

RECORD ON APPEAL FORM 15
RECORD ON APPEAL

THE STATE OF SOUTH CAROLINA
In The Court of Appeals
[In the Supreme Court]

APPEAL FROM CALHOUN COUNTY
Court of Common Pleas,

Heath Taylor, Circuit Court Judge

Case No. 2023-CP-09-00171
Appellant Case No:2024-000195

Carol B Fischer,

Respondent,

v.

Shaneeeka Stroman,

Appellant.

RECORD ON APPEAL

Shaneeeka Stroman
2117 Commander RD
North Charleston, 29405
South Carolina
(803) 596-5784
Appellant/Pro-se

Ernst Alan Neumeister, JR
716 F R Huff Dr, St
Matthews, SC 29135
Attorney for Respondents
Bates N Felder
John G Felder
Harry Alwyn Felder
614 State RD,
S-9-46, St Matthews, SC,29405

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[Set out entire order including caption and signature.]

[Set out entire order including caption and signature.]

By Complaint

Here comes, Shaneeka Stroman the defendant in case #2023-CP-0900171. Stroman is making this complaint on her behalf as a pro-se litigant and under penalties and perjury. Carol Fischer never responded to anything. I don't know or have never met Carol Fischer. Carol Fischer never have given me a written notice to remove myself from the property. The Calhoun County Magistrate never gave me a rule to show cause to prove that I was adversely possessing the property at 307 Church Street neither Carol Fischer. When asked of Carol Fischer's whereabouts, she's suddenly deceased. I can't even recognize Carol Fischer in a line up, because guess what? I've never seen Carol Fischer and she's never responded to publication. Carol Fischer never checked her mailbox because served mail was returned to the sender which is available in exhibits labeled as vacancy. Carol Fischer's place of business is permanently closed. The question that I will like the panel to answer is, Is Carol Fischer real? Emily Bunker was not in possession of the property. Emily Bunker is not the owner of the property. Emily Bunker switched lights into her name as an invalid POA which violated. (RECORD REQUEST FROM DOMINION PROVES BEYOND A REASONABLE DOUBT). Emily Bunker used St. Matthews Police Department and Calhoun

County Sheriff's Department to arrest me with harassment and trespassing while there was an action at law. Emily Bunker broke into my secured home which I had actual and physical possession of, blocked the door with huge barricades, removed all my belongings, and snatched down all my No trespassing signs, claiming that she is a POA and have a right to wrongfully eject. In my valid color of title, I explained to anyone, the unknown, exc that if you wrongfully eject me, that a suit will arise.

Answer

[Failure to respond]
2023cp0900171

Testimony of

[Set out testimony including entire page of trial transcript where a portion of the page is to be included.]

Deposition of

[Set out testimony including entire page of trial transcript where a portion of the page is to be included.]

Testimony of

[Set out testimony including entire page of trial transcript where a portion of the page is to be included.]

Testimony of

[Set out testimony including entire page of trial transcript where a portion of the page is to be included.]

Testimony of

[Set out testimony including entire page of trial transcript where a portion of the page is to be included.]

Charge

A charge judgement by default for failure to respond, Wrongful ejectment (Illegal), False Police Reporting of harassment and trespassing, Illegal Eviction, Unlawful detainer, S.C. Code § 27-40660, illegal "self-help eviction", wrongful eviction, wrongful arrest,

Request to Charge

SC Code § 27-37-140 (2024)

SC SECTION ANN CODE 27-40-60

ACTION FOR POSSESSION

Sc Section Ann Code 15-67-210

Sc Section Ann Code 58-3-230(2024)

SC Section Ann Code 27-40-230

Defendant's Exhibit 1 -8

Exhibits A through N explains Supreme Court Case State vs Bates (Possession Outcome)

Defendant's Exhibit 9 and 10

Exhibit O explains Stroman's claim of notice of adverse possession

Defendant's Exhibit 7

DENIAL OF PUBLICATION

The undersigned hereby certifies that the Record on Appeal contains all material proposed to be included by any of the parties and not any other material.

March 17, 2025

/s/ Shaneeka Stroman
Shaneeka Stroman
2117 Commander Rd
North Charleston, South Carolina
29405
Cell No:(803) 596-5784
Appellant/Pro-Se

CASE # 2023 - CP - 09

EXIBITS

Exhibit A-N explains the Supreme court ruling on recovery possession of real estate.

Exhibit O explains the written instrument in the register of deeds

Exhibit P explains that there was no forwarding address

Exhibit Q explains that property is vacant

Exhibit R explains that Carol B Fischer cannot be found

Exhibit S explains that publication was published

Exhibit T explains that there is a Lis pendens for my interest (2 pages)

Exhibit U explains abandoned of property

Exhibit V explains vacancy of property

Exhibit W explains police report filed on Appellant

Exhibit X explains how Stroman was violated

Exhibit Y explains publication notice

Exhibit Z explains charges brought upon Stroman

Exhibit AB explains special conditions of bond against Stroman

RECEIVED
FEB 12 2024
SC Court of Appeals

State v. Bates

Copy Citation Request Law School Case Briefs

2023-09-09-00171

Supreme Court of South Carolina

February 22, 1911, Decided

=ct

7778

Reporter

87 S.C. 527 * | 70 S.E. 170 ** | 11911 S.C. LEXIS 23 ***

STATE v. BATES.

Prior History:

***11 Before ALDRICH, J., Anderson, September, 1909, term. Affirmed.

Indictment against James Bates, James Hix, Ed Rhodes and Arthur Keasler for forcible entry and detainer and destroying landmarks. From sentence on verdict of guilty on the first count, defendants appeal. That portion of the charge objected to in the last exception is:

"When one comes into law to recover possession of real estate the party in possession is presumed to be the true owner, and he has not got to make out his title, as it is presumed that he has a good and perfect title, and the plaintiff can't recover in such an action unless he can show a good and perfect title in himself. Parties being in a case to recover possession of real estate, the plaintiff must recover upon the strength of his own title and not upon the weakness of his adversaries. And it is always desirable in a controversy over the possession of real property to have the possession, and hence--it was so in the olden times and in the present times it seems. I have known it to be when men seek to recover possession of land they will come with a strong hand and a crowd of people to take the possession from the party in actual possession by force, ***2 and keep him out and hold the possession by force in order that when the action is brought to recover possession of that land he may have the advantage of being the defendant in the action and therefore presumed to be the true owner, unless the other party can show a good and perfect title in himself."

LANDS & MOORE
CLERK OF COURT
CALHOUN COUNTY
ST. MATTHEW, SC

2023 SEP 29 AM 11:40

C

Disposition:

Judgment affirmed.

Page
1

2023-CP-09-1

Core Terms

forcible entry and detainer

Case Summary

Procedural Posture

Defendants sought review of a decision from the Circuit Court of Anderson County (South Carolina), which convicted defendants of forcible entry and detainer of a strip of land alleged to have been in the possession of another individual.

Overview

The individual in possession of the property at issue claimed it as part of his own farm. One of the defendants acquired title to adjoining land, and after having it surveyed claimed that the individual had been cultivating over the boundary line. Defendants ploughed up the individual's crops, planted crops over the line on the disputed land, dug a ditch, and built a fence on the line claimed to be the true boundary. There was no evidence of personal violence or threats of such violence on either side. The court denied defendants' contention that their acts of plowing up the individual's crop and erecting a fence were not sufficient to warrant a conviction for forcible entry and detainer. Under S.C. Code § 2963, defendants were guilty because their entry was not allowed by law. The claim that one of the defendants was the owner of legal title to the property was no defense because the statute was designed to protect the possession and not the title of the property. Defendants' acts were sufficient to evince their purpose to hold possession against any effort of the

Exhibit B

individual to resume it. Defendants were not prejudiced by the trial judge's remarks.

Outcome

The court affirmed the judgment convicting defendants of forcible entry and detainer.

LAUREN HOOVER
CLERK OF COURT
CALHOUN COUNTY
ST. MATTHEWS, SC

2023 SEP 29 AM 1:40

FILED

LexisNexis® Headnotes

- Criminal Law & Procedure > ... > Theft & Related Offenses > Burglary & Criminal Trespass > General Overview
- Real Property Law > Title Quality > Adverse Claim Actions > General Overview

HN1 Theft & Related Offenses, Burglary & Criminal Trespass

See S.C. Code § 2963. [More like this Headnote](#)

[Shepardize® - Narrow by this Headnote](#)

- Criminal Law & Procedure > ... > Theft & Related Offenses > Burglary & Criminal Trespass > General Overview
- Real Property Law > Title Quality > Adverse Claim Actions > General Overview

HN2 Theft & Related Offenses, Burglary & Criminal Trespass

Every unlawful entry upon the possession of another is, in the eye of the law, a forcible entry. But it must be an actual, and not a mere constructive possession. Two persons cannot be in the actual possession of the same land at the same time. And wherever the unlawful entry of one necessarily dispossesses the other, an indictment for a forcible entry may be maintained. And although the possession may have been surreptitiously obtained, yet if it is maintained by force, the entry will be considered forcible. Otherwise a person may be dispossessed of his corn field, his orchard, and even his

Exhibit C

dwelling house, if an intruder should slyly creep in when he is out about his ordinary business. It is not necessary, as has been contended, that to constitute a forcible entry, it should be with a multitude of people. S.C. Code § 2963 forbids any person to enter into any lands or tenements, except when entry is given, and in such case, not a strong hand, nor with multitude of people. So that where entry is lawful it must not be done with multitude of people; and where it is not lawful it must not be done at all. More like this Headnote

Shepardize® - Narrow by this Headnote

- Criminal Law & Procedure > ... > Theft & Related Offenses > Burglary & Criminal Trespass > General Overview
- Real Property Law > Title Quality > Adverse Claim Actions > General Overview

HN3 Theft & Related Offenses, Burglary & Criminal Trespass

Under S.C. Code § 2963, one who enters and takes lands from the possession of another, where the entry is not given by law, is guilty of forcible entry and detainer. On the trial of the issue the defendant cannot claim that the entry was given by law because he was the owner of the legal title, for it is the possession and not the title to the land which the statute was designed to protect. More like this Headnote

Shepardize® - Narrow by this Headnote

▼ Headnotes/Summary

Headnotes

1. FORCIBLE ENTRY AND DETAINER. -- Plowing up growing crops, digging a ditch and erecting a substantial wire fence are acts against the possession of one claiming land that will support an indictment for forcible entry and detainer.

Exhibit D

2. CHARGE. -- Remarks by the trial Judge as to the familiar legal rights and advantages arising from possession in a contest about title to land and as to efforts sometimes made to obtain such advantage, are not prejudicial.

Counsel: Messrs. Paget & Watkins, for appellants, cite: Proof necessary to make out crime of forcible entry and detainer: 2 Brev. 446; 3 Brev. 413; Harp. 503; 19 Cyc. 1115.

Solicitor P. A. Bonham and Mr. J. E. Brazeale, contra, oral argument.

Judges: MR. JUSTICE WOODS.

Opinion by: WOODS

LANDISHA MOORE
CLERK OF COURT
CALHOUN COUNTY
SC
MATTHEWS, SC

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FILED

Opinion

[*528] [**170] The opinion of the Court was delivered by MR. JUSTICE WOODS. The defendants were convicted of forcible entry and detainer of a strip of land alleged to have been in the possession of A. L. Atkins.

[*529] The first question raised by the appeal is whether the Circuit Judge erred in refusing to direct a verdict of acquittal on the ground that there was no evidence of such conduct on the part of the defendants as would constitute the crime of forcible entry and detainer. The evidence was to the effect that Atkins had been for some years in possession of the [***3] strip of land, which is the subject of controversy, claiming it as part of his own farm. The defendant Bates acquired title to a tract of land adjoining the land of Atkins, and after having it surveyed claimed that Atkins had been cultivating over the line, and undertook himself to cultivate to the new line shown by his survey. Bates, by his employees, the defendants Hix, Rhodes and Keasler, planted the strip in dispute and Atkins ploughed up the crop and planted it himself. Thereafter the defendants again planted the disputed land, dug a ditch, and finally built a substantial fence on the line claimed by Bates to be the true boundary. There was no evidence of personal violence or threats of such violence on either side.

The forcible entry and detainer statute of 5 Rich., 2d c, 8, now appears in our Civil Code as section 2963: HN1 "No person shall make any entry into any

Exhibit E

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2023-CP-09-00171

lands or tenements, but in case where entry is given by law; and in such case not with strong hand, nor with multitude of people, but only in peaceable and easy manner."

In support of the contention that the acts of the defendants in ploughing up the crop of the prosecutor, who was in possession, and erecting [***4] a fence to keep him off, were not sufficient to warrant a conviction of forcible entry and detainer, counsel relied on the case of *State v. Cargill*, 4 S.C. L. 445, 2 Brev. 445. In that case, decided in 1811, the following language used by the Court, it is contended, supports the position of defendants: "It does not appear that the *public peace was violated*, by any violent misconduct of the defendant in obtaining or keeping possession of the land in [*530] question. If the prosecutor had a better right to the possession than the defendant, he might have availed himself of his civil [**171] remedy. The law will not punish, criminally, a private injury of this nature. There must be, at least, some appearance of force, by acts, words, or gestures, to constitute the offense charged."

Even under this case we think it cannot be doubted that ploughing up the crop of the person in possession of land, digging a ditch, and barricading the land by a wire fence, are acts of entering and holding by force "with strong hands." But all doubt as to the force necessary to constitute the offense was set at rest by the later case of *Burt adv. The State*, 5 S.C. L. 413, 3 Brev.

413, [***5] decided in 1814, wherein the Court says: HN2 "Every unlawful entry upon the possession of another is, in the eye of the law, a forcible entry. But it must be an actual, and not a mere constructive possession. Two persons cannot be in the actual possession of the same land at the same time. And wherever the unlawful entry of one necessarily dispossesses the other, an indictment for a forcible entry may be maintained. And although the possession may have been surreptitiously obtained, yet if it is maintained by force, the entry will be considered forcible. Otherwise a person may be dispossessed of his corn field, his orchard, and even his dwelling house, if an intruder should slyly creep in when he is out about his ordinary business. It is not necessary, as has been contended, that to constitute a forcible entry, it should be with a multitude of people. The statute of 5 Rich., 2d c. 8, forbids any person to enter into any lands or tenements, except when entry is given, and in such case, not a strong hand, nor with multitude of people. So that where entry is lawful it must not be done with multitude of people; and where it is not lawful it must not be done at all."

This case [***6] has never been overruled, nor has its doctrine been modified, so far as we can discover, by any later case in this State. The Court is the more strongly inclined to [*531] respect its authority because the rule it lays

Exhibit F

and ability, upon indictment of such forcible entries or forcible withholdings before them duly found, to give like restitution of possession unto tenants for terms of years of lands or tenements by them so holden which shall be entered upon by force or holden from them by force.

SECTION 15-67-460. Putting party ousted in possession.

If it be found before any of them that any do contrary to this article, then the court shall cause to be reseized the lands and tenements so entered or holden as stated in this article and shall put the party so put out in full possession of the same lands and tenements so entered or holden as before.

2. Damages at the rate of \$10,000 per day from each defendant starting from 9/26/2023, for each day the Defendant(s) continues in possession of the Premises.

3. All court costs of plaintiff according to proof.

4. Costs incurred in this action.

5. That Defendant's found guilty be arrested. **SECTION 151750.** Affidavit to obtain order for arrest. The order may be made when it shall appear to the proper officer by the affidavit of the plaintiff or of any other person that a sufficient cause of action exists and that the case, from the facts stated, is one of those mentioned in Section 151720.

6. Such other and further relief as the court may deem just and proper.

Respectfully Submitted,
Name of Plaintiff, Shaneeka Stroman

Dated this 18th day of October 2023

S/Shaneeka Stroman
335 Horses Neck Rd,
Swansea, SC, 29160/ Shaneekastroman8@gmail.com

ARTICLE 5

Forcible Entry and Detainer

2023 SEP 29 AM 11:11

FILED

LAWRENCE H. HOOVER
CLERK OF COURT
CALHOUN COUNTY
ST. MATHIEWS

. Action may be had against person wrongfully disseizing.

If any person be put out or disseized of any lands or tenements in forcible manner or put out peaceably and be afterwards holden out with strong hand, or, after such entry, any reoffinment or discontinuance in any wise thereof be made to defraud and take away the right of the possessor, the party grieved in this behalf shall have an action against such disseizor.

HISTORY: 1962 Code Section 10-2431; 1952 Code Section 10-2431; 1942 Code Section 889; 1932 Code Section 889; Civ. P. '22 Section 837; Civ. C. '12 Section 4068; Civ. C. '02 Section 2967; G. S. 2294; R. S. 2427; 1712 (2) 445.

SECTION 15-67-420. Plaintiff's right to treble damages.

If the party grieved recover in such action and it be found by verdict or in other manner by due form of law that the party defendant entered with force into the lands and tenements or, after his entry, did hold them with force, the plaintiff shall recover treble damages against the defendant.

HISTORY: 1962 Code Section 10-2432; 1952 Code Section 10-2432; 1942 Code Section 890; 1932 Code Section 890; Civ. P. '22 Section 838; Civ. C. '12 Section 4069; Civ. C. '02 Section 2968; G. S. 2295; R. S. 2428; 1712 (2) 445.

SECTION 15-67-430. Court of common pleas shall have jurisdiction.

The court of common pleas of the county wherein such lands and tenements may be situated may inquire by the people of the same county, as well of them that make forcible entries in lands and tenements as of them which hold such lands and tenements with force.

HISTORY: 1962 Code Section 10-2433; 1952 Code Section 10-2433; 1942 Code Section 886; 1932 Code Section 886; Civ. P. '22 Section 834; Civ. C. '12 Section 4065; Civ. C. '02 Section 2964; G. S. 2291; R. S. 2424; 8 H 6 c. 9; 1712 (2) 444; 1972 (57) 2535.

SECTION 15-67-440. Restitution of possession to tenants for years.

The court authorized and enabled upon inquiry to give restitution of possession unto tenants of any estate of freehold of their lands or tenements which shall be entered upon with force or from them withholden by force shall have the like and the same authority and ability, upon indictment of such forcible entries or forcible withholdings before them duly found, to give like restitution of possession unto tenants for terms of years of lands or tenements by them so holden which shall be entered upon by force or holden from them by force.

Exhibit N

Pg 1

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ey Affidavit Lr'f (]

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RECORDING FEES \$10.00 LAKEISHA MOORER
REGISTER OF DEEDS
CALHOUN COUNTY SC

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Ntf ce of Adverse Claim Possession

State of south carollna

::-i::z:: o-t ,,,::: 2023

County.of t,i

To the Republic, United States of America .!t{}-. . !">-<-f-<,n• cnc:ol> -f::t1 ""4;zCCI> .,c:nc:, -:a:.. Om ' -..ft, .

Before Me, the undersigned authority on this day personally appeared

(afflant), who being by me duly sworn made the following statements and sworn that they are arid were true In god we-truc:t

sound mind and Physical capable of makirig this affidavit. "I am personally acquainted with the facts possession

My_name is-tllat I reside at I\}IUJc so 1 • (' .h,o l) rch Sf ;s{/vkffit'fhe and I e,dcounty my right to Of I..UiUffY, claim t_Wim_ of

here in stated concerning the open use open occupation and apparent ownership of the land lot • g':- .;,

It,,rjl - .

And improvement located at Legal Description TMS: /

'ttr2..

Map Decal more commonly known as

I heard b-, !Wear .ind affirm that I will contlt'luously adverse!.,. pc;;j;.?ss the above the tfascribed p:". OfJr!-! for the state of South Carolina section title 15 code 15•67-10,).5-67-2015-67-30 law state appear to be to all the exclusion of all other.

_ My claim Is based upon my actual visible appropriation and possession of the above-mentioned property here by being open and Notorious and peaceful possessing It due to abandonment, neglect or those who personal represented have vacate the above described property also whereby I intend to continue to enjoy and make further f mprovement as this is mv personal dwefllng'by adverse possession.

/ while the property Is In will be paying taxes of the county of mv possession. C!.A... \ {n o u-f\

with the above described property

This affidavit is given to notify all and any heirs, minors, party or parties lien holder, That i have and will take adverse poss,sslion and I am daiming ownership of the above desaibed property at PEACE _ PEACEBLY.

In regards of this "possessfo·n claim" I strongly recommend try no force removal and treat tht your

vacant, w.111 nbe eglect violate abandon empty and In distress It!ft the law. You wHI need to find

behind legal advice residence to even or lpherltance, to redeem Investment of reclaim property located

at:

•• - ' :) - _ : • • • This Is nor- • : a ctv rvV\ atter -tJ\,V"1that should , ;.)t" / be jd ln \J e/\| court |A-

-tfY\yr ,w ln e,the^{"15} Sc,-

„ '}-°|\3S- •

.. - .. -•

Page 9 • ATTEST TRUE COPY

MI:-
_CLERK OF COM. CAUFOUN
COUN'fy

Subscribed and sworn to and before me by the above named affiant on:

seal to certify which with less than my hand and official seal.

Notarized-

.. 10 SIQ. ..

M

• i o

Witness#

1001te



11. Admit that the lights and water were still on in Carol Beloit Fischer's name even though no one was living on the property for a continuous amount of time. ADMIT.
12. Admit that Carol Beloit Fischer has 307 Church Street, St. Matthews, South Carolina 29135 listed as her primary residence. ADMIT.
13. Admit that Carol Benoit Fischer lives with Emily Fischer Bunker. DENY. Ms. Fischer is deceased.
14. Admit that Carol Benoit Fischer lives in a nursing home. DENY. Ms. Fischer is deceased.
15. Admit that Carol Benoit Fischer was receiving \$ at credit. DENY.
16. Admit that Emily Fischer Bunker was paying the light bill and water bill while the home was vacant and abandoned for numerous years. ADMIT and DENY. Ms. Bunker paid the water bill. Ms. Fischer paid the light bill.
17. Admit that Carol Benoit Fischer had no forwarding addresses for the record, and she is still receiving mail at 307 Church Street. ADMIT.
18. Admit that Emily Fischer Bunker lives in Cottageville South Carolina, ADMIT. Admit that Emily Fischer Bunker has personal representative information on file pertaining to Carol Benoit Fischer in Probate Court in Calhoun County. DENY. Ms. Fischer's estate has not been filed as of yet.
19. Admit that Emily Fischer does not have access to Carol B. Fischer's mail. DENY.

St. Matthews, SC

S/ Allen Neumeister
 Allen Neumeister
 S.C. Bar No. 100194
 Attorney for Defendant Stabler FLP
 716 F. B. Blvd
 St. Matthew, SC 29135
 January 17, 2024
 803-874-2100 Tel.
 Allen.Neumeister@gmail.com

C:\Apps\Baro2D19\FischerStromariRep.inLwpd

exhibit P



Re: certified letter
message

2023 - CP - 09 - 00171

Shaneeka Stroman <shaneekastroman8@gmail.com>
To: info@calhouncountylibrary.org

Thu, Sep 28, 2023 at 11:57 AM

On Tue, Jun 27, 2023 at 10:04 AM Millie Irick <millie.s.irick@usps.gov> wrote:
The certified letter was returned to sender due to the address 307 church street Saint Matthews SC 29135 is a vacant residence.
Sorry for the delay processing can take up to thirty days sometimes.

LAVERISIA AUGER
CLERK OF COURT
CALHOUN COUNTY
ST. MATTHEWS, SC

2023 SEP 29 AM 11:40

FILED

Exhibit Q

STATE OF SOUTH CAROLINA

COUNTY OF: Calhoun

FILED

IN THE PROBATE COURT

IN THE MATTER OF:

Carol Fischer

2023 JUN 27 PM 4:03

AFFIDAVIT OF DUE DILIGENCE

CASE NUMBER:

2023-CP-09-00098

(Decedent) Defendant

KENNETH HASTY
CLERK OF COURT
CALHOUN COUNTY
SOUTH CAROLINA

I certify that I have made diligent efforts to find Carol B Fischer, an interested person in these proceedings. To date these efforts have consisted of the following:

- ☒ Sending Notice to the Last Known Address, which was 307 Church St, St. Matthews, SC
29135
- ☐ Hiring an investigator, whose report is attached
- ☒ Checking the telephone directory for the city of the last known address
- ☐ Engaging a company that specializes in finding missing heirs, whose report is attached
- ☒ Checking Social Security Death Records Within the town she resides.
- ☒ Performing a public records search, which report is attached
- ☐ Performing an Internet search
- ☒ Interviewing neighbors and next of kin as follows: Town of St. Matthews Police,
County Assessors Office Record,
Probate Record, USPS certified mail
to other unserviced, Place of business permanently
closed.

Further Affiant Sayeth Naught.

Executed this

6

day of

27 20 23

Signature:

Print Name:

Address:

Telephone (Work):

(Home):

(Cell):

Email:

Relationship to Decedent/Estate:

Sworn to before me this the 27th day
of June, 20 23

Notary Public for South Carolina

My commission expires: Jan 28, 2026

FORM #409ES (1/2016)

62-1-401, 62-3-1307, 15-9-710, 15-9-740

Exhibit R

FILED

State Of South Carolina

County Of Calhoun

Court Of Common Pleas

District 1

Case#2023-CP-0900098/2023-LP-0900013

2023 SEP 18 PM 2:14

CLERK OF COURT
CALHOUN COUNTY
SOUTH CAROLINA

Affidavit Of Publication Notice

I hereby solemnly swear under oath that a publication notice was issued for four consecutive weeks to Carol B Fischer et.al on August 30, 2023 in the Calhoun times newspaper for Calhoun County in reference to complaint, summons, lispendens, and notice of a needed guardian ad-litem. This statement is sworn to be truly made publicly with due diligence involved. Failure of the defendant replying to publication notice the defendant would be in default and relief requested shall be granted to the possessor/plaintiff.

Witness my official seal:

Executed this 18th day of September 2023,
SWORN to before me this 18th day of September, 2023.

Notary Public for South Carolina

Name: Terri W Parker

My Commission expires: 2/3/33



Signature:

[Handwritten Signature]

Witness:

[Handwritten Signature]

Address:

335 Horses Neck Rd Swanses, SC, 29166

Telephone Number:

8035965784

Email:

ShameekaStroman@gmail.com

Exhibit S

IN THE State OF South Carolina
County, Calhoun Plaintiff Shaneeks Strom

VS.

Carol B Fischer, Defendants

~~Exhibit~~

Lis Pendens Notice

State of South Carolina
County of Calhoun

To the clerk of the Common Pleas
court of said county:

you are hereby notified that on the 16
day of 14, 2023, suit was instituted
by the undersigned in the above captioned
and styled cause in the Common Pleas Court of
Calhoun County, _____, and that the
following are all names of the
parties to said suit:

Name of Plaintiff

Shaneeks Stroman

Name Of Defendants

Carol B Fischer

All unknown Parties

Herns

Personal Representatives

Mortgage Companies

Contractor Liens

Construction Liens

Town Liens

Disabled

Incapacitated Individuals

Minors involved to obtain guardian
ad litem representatives

newborns

John Does

EXHIBIT

Calhoun County Sheriff's Office

THOMAS S. SUMMERS, JR.
2811 Old Belleville Road
St. Matthews, SC 29135

Plaintiff: SHANEEKA STROMAN
-VS-
Defendant: CAROL B FISCHER

2023 AUG 28 PM 1:46
KENNETH HASTY
CLERK OF COURT
CALHOUN COUNTY
ST. MATTHEWS, SC

FILED

Affidavit Of Non-Service

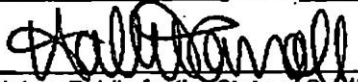
Civil Number: 2023-CP-09-00098	Civil Type: SUMMONS AND COMPLAINT				
Court Division: COMMON PLEAS	Court Location:	Court Date:	Court Time:		
Attorney:	Attorney Address:				
Incident Number:	File Number:	DSS Number:	County: Calhoun	Date Issued: 08/14/2023	Date Returned: 08/25/2023
Attempted Service To: CAROL B FISCHER	Home Address: 307 CHURCH STREET, St. Matthews, SC 29135				

The undersigned, being duly sworn, states that after several attempts to serve the above captioned case on the defendant, he/she was unable to complete service in accordance with applicable statutes and the Rules of Civil Procedures in effect. Service could not be completed for the following reason: PROPERTY IS ABANDONED

Notary Statement

Sworn to and subscribed before me this

25 day of AUGUST, 2023


Notary Public for the State of South Carolina

My Commission expires: 5/4/26

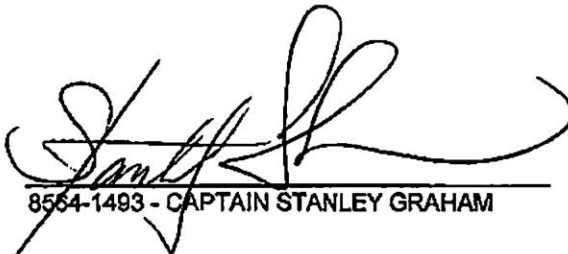

8564-1493 - CAPTAIN STANLEY GRAHAM

exhibit 4

Shaneeka Stroman
335 Horses Neck Rd
Swansea SC, 29160

CERTIFIED MAIL



7021 2720 0002 4418 4330



RDC 99



29135

Wich

Carol Fischer
307 Church St.
St. M
2913

NIXIE

206 45 1

0107/02/02

RETURN TO SENDER
NO SUCH ADDRESSEE
UNABLE TO FORWARD

NSS

BC: 29160976535

82554-00946-15-39

~~NO POSTAGE REQUIRED~~

Exhibit

✓



ENCY I.D.
J090200

ST. MATTHEWS POLICE DEPARTMENT
INCIDENT REPORT

CASE NUMBER
23 - 260

NCIC
INQ. ENTD.

INCIDENT TYPE	COMPLETED	FORCED ENTRY	PREMISE TYPE	UNITS ENTERED	TYPE-VICTIM
1. 90J - TRESPASS OF REAL PROPERTY	☒ YES ☐ NO	☐ YES ☐ NO	20		☒ Individual ☐ Business ☐ Financial Inst. ☐ Government ☐ Relig. Orgn. ☐ Soc./Public ☐ Other ☐ Unknown ☐ Police Off.
2. 2023 SEP 29 AM 11:41	☐ YES ☐ NO	☐ YES ☐ NO			
3.	☐ YES ☐ NO	☐ YES ☐ NO			

INCIDENT LOCATION (SUBDIVISION, APARTMENT AND NUMBER, STREET NAME AND NUMBER) 307 CHURCH STREET, ST. MATTHEWS SC ZIP CODE 29135 WEAPON TYPE

INCIDENT DATE 09/23/2023 24 HR. CLOCK 1130 TO DATE 09/25/2023 24 HR. CLOCK 1210 DISPATCH DATE/TIME 24 HR. CLOCK DISP. DATE 09/25/2023 DISP. TIME 1130 TIME ARRIVED 1130 DEPART. TIME 1210 LOCATION NO.

COMPLAINANT'S NAME (LAST, FIRST, MIDDLE) FISCHER-BUNKER, EMILY MARIE RELATIONSHIP TO SUBJECT #1 ST #2 #3 RESIDENT J O U RACE W F AGE 49 ETH N DAYTIME PHONE (843) 412-4398 H (843) 412-4398 B EVENING PHONE H B

ADDRESS 738 FINLAY LN CITY COTTAGEVILLE STATE SC ZIP CODE 29435-3668 LOCATION NO.

VICTIM'S NAME (LAST, FIRST, MIDDLE) FISCHER-BUNKER, EMILY MARIE RELATIONSHIP TO SUBJECT #1 #2 #3 RESIDENT J O U RACE W F AGE 49 ETH N DAYTIME PHONE (843) 412-4398 H (843) 412-4398 B EVENING PHONE H B

HEIGHT 5-2 WEIGHT 127 HAIR BRO EYES BRO FACIAL HAIR, SCARS, TATOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.

ADDRESS 738 FINLAY LN CITY COTTAGEVILLE STATE SC ZIP CODE 29435-3668 LOCATION NO.

VISIBLE INJURY (VICT. 1) ☐ YES ☒ NO EXPLAIN -

VICTIM (NO. 1) USING: ALCOHOL: ☐ YES ☒ NO ☐ UNK. DRUGS: ☐ YES ☒ NO ☐ UNK.

☐ TWO-MAN VEH. ☐ ONE-MAN VEH. ☐ DETECTIVE/SPLASMT. ☐ OTHER ☐ ALONE ☐ ASSISTED J - This Jurisdiction S - State O - Out of State U - Unknown

☒ SUSPECT SUBJECT NAME (LAST, FIRST, MIDDLE) STROMAN, SHANEEKA MONET RACE B SEX F AGE 37 ETH N DATE OF BIRTH 5-6 HEIGHT 199 HAIR BLK EYES BRO

☐ RUNAWAY FACIAL HAIR, SCARS, TATOOS, GLASSES, CLOTHING, PHYSICAL PECULIARITIES, ETC.

☐ WANTED ADDRESS 335 HORSES NECK RD CITY SWANSEA STATE SC ZIP CODE 29160-9765 LOCATION NO.

☐ WARRANT SUBJECT (NO. 1) USING: ALCOHOL: ☐ YES ☐ NO ☒ UNK. ARRESTED NEAR OFFENSE SCENE ☐ YES ☒ NO DATE/TIME OF OFFENSE 09/23/2023 1130 DATE/TIME OF ARREST

☐ JAIL DRUGS: ☐ YES ☐ NO ☒ UNK. TYPE: TOTAL # ARRESTED 0

☐ SUMMONS

Offenses:
TRESPASS OF REAL PROPERTY
ON ABOVE DATE AND TIME THIS R/O WAS AT THE POLICE DEPARTMENT AND A WALK IN ADVISE THAT SHE NEEDED A REPORT IN REFERENCE TO A TRESPASSING. THE VICTIM STATED THAT A FEMALE FILED PAPERWORK WITH THE CLERK OF COURT OFFICE IN REFERENCE TO CLAIM AND DELIVERY AND POSSESSION OF THE PROPERTY DUE TO IT BEING ABANDONED. THE PAPERWORK WAS FILED BACK IN JUNE 14, 2023 AT 01:05PM. THE VICTIM FISCHER-BUNKER IS ALSO POWER OF ATTORNEY OVER THE PROPERTY AND GIVE NO ONE THE RIGHTS TO THE PROPERTY. FISCHER-BUNKER IS GOING TO SPEAK WITH HER ATTORNEY IN REFERENCE TO THE REBUTTAL TO THE PAPER WORK WHICH WAS FILED WITH THE COURT ABOUT HER MOTHER PROPERTY. THIS AGENCY'S WILL ADD THE RESIDENTS TO THE PROPERTY CHECK LISTED SO THAT THE PROPERTY WILL BE CHECKED AND LOOK FOR STROMAN SUBJECT ON THE PROPERTY SO THAT SHE CAN BE SERVED WITH A TRSPASSING NOTICE FOR THR PROPERTY. SEE CASE FOLDER FOR PAPERWORK CIVIL CASE NUMBER. NOTHING FURTHER AT THIS TIME

Exhibit ~~1~~ pg 1

Print Date: 09/27/2023 01:06:56 PM		JURISDICTION OF THEFT LAW ENFORCEMENT AGENCY		JURISDICTION OF RECOVERY LAW ENFORCEMENT AGENCY	
TYPE (GROUP)					TOTAL VALUE
Burned					
Count/Forged					
Dest/Damaged					
Recovered					
Seized					
Stolen					
Unknown					
SUBJECT IDENTIFIED ☒ YES ☐ NO		SUBJECT LOCATED ☐ YES ☒ NO		☒ ACTIVE ☐ ADM. CLOSED ☐ UNFOUNDED	
REASON FOR EXCEPTIONAL CLEARANCE: 1. ☐ OFFENDER DEATH 2. ☐ NO PROSECUTION 3. ☐ EXTRADITION DENIED 4. ☐ VICTIM DECLINES COOPERATION 5. ☐ JUVENILE - NO CUSTODY		ARRESTED UNDER 18 ☐ EX-CLEAR UNDER 18 ARRESTED 18 AND OVER ☐ EX-CLEAR 18 AND OVER			
REPORTING OFFICER(S)	DATE	UNIT NUMBER	APPROVING OFFICER	DATE	UNIT NUMBER
CAPT WILLIE T BRITT	09/25/2023	61	CHIEF MICHAEL SMALLS	09/25/2023	1
FOLLOW-UP INVESTIGATION OFFICER ☒ YES ☐ NO CAPT WILLIE T BRITT			09/25/2023 61		

INCIDENT REPORT SUPPLEMENTAL

Page #: 1

Case Number: 23-260

icer:SMALLS SMALLS, MICHAEL Date Entered/Changed: 09/26/2023 Reviewer: Review Date:

FILED STATEMENT OF INVESTIGATION: ON SEPTEMBER 26, 2023 AT 1000 HRS. CHIEF SMALLS WAS DISPATCHED TO 307 CHURCH ST. THE TOWN OF ST.MATTHEWS SC ON A CALL ABOUT THIEF FROM THE ABOVE INCIDENT LOCATION. ONCE AT THE ABOVE LOCATION CHIEF SMALLS SEVERED A TRESPASS NOTICED ON ONE MS. SHANEKA M. STROMAN OF 335 HORSES NECK RD SWANSEA SC. MR. & MS. STROMAN ADVISED BY CHIEF SMALLS NOT TO RETURN TO THE ABOVE INCIDENT LOCATION. MR. STROMAN TOLD CHIEF SMALLS THAT HE HAD A N MORE ON THE PROPERTY AND NEED TO COME BACK FOR IT AT A LATER DATE. CHIEF SMALLS ADVISED MR. STROMAN TO CALL THE ICE DEPT. WHEN HE WAS IN THE AREA AND AN OFFICER WILL ESCORT HIM ON THE PROPERTY TO OBTAIN HIS ITEMS. MR. 7 MS. STROMAN WAS ADVISED THAT IF THEY ARE FOUND ON THE PROPERTY OF 307 CHURCH ST. THEY WOULD BE ARRESTED,AND CHARGED WITH SPASSING.

Pg 2

Exhibit X

VIOLATIONS

Fourteenth Amendment

All persons born or naturalized in the United States, and subject to the jurisdiction thereof, are citizens of the United States and of the State wherein they reside. No State shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States; nor shall any State deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws.

Defendants failed to follow the procedure to properly issue an eviction notice. (see S.C. Code Ann. § 27-40-710(A)). Illegal Eviction Procedures in South Carolina. Defendants failed to follow proper eviction procedures. By law, Defendants were supposed to follow SECTION 27-35-130. Which is a Notice required for tenants at will and domestic servants. All tenants at will and domestic servants shall vacate the premises occupied upon twenty days' written notice. Defendants had a duty and requirement to follow **SECTION 273720**. Ejectment proceedings. Because of the defendant's action and the results of the defendant's actions thus brings action (See **SECTION 2737140**. The action of tenant wrongfully dispossessed. IN case any tenant is wrongfully dispossessed he may have an action for damages against the landlord.

DAMAGES

By law the plaintiff is entitled to damages. (See **SECTION 15-67-420**. Plaintiff's right to treble damages) **SECTION 15-67-770**. Recovery of damages.

Every person, his executors or administrators, who are, or shall be, entitled to any such lands, tenements and hereditaments, upon or after the determination of such particular estates or interests, shall be entitled to recover as damages for such unlawful holding the full value of the profits received during such wrongful possession, and such recovery may be had against the person holding over or his executors or administrators.

PR. FOR TREBLE; ACTUAL DAMAGES, PUNITIVE DAMAGES, CONSEQUENTIAL DAMAGES, EXEMPLARY DAMAGES, AND MONETARY DAMAGES.

WHEREFORE, Plaintiff request judgement for:

1. . Restitution of possession of the Premises.

SECTION 15-67-440. Restitution of possession to tenants for years.

The court authorized and enabled upon inquiry to give restitution of possession unto tenants of any estate of freehold of their lands or tenements which shall be entered upon with force or from them withholden by force shall have the like and the same authority

FILED

Certificate For Service by Publication

(Case#)2023/-CP-0900098/2023-LP-0900013

LAKEISHA DOOPER
CLERK OF COURT
CALHOUN COUNTY
ST. MATTHEWS, SC

CERTIFICATE FOR SERVICE BY PUBLICATION,

Plaintiff, Shaneeka Stroman hereby certifies that (s)he believes the hereinafter named defendant(s) cannot be personally served because after diligent inquiry within the State, County in which this action is pending the places of residence of the said defendants cannot be ascertained by plaintiff, or, if ascertained, the places of residence of said defendants are beyond the territorial limits of personal service as provided in Rule 71A, Federal Rules of Civil Procedure.

(Names of Defendants.)

Carol B. Fischer: et, al Heir, Parties and Unknown persons of interest Town lean, Mortgage Companies Minor or disable persons of interest any person in the Military, Native Tribes, Richard Roe, or John Doe any Alian, Alias.

United States

State of South Carolina

Calhoun County

Address Description: 307 Church St. St. Matthews SC 29135 TPS# 118-16-11-002 Deed book 258/Deed page 15 Plat 4550.

Dated:08/31/2023

See attachments. Calhoun Times News Paper.

Plaintiff signature.

Witness:

Moriah Reed

SWORN to and subscribed before me this

20 day of September, 2023.

Notary Public for South Carolina

Signature

Janice Baskin

Commission expires: 6-24-2032



ARREST WARRANT

2024A0910100025

STATE OF SOUTH CAROLINA

☒ County/ ☐ Municipality of

Calhoun

THE STATE

against

Shaneeeka Monet Stroman

Address: 335 Horses Neck Rd

Swansea, SC 29160-9765

Phone: (803)596-5784 SSN: 248-63-2569

Sex: F Race: B Height: 5 6 Weight: 199

DL State: SC DL #: 011682264

DOB: 2/19/1986 Agency ORI #: SC0090000

Prosecuting Agency: Calhoun County Sheriff

Prosecuting Officer: Roger A Carter, II - S00259

Offense: Malicious / Malicious injury to tree, house;
trespass upon real property, injury value \$2,000 or

Offense Code: 3428

Code/Ordinance Sec: 16-11-0520(A)

This warrant is CERTIFIED FOR SERVICE in the

☐ County/ ☐ Municipality ofThe accused
is to be arrested and brought before me to be
dealt with according to the law.

(L.S.)

Signature of Judge

Date:

RETURN

A copy of this arrest warrant was delivered to

defendant

S. STROMAN

on

2/8/24

Signature of Constable/Law Enforcement Officer

RETURN WARRANT TO:

St. Matthews Magistrate
2833 Old Belleville Road / P O Box 191
St. Matthews, SC 29135

STATE OF SOUTH CAROLINA

☒ County/ ☐ Municipality of

Calhoun

Personally appeared before me the affiant Roger A Carter, II

being duly sworn deposes and says that defendant Shaneeeka Monet Stroman

did within this county and state on or about 9/21/2023

violate the criminal laws of the

State of South Carolina (or ordinance of ☒ County/ ☐ Municipality of Calhoun)

in the following particulars:

DESCRIPTION OF OFFENSE: Malicious / Malicious injury to tree, house; trespass upon real property, injury value \$2,000 or less

I further state that there is probable cause to believe that the defendant named above did commit
the crime set forth and that probable cause is based on the following facts:

That between September 21 - 26, 2023, in the County of Calhoun, one Shaneeeka Monet Stroman did willfully, unlawfully and maliciously commit a trespass upon the real property of another at 307 Church Street, St Matthews, SC. Defendant did not have permission to be on these premises. Defendant went onto the property, attempted to post signs, placed some of her own personal property on the premises inc. a lawnmower, and attempted without authority of law to claim the premises as her own. In Case No. 2023-CP-09-00171, the Circuit Court of Common Pleas dismissed defendant's claims with prejudice; and defendant admitted in court to trespassing on the premises. The victim is Emily Fischer Bunker, with POA over her mother's property, Carol Benoit Fischer.

Signature of Affiant

STATE OF SOUTH CAROLINA

☒ County/ ☐ Municipality of

Calhoun

Affiant's Address 2811 Old Belleville Road

St. Matthews, SC 29135-

Affiant's Telephone (803)874-2741

ARREST WARRANT

TO ANY LAW ENFORCEMENT OFFICER OF THIS STATE OR MUNICIPALITY OR ANY CONSTABLE OF THIS COUNTY:

It appearing from the above affidavit that there are reasonable grounds to believe that

on or about 9/21/2023 defendant Shaneeeka Monet Stroman

did violate the criminal laws of the State of South Carolina (or ordinance of

☒ County/ ☐ Municipality of Calhoun) as set forth below:

DESCRIPTION OF OFFENSE: Malicious / Malicious injury to tree, house; trespass upon real property, injury value \$2,000 or less

Having found probable cause and the above affiant having sworn before me, you are empowered and directed to arrest the said defendant and bring him or her before me forthwith to be dealt with according to law. A copy of this Arrest Warrant shall be delivered to the defendant at the time of its execution, or as soon thereafter as is practicable

Sworn to and subscribed before me

on 2/5/2024

Signature of Issuing Judge (L.S.)
Jeffrey P. Bloom

Judge Code: 7375

Judge's Address Post Office Box 191

St. Matthews, SC 29135-

Judge's Telephone (803)874-1112

Issuing Court: ☒ Magistrate ☐ Municipal ☐ Circuit

DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY

DEFENDANT
COPYForm Approved by
S.C. Attorney General
April 21, 2003
SCCA 518exhibit Z
AFFIDAVIT

ARREST WARRANT

2024A0910100026

STATE OF SOUTH CAROLINA

☒ County/ ☐ Municipality of

Calhoun

THE STATE

against

Shaneeka Monet Stroman

Address: 335 Horses Neck Rd

Swansea, SC 29160-9765

Phone: (803)596-5784

SSN: 248-63-2569

Sex: F Race: B Height: 5 6 Weight: 199

DL State: SC DL #: 011682264

DOB: 2/19/1986 Agency ORI #: SC0090000

Prosecuting Agency: Calhoun County Sheriff

Prosecuting Officer: Roger A Carter, II - S00259

Offense: Harassment / 2nd degree Harassment

Offense Code: 2401

Code/Ordinance Sec: 16-03-1700(B)

This warrant is CERTIFIED FOR SERVICE in the

☐ County/ ☐ Municipality of

The accused

is to be arrested and brought before me to be
dealt with according to the law.

(L.S.)

Signature of Judge

Date:

RETURN

A copy of this arrest warrant was delivered to

defendant

on

S. STROMAN

2/21/24

Signature of Constable/Law Enforcement Officer

RETURN WARRANT TO:

St. Matthews Magistrate

2833 Old Belleville Road / P O Box 191

St. Matthews, SC 29135

STATE OF SOUTH CAROLINA

☒ County/ ☐ Municipality of

Calhoun

Personally appeared before me the affiant Roger A Carter, II

being duly sworn deposes and says that defendant Shaneeka Monet Stroman

did within this county and state on or about 9/21/2023

violate the criminal laws of the

State of South Carolina (or ordinance of ☒ County/ ☐ Municipality of Calhoun)

in the following particulars:

DESCRIPTION OF OFFENSE: Harassment / 2nd degree Harassment

I further state that there is probable cause to believe that the defendant named above did commit
the crime set forth and that probable cause is based on the following facts:

That between September 21 - November 21, 2023, and continuing thereafter, in the County of Calhoun, one Shaneeka Monet Stroman did engage in a pattern of unreasonable intrusion into the private life of the victim that served no legitimate purpose and caused the victim & would cause a reasonable person to suffer mental or emotional distress. Defendant has no lawful claim to the premises at 307 Church Street, St Matthews. On 9/21/23 Defendant changed the electric power account with Dominion Energy into Defendant's name. On 10/31/23 and 11/21/23, Defendant again attempted to change the power into her name. Defendant submitted "sham" documents to the County Clerk of Court in an unlawful &/or fraud attempt to claim these premises as her own. In Case No. 2023-CP-09-00171, the Circuit Court of Common Pleas dismissed defendant's claims with prejudice; and defendant admitted in court to trespassing on the premises. The victim is Emily Fischer Bunker, with POA over her mother's property, Carol Benoit

Signature of Affiant

STATE OF SOUTH CAROLINA

☒ County/ ☐ Municipality of

Calhoun

Affiant's Address 2811 Old Belleville Road

St. Matthews, SC 29135-

Affiant's Telephone (803)874-2741

ARREST WARRANT

TO ANY LAW ENFORCEMENT OFFICER OF THIS STATE OR MUNICIPALITY OR ANY CONSTABLE OF THIS COUNTY:

It appearing from the above affidavit that there are reasonable grounds to believe that

on or about 9/21/2023

defendant Shaneeka Monet Stroman

did violate the criminal laws of the State of South Carolina (or ordinance of

☒ County/ ☐ Municipality of Calhoun

) as set forth below:

DESCRIPTION OF OFFENSE: Harassment / 2nd degree Harassment

Having found probable cause and the above affiant having sworn before me, you are empowered and directed to arrest the said defendant and bring him or her before me forthwith to be dealt with according to law. A copy of this Arrest Warrant shall be delivered to the defendant at the time of its execution, or as soon thereafter as is practicable

Sworn to and subscribed before me

on 2/5/2024

Signature of Issuing Judge (L.S.)
Jeffrey P. Bloom

Judge Code: 7375

Judge's Address Post Office Box 191

St. Matthews, SC 29135-

Judge's Telephone (803)874-1112

Issuing Court: ☒ Magistrate ☐ Municipal ☐ Circuit

DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY DEFENDANT COPY

STATE OF SOUTH CAROLINA
County Of CALHOUN

State of South Carolina

vs

SHANEKA STROMAN

Defendant

IN THE SUMMARY COURT
2024A0910100025, -26

ORDER

SPECIAL CONDITIONS OF BOND

This matter is before this Bond Court on 02/08/2024 to specify **Special Conditions to the Defendant's Bond**. The State is represented by CCSO Inv. Roger Carter. The Defendant is present and charged with: Trespass against real property; Harassment-2nd degree. This Order is issued pursuant to S.C. Code §17-15-10, §17-15-30, §17-15-50, and other applicable law.

IT IS THEREFORE ORDERED AS CONDITONS OF BOND:

- 1) Defendant SHALL NOT Trespass at 3037 Church St., St Matthews, SC
- 2) Defendant SHALL NOT affect any utilities or other real property items related to the 307 Church St. premises.
- 3) Defendant SHALL NOT contact, interfere with, or harass in any manner whatsoever Emily Fischer Bunker, or her family relations, including no social media postings &/or communications.
- 4) Defendant SHALL NOT trespass at &/or affect any utilities or other real property items related to any other real property premises in Calhoun County.¹
- 5) Defendant SHALL NOT file any new or amended documents with the Calhoun County Clerk of Court regarding the 307 Church St. premises &/or as to Emily Fischer Bunker.

EXCEPT: Defendant has the statutory right to appeal the Circuit Court Order dated January 30, 2024 in Case No. 2023-CP-09-00171.²

VIOLATION OF THIS ORDER OR ANY CONDITIONS OF BOND MAY RESULT IN CONTEMPT OF COURT PUNISHABLE BY UP TO 30 DAYS IN JAIL OR A FINE; AND/OR IMPOSITION OF ADDITIONAL CONDITIONS OR AMENDMENT OF BOND.

AND IT IS SO ORDERED.

St. Matthews Magistrate Court
2811 Old Belleville Rd., St. Matthews SC 29135
Tele. 803-874-1112
Fax 803-874-1111
February 8, 2024


Magistrate Court Judge – Jeffrey P Bloom

exhibit AB

¹ In Bond Court, defendant acknowledged that she resided full time at her home address: 335 Horses Neck Road, Swansea, Lexington County, SC 29160; and that she does not reside at any other real properties.

² The Circuit Court dismissed with prejudice defendant's civil case regarding the 307 Church St. premises finding it to have no merit.

**BAIL PROCEEDING
FORM I**

STATE OF SOUTH CAROLINA

IN THE St. Matthews Magistrate

COUNTY OF Calhoun

STATE OF SOUTH CAROLINA

ORDER SPECIFYING METHODS AND CONDITIONS OF RELEASE

v.

Stroman, Shaneeka Monet

NAME OF DEFENDANT

Offense Charged: Harassment / 2nd degree Harassment-[2024A0910100026]; Malicious / Malicious injury to tree, house; trespass upon real property, injury value \$2,000 or less-[2024A0910100025]**IT IS HEREBY ORDERED****I**

That the above named defendant be released from custody on his own recognizance without surety on the condition that he will personally appear before the designated court at the place, date, and time required to answer the charge made against him and do what shall be ordered by the court, and not depart the State without permission of the court and be of good behavior.

II

That the above named defendant be released from custody upon recognizance without surety executed by him.

Appearance Recognizance Without Surety

On the 8th day of February, 2024, personally appeared before the undersigned judge the defendant named above who acknowledged himself indebted to the State of South Carolina, in the sum of 500.00 dollars, to be levied on his real and personal property for the use of the State, if the defendant shall fail in performing the conditions of the Order.

III

That the defendant will notify the court promptly if he changes his address from the one contained in this Order and will comply with the following other conditions of release: MUST APPEAR IN COURT AS REQUIRED; NO NEW ARRESTS; DO NOT TRESPASS AT 307 CHURCH STREET ST. MATTHEWS, SC. NO CONTACT WITH VICTIM EMILY FISCHER BUNKER VIA PHONE/TEXT/SOCIAL MEDIA OR 3RD PARTIES. PLEASE SEE ATTACHED SPECIAL ORDER FOR ADDITIONAL CONDITIONS.

IV

That the defendant shall appear at (check one):

☐ the term of COURT OF GENERAL SESSIONS beginning on _____ at _____ o'clock, _____ at _____ and remain there throughout that term of court. If no disposition is made during that term, the defendant shall appear and remain throughout each succeeding term of court until final disposition is made of his case, unless otherwise ordered by the court.

☒ the session of ☒ MAGISTRATE COURT ☐ MUNICIPAL COURT beginning on February 29, 2024 at 9:30 o'clock, A M, at St. Matthews Magistrate - 2833 Old Belleville Road / P O Box 191/St. Matthews, SC 29135 / (803) 874-1112

If no final disposition is made during that session, the defendant shall appear at such other times and places as ordered by the court.

ACKNOWLEDGEMENT BY DEFENDANT

I understand that if I violate any condition of this Order, a warrant for my arrest will be issued.

I understand and have been informed that I have a right and obligation to be present at trial and should I fail to attend the court, the trial will proceed in my absence.

It has been explained to me that if I fail to appear before the court as required, a warrant for my arrest will be issued.

ATTORNEY REPRESENTING ACCUSED (IF KNOWN)

SIGNATURE OF JUDGE

02/08/2024

DATE

SIGNATURE OF DEFENDANT

335 Horses Neck Rd

ADDRESS

Swansea, SC 29160-9765

(803) 596-5784

CITY/STATE/ZIP

TELEPHONE

248-63-2569

011682264 (SC)

SOCIAL SECURITY NUMBER

DRIVER'S LICENSE OR ID NUMBER

ORIGINAL AND ONE COPY OF THIS FORM ARE TO BE COMPLETED IN EVERY BAIL PROCEEDING IN WHICH IT IS USED

Original Copy For The Trial Court - Copy For The Defendant

Case Number/Charge:

2024A0910100025/Malicious / Malicious injury to tree, house; trespass upon real property, injury value \$2,000 or less
 2024A091010026/Harassment / 2nd degree Harassment

Trial Court:

St. Matthews Magistrate

CHECKLIST FOR MAGISTRATES AND MUNICIPAL JUDGES

Directions: Magistrates and municipal court judges must use this checklist for ALL GENERAL SESSIONS and for ALL MAGISTRATE AND MUNICIPAL COURT CASES IN WHICH BOND IS SET BY A JUDGE. Magistrates and municipal judges must also use the Checklist on those offenses, for which bond cannot be set by a summary court judge ("non-bailable"), that are GENERAL SESSIONS OFFENSES IN WHICH THEY ARE CONDUCTING FIRST APPEARANCES. The judge shall attach this checklist to the charging document (arrest warrant or uniform traffic ticket) when the defendant first appears before a judge for a bond hearing or first appearance, and complete the appropriate sections. **Defendant must initial where indicated, sign, and be provided a completed copy of this form.**

☒ BAIL PROCEEDING/☐ FIRST APPEARANCE BEFORE A MAGISTRATE OR MUNICIPAL JUDGE
 OFFENSES THAT ARE NON-BAILABLE BY A SUMMARY COURT JUDGE)

1. Form used at bail proceeding ☐ Bond Form I (personal recognizance) ☐ Bond Form II (surety, cash, percentage)
☐ None (Non-Bailable Offense) because ☐ charge carries penalty of life or death; or
☐ defendant charged with violent offense while bonded out on violent offense

2. _____ (Def. Initials) For cases in which bond was set, defendant was informed:

- ☒ a. Warrant for arrest may be issued for violation of any condition of bail bond order.
☒ b. His right and obligation to be present at trial and that trial may proceed in his absence if he fails to attend.
☒ c. Failure to appear in court as required may result in institution of additional criminal charges. S.C. Code Ann. § 17-15-90 (2014). Failure to appear in connection with a felony, or while awaiting sentence after conviction, carries an additional penalty of not more than \$5,000 or imprisonment for not more than 5 years, or both. Failure to appear in connection with a charge for a misdemeanor for which the maximum possible sentence is at least one year, carries an additional penalty of not more than \$1,000 or imprisonment for not more than one year, or both. Failure to appear in court as required on any charge not specified above may result in the issuance of a warrant for defendant's arrest, as well as loss of any posted bond.

3. _____ (Def. Initials) For cases to be tried in Court of General Sessions, defendant was informed of right to preliminary hearing if requested within ten (10) days:

☐ Orally ☐ In writing {NOTE: Defendant must be informed of right both orally and in writing.}

☒ 4. _____ (Def. Initials) Defendant was informed of the right to trial by jury.

5. _____ (Def. Initials) In all general sessions cases, in all domestic violence cases, and in all magistrate or municipal cases in which the defendant is subject to a prison sentence, defendant was informed of the following:

- ☒ a. Charges against defendant and nature of the charges.
☒ b. Right to counsel and right to court-appointed counsel if financially unable to employ counsel.

State vs	Shaneeeka Monet Stroman
Ticket/Warrant Number(s):	2024A0910100025
Offense(s) Charged:	Malicious / Malicious injury to tree, house; trespass upon real property, injury value \$2,000 or less
Penalty:	30 days / \$2,125.00; 30 days / \$465.00

FARETTA WARNINGS

You have been charged with the criminal offense(s) listed above. Before you can plead guilty or not guilty to this charge(s) or proceed to trial, you must be informed that you have the right to an attorney. If you cannot afford an attorney (and meet certain income guidelines established by the Court), an attorney will be appointed to represent you, if you so choose. If you do not meet the eligibility guidelines to have an attorney appointed to represent you, you still have the right to an attorney to represent you on the charge(s) listed above, however the attorney must be retained at your own expense.

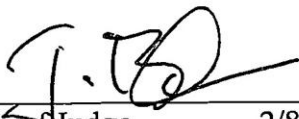
You do have the constitutional right to represent yourself and proceed without an attorney; however, I must inform you of the following:

- Self-representation can be dangerous and you have the right to have the assistance of a lawyer at all stages of the proceedings, and if you cannot afford a lawyer, a lawyer can be appointed to represent you.
- Criminal defense is a highly specialized and technical area of the law.
- There may be certain factual, legal, or other defenses to the charge(s) you are facing and if you choose to proceed without the services of a licensed attorney, you may not be aware of certain defenses.
- There may be issues related to the conduct of trial or a guilty plea that could arise in the future that you may not be aware of and it would be your attorney's responsibility to be aware of those issues and how to properly address them before the Court, and, if necessary, preserve the issues for appellate review.
- There may be collateral consequences of a conviction or plea that you are not aware of, including, but not limited to, you could face increased penalties for subsequent offenses, suspension of your driver's license, the restriction of the right to possess firearms and/or ammunition, or your immigration status may be affected.
- If you exercise your right to proceed without the services of an attorney, you are responsible for complying with all applicable rules of court, including rules of evidence, procedural rules, and proper behavior before the Judge and/or Jury.
- You understand that if you waive screening for a court-appointed attorney, that you are responsible for hiring a private attorney if you want one.

I state that I have fully and completely read this document regarding self-representation and I have had any and all of my questions answered to my complete satisfaction. At this time, I **DO/DO NOT** (circle one) wish to be screened for a court-appointed attorney and I wish to proceed with my trial at this time.

IN-COURT

Signature of Defendant 2/8/2024



Signature of Judge 2/8/2024

Instructions to Apply for a Public Defender

FOR MAGISTRATE AND/OR GENERAL SESSIONS CHARGES

If Out On Bond (within 3 days of release):

- (1) Go to the Calhoun County Courthouse at 902 F.R. Huff Dr., St. Matthews, SC:
 - See Lakeisha Moorner in the Clerk of Court's Office (803-874-3524).
- (2) Items to bring:
 - Photo I.D.;
 - \$40 fee (non-refundable);
 - Copy of ticket(s) / warrant(s);
 - Proof of income.
- (3) Fill out the screening application.

If In Jail:

- (1) Complete the screening application given to you.
 - If you do not have one, request it from a "white shirt" officer at the jail.
- (2) Give the completed application to a "white shirt" officer. They will then forward it immediately to Ms. Lakeisha Moorner at the Calhoun Clerk of Court's Office.

IF APPROVED, WHO TO CONTACT:

If Out On Bond:

If approved for court-appointed counsel for Magistrate or Municipal charges ONLY,

immediately contact:

Attorney Thomas Ray Sims, Sr.
(803) 533-0177

Ask for: Ms. Pat Clark, Legal Asst.

- Schedule an appointment to meet with your attorney;
- Meet with your attorney at:
Law Office of Thomas Sims
1136 Church Street
Orangeburg SC 29115

If approved for court-appointed counsel for General Sessions charges (even if the case also includes some Magistrate/Municipal charges), **immediately contact Public Defender Office at (803) 531-7090.**

- Schedule an appointment to meet with your attorney;
- Contact **Public Defender Office** at:
372 St. Paul St.
Orangeburg, SC 29116

If In Jail, the court-appointed attorney will schedule a time to come meet with you, or will meet with you at your First Scheduled Court Appearance.

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STATE OF SOUTH CAROLINA)

) IN THE COURT OF

COUNTY OF CALHOUN) COMMON PLEAS

4

5 SHANEEKA STROMAN,)

6 Plaintiff,)

7 Vs) CASE NO. 2023-CP-09-00171

8 CAROL B. FISCHER, ET AL,)

9 Defendants)

10 NOVEMBER 30, 2023

11 ST. MATTHEWS, SOUTH CAROLINA

12 HONORABLE HEATH P. TAYLOR,
JUDGE

13

14 A P P E A R A N C E S:

15 The Plaintiff appeared pro se

16

17 BY: E. ALLEN NEUMEISTER, JR, ESQUIRE

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18 MARTIN BANKS, ESQUIRE
19 Attorneys for Defendants Carol Fisher &
20 Emily Fischer-Bunker
21 BY: JOHN G. FELDER, SR, ESQUIRE
22 St. Matthews Police Dept & Town of St.
23 Matthews

KATHERINE A. SPIRES
REGISTERED PROFESSIONAL REPORTER

2

THE CLERK: Here is case
2023-CP-09-00171, Shaneeka Stroman verses Carol
B.

Fischer, Defendant, et al. Banks &
Neumeister,

4 Attorney At Law, Defendant's motion
to dismiss.
5 THE COURT: All right. So I see we
got
6 three on that. I guess the first
one filed was 7 Mr. Neumeister. And
24
25

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you're Ms. Stroman? 8 MS. STROMAN:

Yes, sir, I am. Good 9 morning.

10

THE COURT: Good morning. All
right.

11

Mr. Neumeister and Mr. Banks, I
think the first 12 motion is yours.
Happy to hear from you.

13

MR. BANKS: And, Your Honor, Mark
Banks

14

on behalf of Allen Neumeister and
our firm as, if

15

it applies, I will just say that.
Yes, we filed

16

the motion. The first motion in
this case was a

17

motion for a special appearance and
to extend the 18 time to answer.

And, essentially, my motion, if I 19
can hand one up.

24

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20 THE COURT: Yeah, I have the motion for 21
dismissal on the pleadings.

22 MR. BANKS: Correct. Basically, the
23 Plaintiff sued some people and in
her case caption, she called it --
she started -- she mentioned the law
firm with a parentheses. Basically,
it's in --

3

I believe it should have been in like
parentheses right after the name of -- without a
comma, I might add, so she's got -- if you look
at the case

4 caption, she's got -- she's sued
Carol B. Fischer,

5 Emily Marie Fischer-Bunker, attorney
for Carol B.

6 Fischer, then parentheses, Banks
Neumeister,

24

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7

Attorneys At Law and then, et al,
basically.

8

And I believe -- a couple of things,
I

9

believe the use of -- she's
mentioned an unnamed

10

attorney. Then she mentions our law
firm which I

11

believe was in parentheses as a
parenthetical

12

expression. So I think she was just
trying to

13

cover her bases in trying to sue Mr.
-- the 14 attorney for Ms. Fischer.

15

MS. STROMAN: No, sir, I object to

16

that.

17

THE COURT: You'll have your

18

opportunity to talk, ma'am.

19

MS. STROMAN: Okay. Thank you. 20

THE COURT: I'll recognize you when

24

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21 he's done with his arguments.

22 MR. BANKS: So, first of all,
there's

23 an issue with what she's -- who
she's trying to sue in the case
caption. Then you get to the cause
of action and that's really the most
intriguing thing

4

about this. And, by the way, Your Honor, I'm
going to be a little less clear than I might
normally be because every time we filed a
response, she's

4 amended and included our thoughts and our legal
5 knowledge into her response or to her next
motion

6 or to her amended complaint. She's amended her
7 complaint three times -- I'm sorry, two
additional

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8 times. Yeah, and so --

9 THE COURT: Yeah, I think the latest 10 was
October 18th.

11 MR. BANKS: That's right. And so
her

12 first cause of actions were forcible
entry and

13 detainer. So if she's trying to sue
Allen

14 Neumeister and/or our attorney,
she's trying to sue

15 him for forcible entry and detainer
which as a

16 concept can't apply to Mr.
Neumeister. Add to

17 that, that she didn't allege
anything that he did.

18 I mean, he's never had an
interaction with the lady 19 and
she's admitted that. It's quite
peculiar.

24

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20 And in addition to that, she tries
to

21 then link -- to cover her bases in
her amendment,

22 she tries to link Mr. Neumeister,
and, again, I'm

23 saying possibly our law firm because
I don't know if she sued our law
firm yet, but she's trying to link
him through the police as his agent
or through

5

our client. And, again, I'm speculating, I
think, because trying to read this is
speculation.

In fact, to be honest with Your Honor,
4 the filings, this case so far -- and, Your
Honor,

5 first motion, this case so far can be best

24

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6 described as a cluster filing. It is just
7 absolutely nonsense. So she's originally sued
us

8 -- or sued Mr. -- we think, unnamed attorney,
9 Mr. Neumeister and parenthetical expression, 10
possibly our law firm which leaves off the LLC part
11 -- the LLP part of the law firm.

12 Then she retracts or regroups and
adds

13 the agency issues with the police
who clearly

14 cannot be an agent of Mr. Neumeister
or our law

15 firm. That would be ridiculous.
And if anybody's

16 an agent of Ms. Fischer, we are.
But, Ms. Fischer

17 did some things and she's saying
that Ms. Fischer 18 is our agent.

24

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Or I think, it's very confusing to
19 be honest with you.

20

So we have problems with the
styling.

21

We have problems with the unnamed
attorney, but

22

then she amends. Okay. Then she
comes to her

23

first amendment and she took all the
information that was provided in our
motion and corrected or tried to
correct her case caption, but she
never

6

could correct the facts because the facts are
not there. She has some general allegation, she
never names Mr. Neumeister as a person who did
anything.

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4 And, certainly, our law firm did
nothing but

5 represent a client in a case -- by
the way, the

6 previous case was 23-CP-09-98 and
she filed that

7 case and dismissed it and that's
where we were

8 hired and didn't have to do anything
as she

9 dismissed the case.

10 And I've got that filing here where
she

11 basically sued Ms. Fischer and not
the Bunker for

12 -- it's hard to decide what she sued
her for to be

13 honest with you. But she's made
some allegations

14 in that other suit that are contrary
to the

24

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15 allegations in this suit and I think
 they need to 16 take judicial notice
 of the discrepancies and the 17
 truth that applied in that case.
18 I'll give you the briefing of the
19 complaint of the '98 case. She
 says, "I am going
20 to recover the property and possess
 the property as 21 a new owner."

 And that's filed June 14th. So she
22 submitted in her previous filing -- she's trying
 to
23 adversely -- well, I don't want to say too much,
 she's trying to steal some property from Ms.
 Fischer and Ms. Bunker, that's what she's trying
 to

7

 do. And she just basically tried to move in and
 the cops threw her out and as a trespasser.

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4 So she sued the cops. She sued the
town. She even served Alan Wilson in this case
and

5 he's not even a named party. And she should
know

6 better because she's filed two cases in
Lexington

7 County where she sued Alan Wilson, the
governor,

8 the police, in similar facts. And, of course,
she

9 got shot down and they got all those folks

10 dismissed out of that case because they have

11 nothing to do with an eviction or a trespass or
12 anything that a police officer did. So anyway,
she

13 should have learned her lesson then and she
hasn't

14 clearly. She's going around trying to steal 15
property in the most problematic way for her
and 16 for the others.

24

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17 Let me continue, Your Honor, I'm
sorry
18 this is longer than I anticipated,
but I'm a little
19 angered by this because the problem
is in a case
20 like this where you've got this
cluster filing, if
21 I'm representing Mr. Neumeister and
maybe my law
22 firm, again, that's yet to be
determined, I hope
23 you can determine that for me. If
I'm representing, I have to read
everything that she files. And the
first filing had Exhibits A through

8

N that were absolutely nonsense. Nonsense.
Pieces of law, cases from other jurisdictions,
some

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LexisNexis stuff, I mean, just thrown in with
no

4 description. So I've got to read all that stuff

5 and it takes a lot of time to even try to decide
at

6 this point whether or not my law firm has been

sued 7 in some way for detainer, you know,

craziness.

8

So anyway, getting back to it. She

9

amends -- she amends her complaint
after she

10

learned some things from our filings.
And the last

11

-- the last amended complaint lists --
she just

12

basically lists a bunch of causes of
action and

13

none didn't apply to our law firm.
But here's the

14

list, unlawfully eviction,
constructive eviction,

24

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15 negligent infliction of emotional
distress,
16 negligence, intentional infliction of
emotional
17 distress of covenant of good faith,
breach of
18 covenant of quiet enjoyment of
premises,
19 negligence, trespass, wrongful to
seize and
20 nuisance. And, again, basically it's
the same
21 general facts that she didn't -- she
didn't in fact
22 plead at all. That's the problem
here. She didn't
23 in fact plead at all. She's just
basing it on well, everybody's an
agent of that police officer who threw
me out of the house. The town, the
cops,

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9

the mayor, Alan Wilson, and our law firm who's
never had an interaction with her. Never.

And what we're asking you today, a
4 number of things. In fact, before she says
another
5 word in this courtroom, I want you to swear her
6 because she's self-represented and she has made
a
7 very convoluted -- if you look at all the cases
8 she's filed in less than a year or so, she says
one
9 -- she said in this case she lives here and she
10 lives in Lexington County. She's just all over
the
11 place and I want her sworn because I want you
to
12 ask her two things. I want you to ask her if
Alan

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13 Wilson -- I mean, well, Alan Wilson or Allen 14
Neumeister, either one has ever had an
interaction 15 with her in this case.

16 THE COURT: Well, Mr. Banks, we're
just

17 here for motions on the pleadings.

18 MR. BANKS: I realize that, but if
it's

19 going to assist the court in us
being dismissed

20 without ever being sued -- I'm
worried about

21 liability insurance. If somehow
this goes forward

22 from today, that's on her and not on
us. We

23 haven't done anything.

So what we're asking the court today is
that you, A, obviously grant this special

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appearance and find there's no subject matter or
personal jurisdiction over either our law firm
or Mr. Neumeister. I want you to dismiss her
suit

4 against us with prejudice. I want you to, if
you

5 can, quash and dismiss -- quash the summons.
And

6 if you deny our relief, then I would ask that
you 7 that you extend the time for us to answer.

8 And I want to read you one thing. This

9 is Judge Keasley. And you're very familiar with
10 Judge Keasley. I love Judge Keasley. This is
one 11 of the cases in Lexington County, Case No.

12 2018-CP-32-4154. And this is -- you think this
13 case has got a lot of filings in a short period
of

14 time, that case had more filings than I've seen
15 almost in any place. And this is an order.
It's

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16 called an order on motions. Judge Keasley found
in

17 the very first page, he said this, they're very
18 similar circumstances in this case: The motions
19 for change of venue and protective order are
20 denied. The court encourages the Plaintiff to
seek

21 assistance of an advocacy group, including ones
22 that assist people with mental illness issues,
he's 23 talking about the Plaintiff here, and
the South Carolina bar. If the Plaintiff has
any mental health condition that requires
appointment of a

11

guardian ad litem, she and those close to her
are encouraged to make that request. That's
Judge

Keasley, if you'd like to see it. And that
was

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4 filed March 21, 2019. So she's been basically

5 doing this -- case caption is 2018, she's been 6

doing this in repeatedly for five years -- five

and 7 a half years.

8

Your Honor, I can pick apart the fact

9

that she's made, you know, just
numerous filings

10

and if almost every single one of them
is either

11

confusing or unnecessary. Like -- and
she's filed

12

in probate court documents. Probate
court

13

documents for requests for publication
and

14

affidavits and she's already been told

in this 15 other cases, don't do it,

it's not applicable.

16

Anyway, this has been very
frustrating

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17 and I'm going to finish with this.
Your Honor -- 18 THE COURT: Now,
y'all also though have
19 a 12(b) motion on the Defendants?
20 MR. BANKS: Yes, and Allen's arguing
21 that on Fischer and Bunker, yeah.
So I'm going to
22 wrap up with this. I'm going to
hand up my
23 attorney's fees affidavit. Your
Honor, I've had to read every bit of
this stuff in trying to figure out
even if we've even been sued. And
every time

12

she files something --

THE COURT: Did you give Ms. Stroman a
copy?

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MR. BANKS: Yeah, I'm about to.

5

MS. STROMAN: Thank you.

6

MR. BANKS: So we're asking for

7

attorney's fees in addition to
dismissing us from

8

this lawsuit as both the subject
matter and

9

personal jurisdiction.

10

THE COURT: All right. Ms.
Stroman,

11

happy to hear from you on Mr.

Banks' motion with regard to
dismissal of their law firm.

13

MS. STROMAN: Yes, sir. No problem,

14

Your Honor. First of all, I would
like to apologize to Mr. Banks
for any inconvenience, for

16

any misunderstandings that you have with the
case.

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17 It most likely wasn't done intentionally. I
have

18 been -- I have other cases besides your case and
I

19 just want to let you know, and I always -- I was
20 raised on trial and error and I always try to
21 correct myself as I heard you say. However, I
was

22 not trying to sue the law firm with Mr. Banks.
The

23 parentheses were meant to separate the
Defendants from the attorney's office. Due to
lack of knowledge, I could be wrong, I was just
trying to

13

separate the Defendants and that's of course why
I put it in parentheses and I also listed the
attorney for the Defendants, you know, to try to

4 make it more clear.

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5 This -- today I'm asking for a
summary

6 judgement --

7 THE COURT: Well, we're going to get
to 8 that in a minute.

9 MS. STROMAN: You want me to clarify
10 everything --

11 THE COURT: Yeah, we have a bunch of
12 motions before me today and I want
to take them all

13 one at the time.

14 MS. STROMAN: Yes, sir.

15 THE COURT: So am I hearing you
correct

16 that you're -- that you agree to
dismiss the

17 attorneys from the caption of the
case? Because I

18 don't read anything in the complaint
where you --

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19 and I see you've added the Felder's
 as well, I

20 don't see anything in the complaint
 where allege

21 that the lawyers themselves have
 done anything

22 wrong.

23 MS. STROMAN: They haven't.

 MR. BANKS: Your Honor, please swear
her.

14

 THE COURT: No.

 MS. STROMAN: They haven't done
anything. And like I said, I was trying to

4 separate them from the Defendants and that's why

5 the parentheses were put there. And I apologize
to

6 the courts and also to Mr. Banks and any other

7 attorneys that misinterpreted what I was trying
to

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8 say. But just to make it clear, I was not suing
9 the attorneys personally.

10

THE COURT: Okay. So you agree that
I

11

can go ahead and issue an order
dismissing -- I'm

12

looking at your amended complaint
and it has Banks

13

& Neumeister, Attorneys At Law, LLP
and I'm sure

14

the Felder firm feels the same way.
We'll do that

15

one sua sponte and do you agree that
we can go 16 ahead and dismiss them
from the lawsuit?

17

MS. STROMAN: Yes, sir, I agree.

18

THE COURT: All right. So we'll
issue

19

-- we'll do a Form 4 on that. So
that takes care

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20 of No. 1. All right. The next one
on the roster

21

is the 12(b)(6) or 12(b) motion
rather and that's 22 one you're
going to argue, Mr. Neumeister?

23

MR. NEUMEISTER: Yes, Your Honor. I'll
be representing Carol Fischer and Emily
Marie
Fischer-Bunker today.

15

THE COURT: Okay.

MR. NEUMEISTER: If I may have Ms.
Fischer and Ms. Bunker come and sit behind
me,

4

please. Thank you, Your Honor.

5

Once again, this Plaintiff fails to

6

state a cause off action upon which
relief can be

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granted pursuant to Rule 8. We're
making a Rule 12

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motion to dismiss. And, quite
frankly, no facts

9

have been stated supporting the
following causes of

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action or even reference to various
causes of

11

action. To repeat Mr. Banks, those
are unlawful

12

eviction, constructive eviction,
negligent

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infliction of emotional distress,
negligence,

14

intentional infliction of emotional
distress, 15 breach of the covenant
of quiet enjoyment, trespass 16 and
nuisance.

17

I would ask that we look at the six
allegations that are in the amended
complaint that

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19

was presented by the Plaintiff. The
first is Ms.

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20 Stroman in her complaint alleges
 that she's a

21 resident of Calhoun County. This is
 patently

22 false. Ms. Stroman repeatedly lists
 her address as

23 335 Horses Neck Road in Swansea,
 South Carolina,

Zip Code, 29160. This is a Lexington address. And
I'd ask the court to take note of the civil action

16

cover sheet.

THE COURT: Well, now, are you sure
about that? Because there's -- out in that
area

4 the county lines move all around. I see she
signed

5 the pleading as that being her address. But
there

6 are areas of Calhoun County and Lexington County
7 that it's actually the horse's neck.

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8 MR. NEUMEISTER: That's correct. The

9 Zip Code itself specifically lists it as

Lexington 10 County.

11

THE COURT: Well, mine is listed as

12

29053 which is Gaston, but I live in
Calhoun

13

County.

14

MR. NEUMEISTER: Okay. We can move
on

15

from that then, Your Honor.

16

THE COURT: Okay.

17

MR. NEUMEISTER: The next point for

18

paragraph 2 is Ms. Stroman alleges
that Carol 19 Fischer is the owner
of property located at 307 20 Church
Street. We will admit to that.

21

Paragraph 3 alleges that Ms. Stroman

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22 alleges this court has jurisdiction.

We will agree 23 that she has

jurisdiction over these Defendants.

However, paragraph 4, Plaintiff, Ms.

Stroman, alleges that she has color and title
to

17

307 Church Street. Ms. Stroman has failed to
provide any evidence or state any facts
whatsoever as to claim as to how she has any
claim over the

4 title of this piece of real estate. A mere
claim

5 without any supporting facts or documentation
is 6 not enough.

7 Her fifth paragraph, Ms. Stroman

8 alleges that the Defendants are each other's 9
agents. To repeat what Mr. Banks says reiterated,

10 the police at no point can be anybody's agent.
24

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11 They are not an entity that could be hired for
12 something of this nature.

13 In terms of my clients, Ms. Emily

14 Fischer-Bunker, does have agency
over her mother,

15 Ms. Carol Fischer. Ms. Carol
Fischer is disabled.

16 She suffers from sever dementia.
Furthermore, in

17 her allegation in paragraph No. 6,
this is rather 18 convoluted, but
I've tried to paraphrase it, Ms.

19 Stroman claims to have lawfully possessed the
20 premises aforementioned mentioned, she claims
that 21 the Defendants wrongfully entered the
home and Ms.

22 Stroman further alleges wrongful
eviction.

23 Well, Ms. Stroman's allegations in
this

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paragraph infer that she's a tenant and is using
the Residential Landlord Tenant Act to make a

18

claim. Ms. Stroman never lawfully possessed the
premises. And she is certainly not a tenant or
holdover tenant. Ms. Fischer has had ownership
for

4 several years now, well before this case came
5 forth. Ms. Stroman repeatedly claims that she
was

6 evicted. Well, an eviction is a legal action by
a

7 landlord and removes -- in which the landlord
8 removes a tenant from the original property.
Since

9 Ms. Stroman specifically alleges wrongful
eviction, 10 she must provide facts supporting her
tenancy.

11

Lastly, to repeat what Mr. Banks has

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12 said, I have note that she makes
vague and

13 inconsistent references to adverse
possession. The 14 Plaintiff has
failed to state any facts supporting

15 adverse possession. The Plaintiff has not
occupied

16 the property for 10 years and any supposed 17
occupancy has not been exclusive.

18 With that in mind, I would ask the
19 court dismiss this matter with
prejudice, award

20 attorney's fees and costs and any
further such

21 relief as the court would grant. I
do have an

22 affidavit of attorney costs. I've
listed the hours 23 involved and
this would be for a total of \$2,225.
A breakdown of those hours and costs

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are included in this affidavit. May
I pass that to the deputy

19

clerk?

THE COURT: Yes, sir. Did you give Ms.
Stroman a copy?

4

MR. NEUMEISTER: I have a copy for
her

5

as well.

6

THE COURT: All right.

7

MS. STROMAN: Thank you.

8

THE COURT: All right. Ms. Stroman,

9

they have filed a motion to dismiss
Ms. Fischer and

10

Ms. Fischer-Bunker. Now, I'm happy
to hear your 11 response to that.

12

MS. STROMAN: Well, I object to
that,

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13 Your Honor. First and foremost, I
would like to

14 clarify a few things. 307 Church
Street is vacant.

15 It was vacant when I found out the
information on

16 it. It was also abandoned. Which I
have

17 documentation to clarify that it was
vacant and

18 abandoned. Just to prove the good
faith part of

19 entering the property, St. Matthews
police was 20 called out and I will
swear on this, I will put my 21
right hand up, if need be.

22 THE COURT: If you'd like to that
would

23 be fine.

MS. STROMAN: Yes, sir.

(WHEREUPON, SHANEEKA STROMAN was sworn

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in.)

MS. STROMAN: All right. So St.
Matthews Police Department was called out once
I

4 took interest in the property. I did not go on
the

5 property. The property was open. The windows
were 6 open. The doors were open. Upon calling
St. 7 Matthews Police Department out, I actually
wanted 8 more information on the property.

9 Upon speaking with the police officer,
10 Mr. Michael Smalls, he -- I actually
had someone

11 else with me as well because we were
both -- well,

12 I was, but he was with me, but he
clarified that

13 the house has been vacant and
abandoned for 10

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14 years. And he also clarified that
there was an

15 older lady that used to stay there.
He did not

16 clarify her name, but I'm assuming it
was Carol

17 Fischer. He said that she had been
cited several

18 times because of kittens, eight
kittens in her home

19 in that she -- her daughter came to
get her and it

20 took her a while to leave and that
that was 10 21 years or longer.

22 And so I said, well, is it okay for
me

23 to go in? And so, you know, I just
want to clarify that I'm not a
criminal. I admit no, you know, I
didn't try to go in, you know,
without consent and

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find out more information about the property.

However, the police okayed for me to go in. And
he also mentioned that if he were me, he will
take big

4 man, those are his words, quote/unquote, which
is

5 the fellow in the audience, that I should take
6 someone with me, you know, just to be safe and
7 found. But he did clarify that he said it's
open,

8 the lady hasn't been there 10 some odd years and
9 there's no trespassing signs. So with that
being 10 said, that's how I ended up entering the
premises.

11 And, you know, Carol Fischer wasn't
12 there. And, you know, and so I even
went on to go

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13 to the tax assessor's office. I
spoke with them in

14 reference to the property. They
said that Carol

15 Fischer had no updated address on
file. Okay. I

16 also showed in good faith, mailed
because they said

17 that that was her physical
residence. I also

18 mailed a letter, certified mailing,
which I have

19 documentation of just to see if
there was going to

20 be any response. It was returned
back to sender

21 which is me, and it was marked
vacant. And not

22 only by the post office, but I also
had Calhoun

23 County Sheriff's Department go out
and serve Carol Fischer because they

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have that as her physical residence.

And so upon them doing that, I also

22

have documentation that they actually said the
home was abandoned.

After certain evidence, I even went
to 4 probate court, which I spoke with Ms. Brown.
She's

5 downstairs in this courthouse.

6 THE COURT: I'm familiar with Ms.
7 Brown.

8 MS. STROMAN: And I requested, you
9 know, to find out more information,
you know, that

10 I received this vacant and abandoned
documentation

11 to see if there was a personal
representative on

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12 file. Upon her looking it up, she
actually gave me

13 documentation stating that there was
no personal

14 representative. And after that, you
know, I

15 actually went as far as doing
publication, you 16 know, just to see
if anyone would respond.

17 Upon doing publication, it's
supposed

18 to be three weeks for the State of
South Carolina,

19 however, I was a little bit more
lenient and gave

20 her four weeks to respond which I
understand that I

21 had 30 day to wait for her response
after the weeks

22 that it's put in the paper because
that's the South

24

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23 Carolina state law. However, there
was no response. I actually went on
ahead because the previous case as
they were mentioning was adverse

23

possession claim. And so I said, well, you have
to be there 10 years. I don't want to look like
a liar. You know, I really do follow the rules.
And

4 so I want to pull this case out of this court
and

5 I'm going to go ahead and finish possessing the
6 property because you have to be there 10 years
7 which in my affidavit saying that I would
8 continuously be there.

9 THE COURT: But you agree you haven't 10 been
there 10 years?

11 MS. STROMAN: I haven't been there
10

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12 years, no, sir. In my affidavit, I
have that I

13 will continuously occupy it and I
will occupy it

14 and I will take adverse possession,
you know,

15 comparing it to the 10 years. So
this affidavit

16 states just that. I hate to mention
this, but I

17 have to for the record, there's
someone working in

18 the courts, her name is Ms.
Mitchell, she works at

19 the Register of Deeds. You know, I
go in Register

20 of Deeds and she says, did you speak
to Mr. Banks

21 about that property? I think you
need to talk to

22 Mr. Banks. So with that being said,
come to find

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out, Mr. Banks is not the owner of
the home. I'm clarifying that Carol
Fischer -- Carol B. Fischer is the
owner of the home, so I had no idea,
why

24

would I be talking to Mr. Banks in reference of
the home, you know, before I continue filing my
court filings?

4

So, you know, that was a question.
And

5

so when the officer came out --

6

THE COURT: Let me stop you there.
So

7

you acknowledge that Ms. Fischer
owns this home?

8

MS. STROMAN: Yes, sir, I do. I do

9

acknowledge that Ms. Fischer is the
owner and I

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actually have that in my previous
complaint before

11

I amended it because they were
saying that

12

something frivolous and I don't want
to be 13 frivolous. So, yes, I am
aware that Ms. Carol B.

14

Fischer is the owner of the home.

15

Now, after Ms. Mitchell mentioned

16

Mr. Banks, what I did was I said,
well, wow, this

17

is crazy, you know, he's not the
owner of the home.

18

And so I end up going, I have video,
I went raking

19

the yard. No one bothered me for
two months, like

20

for the record. I actually took
possession of the

21

home on June 14th. So I have this
documentation

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22 here, you know, just to have on file
in case
23 anybody comes and question me about
it. So this here this day, June
14th was 2023, so that's not 10
years. That's also clarified that
I'm not claiming

25

the full adverse possession.

I went to the home, raked the yard.

There were vines around the home. Pulled
vines

4 down. I actually -- the doors were open, I went
5 and bought keys to secure the property. I
actually 6 purchased five or six no trespassing
signs because
7 there were none. I placed them in the front of
the

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8 property, on both sides of the property, and in
the

9 back of the property because that's sufficient
to

10 South Carolina state law. You have to put all

11 those no trespassing signs around the home so

that 12 no one can occupy it and no one

trespasses.

13 After all of this, that's when St.

14 Matthews police officer came at the
residence and

15 he actually came because I called.
I called the

16 police department because my
personal property was

17 gone. I have left some statutes
there, my no

18 trespassing signs were gone,
everything that I had

19 put into the home was gone except
for the lawnmower

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20 which is still there as of this day.
 He wrote me a

21 report, okay, for larceny. He did
 write me a

22 report. I have that report here for
 documentation.

23 Upon that report, he had given me a
 report. And this report was from Emily
 Fischer-Bunker. Okay. I am aware I was

26

 trespassing. Okay, Your Honor. I know that
 Carol B. Fischer is the owner. And I also am
 aware that

 I was trespassing. And she -- I don't know
 Carol 4 B. Fischer and Carol B. Fischer doesn't know
 me.

5 However, there's a process in the State of South
6 Carolina where if someone is on the property and
7 that the owner or personal representative,

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8 quote/unquote, they have to evict you from the
9 property. That's just from my understanding. I
10 don't know how, you know, 100 percent thorough I
11 am, but to make a long story short, I listened
12 to
13 the police. I left the property. I haven't
14 been
15 back on the property. And, you know, because I
16 know that this was a civil matter and that I
17 would
18 be coming to court to discuss this situation 16
19 further.

17 Now, there is a complaint on me for
18 trespassing and I was told not to go
19 back on the
20 property and I didn't. And so with
21 that being
22 said, this is where we end up today.
23 Like I said,
24 I made improvements which is in my
25 affidavit and in

24

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22 my affidavit states that I have
possession of the
23 property. Like I said, the post
office had no new address for Carol
B. Fischer. It was actually listed
by everyone that she actually lives
there,

27

which she doesn't.

So with that being said, you know, with
respect to the court, anything that I had
done

4 wrong, I can vouch for it and I most definitely
5 apologize. However, I don't think that I was
doing
6 anything wrong as a squatter, you know. South 7
Carolina does have squatter laws.

8 Upon them putting me out, I was using

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335 Horses Neck Road because that's
where I went

10

back to until we figure out what was
going to be

11

today. You know, I would be receiving
mail there

12

until after today. Until I find out
and come up 13 with a conclusion
because I did not want to go back 14
on the property and be arrested.

15

And, currently right now, I'm in law

16

school. I do, I attend law school,
Regent

17

University, so I'm learning. You
know, it takes

18

time to learn. It's a lot of laws.

Different 19 states, I mean, it's a
whole lot to learn, so I'm

20

my best to try to explain myself as best as I
can.

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21 However, if I'm not doing that correctly, I most
22 certainly apologize and, you know, stand behind
23 everything that I say.

THE COURT: Okay. Well, tell me this,
you say, you acknowledge that you took
possession

28

of the home on June 14th of 2023?

MS. STROMAN: Yes, sir.

THE COURT: Under what authority did
4 you take possession?

5

MS. STROMAN: Well --

6

THE COURT: I mean, under what
you're

7

saying to me because I'm not at my
house right now,

8

you can go take possession of my
house and I

9

probably wouldn't be too happy
about that.

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10 MS. STROMAN: Well, Your Honor,
like I

11 said, I tried to find the owner.
That was my first

12 -- my first thing and foremost.
And then --

13 THE COURT: Well, and I think you
were

14 taking the right steps to begin
with, I certainly 15 commend you
for that. You found a house you
may

16 want to purchase or whatever and you went
through

17 all the right steps in the beginning trying to
find

18 the owner and went to the assessor and went
through

19 the Register of Deeds and those are all the
proper

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20 steps, but I don't think you get to just move
in, 21 do you?

22 MS. STROMAN: Well, if you can find
a

23 law for me, I'm trying to find it,
it says in South Carolina that
squatters can move in vacant and
abandoned property. And it has to
be vacant and

29

abandoned. It says that. It has to be vacant
and abandoned. And also I have --

THE COURT: I'm happy to hear or look
4 at anything you have with regard to
that. But it
5 doesn't sound like this property --
it may have
6 been vacant, but it doesn't sound
like it was

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7 abandoned.

8

MS. STROMAN: Now I have
documentation

9

of that as well. And I can give that
to you. And

10

this is actually from Calhoun County
Sheriff's

11

Department. As a matter of fact, he
let me know

12

once I spoke to him, Officer Graham,
he said -- I

13

said, well, I called to see if he
went to the home

14

and he said, well, you know, that
house is

15

abandoned. I'm sure you knew that.

Which I did 16 know it was abandoned,
but I wanted verification 17 from the
sheriff's department.

18

THE COURT: Okay. Anything else?

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19 MS. STROMAN: What I would like to
ask
20 is, you know, that I have possession
of the
21 property --
22 THE COURT: Hold on a second. I'm
just
23 dealing -- we'll get to your motion
in a minute. I'm dealing
specifically with Mr. Neumeister's
motion to dismiss against Ms.
Fischer and Ms.

30

Fischer-Bunker that you have not pled
sufficient facts in your complaint to support a
cause of action under Rule 12. That's all I'm
dealing with 4 right now. I'll listen to anything
you want to 5 tell me in a minute about your
motion.
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MS. STROMAN: Well, to my
knowledge,

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Your Honor, you know, I feel that
I've stated

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enough information. I don't know
if I have or

9

haven't, but I feel that I stated
enough

10

information to have his request
objected to.

11

THE COURT: Okay. All right.
Well,

12

I'll take that one under advisement
as well. All 13 right. And I
think next -- all right. 14 Mr.
Neumeister, I'm sorry, do you have
anything 15 else to add?

16

MR. NEUMEISTER: If I may, I would
like

17

to note that this residence was not
abandoned, that

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18 my client had regularly gone to the
property. She
19 does live, I believe, in the low
country where she
20 takes care of her mother, but she
did come up here
21 and check on the property.
Furthermore, taxes have
22 been paid. Things of that nature
have been
23 accomplished to take care of the
property in the legal sense of
taxation.
And just to go back to an earlier

31

statement I made about paragraph 1. The court
noted that sometimes Zip Codes may straddle
lines.

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Mr. Banks was so gracious to provide his
computer, 4 we used GIS mapping to see if this was
an address

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in Calhoun County, it is not.

6

THE COURT: Okay.

7

MS. STROMAN: And, Your Honor, if
you

8

don't mind, I have this
documentation here if I can 9
present it to you for the property
being stated as

10 abandoned. And this here comes from Calhoun
County

11 Sheriff's Office, Thomas Summers, and I also
have

12 this original certified mailing being returned
to 13 sender because the property, it was

vacant. 14 THE COURT: Was that attached to any
of 15 your filings?

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16 MS. STROMAN: Yes, sir, I did. I put 17 that in
my filings.

18 THE COURT: Was that in your original 19
complaint?

20 MS. STROMAN: I believe so, Your Honor. 21 THE
COURT: What you got there? What's 22 it called?

23 MS. STROMAN: This is a piece of mail
that was returned to me. This is documentation
that the county -- Calhoun County recognized the

32

property as being abandoned. And this here is -
-

THE COURT: Was that Exhibit I to your
-- yeah, okay, I see what you're talking
about.

4 MS. STROMAN: And this here comes from
5 probate, it's Exhibit D stating that
Carol B.

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6 Fischer has no personal
representative.

7 THE COURT: Okay.

8 MS. STROMAN: And I don't know if
9 you've seen this, Your Honor, but I
did bring a

10 case to try to compare it to having
possession of

11 the home. It's *State verses Bates*.
It's a Supreme

12 Court case. And if you need the
citation to it, I

13 can let you see it because there's
some good stuff

14 there about having possession of
something

15 regardless of who is the true owner or
who has the

16 original title and if there is
original title 17 that's available.

18 THE COURT: Yeah, what's the cite on 19 that?

24

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20 MS. STROMAN: It's *State verses*
Bates,
21 Supreme Court South Carolina,
February 22, 1911 22 decided, 7778.
23 THE COURT: All right. We'll take a
look at that. All right. Anything else on the
motion to dismiss Ms. Fischer and Ms.

33

Bunker-Fischer (verbatim)?

MS. STROMAN: Just I want to -- just
for the record, there's a larceny charge
here.

4 When the no trespassing signs were removed, all
of
5 my personal property was removed. It does have
the
6 value at -- listed as \$1,450. And I was told
by
7 the police officer that the owners went and
removed
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8 everything. I had a key to the door for the
two

9 months that I was there. They went and broke
in

10 and they put some furniture in front of it so
they

11 did break the locks that I purchased and took
the

12 personal belongings. So I do have this police
13 report.

14

THE COURT: Okay. I think it was

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attached to one of them as well,

wasn't it? 16 MS. STROMAN: Come

again, I didn't hear 17 you?

18

THE COURT: I believe it was
attached

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as well, wasn't it?

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MS. STROMAN: Yes, sir, it was.

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THE COURT: It was Exhibit L?

22

MS. STROMAN: That's right.

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THE COURT: Okay. I saw it.
Anything
else?

MS. STROMAN: No, sir.

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THE COURT: Mr. Neumeister? MR.
NEUMEISTER: I would like to just
reiterate that none of the pleadings that
were
provided by this Plaintiff including
much of the
information that she's provided
today; furthermore,
even the information she's provided
today does not
support these causes of actions.
Therefore, I
reiterate my request that this be
dismissed.

THE COURT: Okay.

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10 MS. STROMAN: And, Your Honor, if I
11 could just approach the courts one
more time.

12 Hopefully, you see this, if not, I
can show you a

13 copy, but I have an affidavit of due
diligence as

14 well. Reaching every avenue to try
to reach the

15 official owner. And like I said,
there was no

16 personal representative listed, so I
didn't know

17 about Emily Bunker. But I do have
an affidavit of 18 due diligence so
that I can remain in possession of
19 the home that was abandoned and
vacant. 20 THE COURT: Okay.

Anything else on
21 that?

22 MS. STROMAN: No, sir.

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23 THE COURT: All right. All right.
So

now we have -- next we have Ms. Stroman's motion
for summary judgement. Okay. Ms. Stroman, I'm

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happy to hear from you.

MS. STROMAN: All right. Well, with
the evidence that I have to present, I'm asking for
4 a summary judgement on the documentation that I
5 have to provide to the courts to get back
6 possession of the property and to have them -- I
7 will, you know, I don't mind leaving the property,
8 but I'm requesting that they do it lawfully. 9
Because the way that they did it to my knowledge 10
was unlawfully.

11 I was there for two months fixing up
12 everything, you know, making things
better. I have

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13 a before and after picture and I
also have videos

14 of work that I had did to the
property. So with

15 that being said, on the affidavits
and

16 documentation that I have provided
that the court

17 has, if you see in -- offer this
affidavit of the

18 color title that he was referencing
to was

19 documentation saying that I was
going to have

20 possession of the property. It was
vacant and

21 abandoned and that I will be
cleaning it up and

22 fixing it up under the Betterment
Act, you know,

23 making it better and making it a
home, actually, because it wasn't

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being taken care of and it was wide
open. So off of the facts of the
case and

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acknowledging that it was vacant and abandoned
and I took possession of it, just asking that based
off of the facts that I get possession of the
property 4 back and that's why I submitted the
summary

5

judgement.

6

Just for the record, I had did a
motion

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for interlocutory before this court
date, I had did

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a motion for that because of the
things that were

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-- was going on within the courts. I
had people

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10 telling me that there's no need for me
to put in

11 any documentation and they were going
to put

12 documentation behind it saying that,
you know, it

13 wasn't going to be recognized and
being told that I

14 have to speak to Banks before, you
know, just

15 people interfering in the trial
process to simply I

16 think try to hinder me from moving
forward and

17 possessing the property. I had asked
for

18 interlocutory requests on that motion
and I don't

19 know how you would take that, Your
Honor, but I

20 just wanted to bring that up. So that
it can be

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21 reviewed in the statements that were
being made 22 prior to today to be
taken into consideration.

23 THE COURT: Okay. Is that all you have
on your motion?

MS. STROMAN: Yes, sir.

37

THE COURT: Okay. And I'm still back
to the issue of under what authority because
the issue is basically the same in the other motion
4 under what authority you took possession of the
5 home?

6 MS. STROMAN: I think it's 15-67-10,
if

7 I'm not mistaken. 15-67-10 and 15-
67-20 and

8 15-67-30, if I'm not mistaken.
These are some

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things that I listed into the
affidavit. If you

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can look at those laws. And also
you can put in 11 there 27-18-30 and
27-18-60. It's 27-18-170.

12

THE COURT: Okay. Anything else?

13

MS. STROMAN: No, sir.

14

THE COURT: All right. Anyone else

15

want to be heard on the motion for
summary

16

judgement?

17

MR. FELDER: Your Honor, on behalf
of

18

the town, we have a pending motion
to dismiss. We

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haven't even fully pled this matter
yet, so we feel

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like from the town's standpoint at
least the

21

summary judgement motion may be
getting the cart

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22 before the horse. So we'd ask that
 -- I mean, to

23 be dismissed without prejudice as
 far as the town is concerned.

THE COURT: Okay.

38

MS. STROMAN: Well, Your Honor, I
object to that as well. Because the town has to
be served when a police officer is involved.

4 THE COURT: Why?

5 MS. STROMAN: From my understanding,
6 the town had to be served. If it
 was involving the

7 police officer or anybody --

8 THE COURT: Well, yeah, if you were
9 suing the town, yeah, they do. But
 what he's just

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saying is summary judgement is not
appropriate 11 against the town at
this juncture in your favor.

12

Okay?

13

MS. STROMAN: Okay.

14

THE COURT: All right. Mr.
Neumeister, 15 on behalf of your
client?

16

MR. NEUMEISTER: We would also
dispute

17

the allegations for summary
judgement. I believe

18

that we have stated the facts that
clearly

19

contradict the ownership of this
property by the

20

Plaintiff. And if this were to go
forward and this

21

would not to be dismissed with
prejudice, we would

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22 like to be able to have the
 opportunity to plead

23 those facts and show that my client
 and her mother have owned this
 property and taken care of it and it
 has not been abandoned.

39

 And I do apologize, Your Honor, I would
like to reiterate the request for attorney fees
both specific to our pleadings and our response
to

4 the motion for summary judgement.

5 THE COURT: All right. Anything else, 6 Ms.
 Stroman?

7 MS. STROMAN: Yes, sir. I would like
8 to also reiterate attorney fees and anything
that 9 the courts deem just and proper because I did
spend 10 some money, you know, on this case.

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11 THE COURT: You don't have an
attorney?

12 MS. STROMAN: No, sir. Well -- 13

THE COURT: I think it would be
14 improper for me --

15 MS. STROMAN: Self-litigant pro se
16 fees?

17 THE COURT: No, ma'am.

18 MS. STROMAN: Okay.

19 THE COURT: Good try though. All
20 right. Anything else on the motion
for summary

21 judgement?

22 MS. STROMAN: No, sir.

23 THE COURT: All right. All right.

Looks like lastly we have the town's and the
mayor's motion to be dismissed. Mr. Felder?

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MR. FELDER: Yes, sir. Please the
Court, Your Honor?

THE COURT: Yes, sir.

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MR. FELDER: I've been practicing 54

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years and it's an honor to be in front
of you for

6

the first time.

7

THE COURT: Appreciate that.

8

MR. FELDER: Your Honor, I'm going to

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be very brief, I promise you because
it's been

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likely said. First of all, the police
chief went

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around there on the no trespass. He's
just simply

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doing what he's required to do. And,
No. 2, the

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rightful owner of this property as far
as the

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records in Calhoun County show the tax
record and

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15 everything is Ms. Fischer and
apparently she

16 talking to Mr. Neumeister she has a
person that

17 stands instead for her by legitimate
power of 18 attorney. So that's one
thing.

19 No. 2, the mayor, Helen Carson

20 Peterson, couldn't identify Ms.
Stroman in a

21 lineup. She doesn't know her.
That's not to put

22 down either one of them. It's just
a fact. And so

23 the town now has been sued. There's
no -- if you read this, there's no
complaint under 12(b)(6) and that's
why we did that. And what we would
ask is

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it be dismissed, if not, we would ask that the town be dismissed and the chief be dismissed and the mayor be dismissed because there -- this is a

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dispute if there is one and I'm not conceding there

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is one. That would be up to you, Your Honor, 6 whatever you rule is certainly what we're going to 7 abide by.

8

But if there is a dispute, it's between

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Ms. Stroman and Ms. Fischer. And we -
- the town

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has nothing to do with this. We just enforcing the

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law and doing what any normal municipality would

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do. And I've told her that. Ms. Stroman has been

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to my office at least two or three times. I hope 14 I've treated you

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fine. You were respectful to me 15
and I appreciate that.

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MS. STROMAN: Yes, sir. I thank
you.

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MR. FELDER: And I'm not getting
into,

18

you know, any of that. It doesn't
state the cause

19

of action of 12(b)(6).

20

THE COURT: Okay. Ms. Stroman?

21

MS. STROMAN: Yes, sir.

22

THE COURT: Your response? Because
--

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and I'll tell you where I'm a little
hung up. You acknowledge to me
under oath that you were
trespassing?

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MS. STROMAN: Yes, sir, I understand

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that.

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THE COURT: And the town has the obligation to enforce the laws.

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MS. STROMAN: Yes, sir.

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THE COURT: And as Mr. Felder is saying, I think, they don't really have a dog in the fight between you and Ms. Fischer. They were just doing what they were asked to do.

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MS. STROMAN: Yes, sir. Well, Your Honor, that I took possession of the property, the police officer, I asked him, I said, you know, do you want to see the law? That the owners of the property, you know, they have to evict me. Because

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15 I had things there and I had done
work there. And

16 so legally, I think that -- I mean -
- no, I know

17 that I was suppose to be maybe
evicted. I mean, I

18 had utilities on in my name and
those were -- 19 someone had turned
the utilities back off and put

20 it back in someone else's name. So the utility
21 company allowed me to get lights. However, the
22 town of St. Matthews wouldn't allow me to get
23 water. And so that was the dilemma. Me not
being able to obtain water, but obtain lights.
Because the utility company did admit that there
was

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someone over the lights, but no one lived there.

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THE COURT: Okay. But I'm just asking
you, what, if anything, the town or in your 4
complaint you allege the town or the chief or the
5 mayor has done wrong?

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MS. STROMAN: Well, the police
officer,

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first of all, he told me to leave and
don't come

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back. I feel like I had, you know,
the right to be

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there because I had my documentation,
you know, and

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I was improving the place. You know,
I did know

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that if the owner came and told me,
you know, gave

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me eviction notice that, you know, I
would have to

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leave. But I'm not aware of them
making me leave

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and saying if I come back that, you
know, I would

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15 be on trespassing. And I never got to
see the

16 owner. No one ever approached me.
The owner never

17 approached me. Carol B. Fischer from
my

18 understanding is incompetent. So, you
know, I just

19 didn't think that I needed -- I was
trespassing,

20 but I thought that it probably be
another way they

21 would go about it as far as like
eviction process 22 and so forth.

23 And so with him being the person that
came and gave me the trespassing and told me
that if I come back that I would go to jail. He
was

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armed. I didn't know, you know, I was in fear,
that's why I never went back. And so that's, you
know, I just feel like he was a part of it. Not a 4
part of Emily Bunker-Fischer, but a part of making
5 me leave without giving me the proper, I guess,
6 procedurally.

7 THE COURT: Okay. Anything else,

8 Mr. Felder?

9 MR. FELDER: Nothing from us. 10 THE COURT:

Okay. Anything else you

11 want to tell me, Ms. Stroman?

12 MS. STROMAN: Yes, just one more
time.

13 I was refused water on the property,
but I received

14 lights. I did have utility in my
name. And as of

15 this day I do. Like I said, I don't
know who took

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16 the lights back out of my name, but
that's what

17 happened. And from my
understanding, I had to sue

18 the town because the police officer
works for the

19 town. And if they did, I guess,
intervene, that

20 they were a part of it too. Because
that's the

21 same officer that told me I can go
in the premises.

22 It's no trespassing signs. It is
abandoned, and so

23 forth, so that's the same officer
that put me on trespassing. So it
was very confusing.

THE COURT: Okay. Anything else?

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MR. NEUMEISTER: We would also ask that

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if the court finds for the town and you do find
that the police acted within the scope of their

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duties, that these other actions be
dismissed as

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they hinge upon the police's
involvement in the

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supposed eviction or wrongful
eviction.

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THE COURT: All right.

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MS. STROMAN: And, Your Honor, the
only

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reason I used forced entry was because
I did have

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keys to the property. The locks were
broke. They

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went in and they moved big
refrigerators in front

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of the place. So after they went in
and did all of

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this, the property still wasn't
secured and I had

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14 secured the property. And I actually
 had no

15 trespassing signs up. So if you could
 take that

16 into consideration whoever did all of
 this and took

17 my items down and as of today the
 property is still

18 probably open. So, if you can take
 that into 19 consideration, I would
 appreciate it. 20 THE COURT: I'll
 take them advisement

21 and let y'all know something.

22 MS. STROMAN: Thank you, Your Honor. 23 THE
 COURT: All right.

 - - -END OF REQUESTED TRANSCRIPT OF RECORD- -
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CERTIFICATE OF REPORTER

STATE OF SOUTH CAROLINA)

COUNTY OF CALHOUN)

I, KATHERINE A. SPIRES, Registered Professional Reporter for the First Judicial Circuit of 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 the evidence introduced in the trial of the captioned case, relative to appeal, in the Court of Common Pleas for Orangeburg County, South Carolina, on the 30th of November, 2023.

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

August 23, 2024

Katherine A. Spires

Katherine A. Spires

Registered Professional Reporter