Delivery Location:	
Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday		CHARLESTON, SC.
		Delivery date:	Dec 29, 2023 09:34

Shipping Information:

Tracking number:	788648624517	Ship Date:	Dec 28, 2023
		Weight:	4.0 LB/1.82 KG
Recipient:		Shipper:	
CHARLESTON, SC, US.		Mount Pleasant, SC, US.	

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

Thank you for choosing FedEx