

**IN THE SOUTH CAROLINA  
COURT OF APPEALS**

**Case No.:** 2025-002087

Sylecia McIntyre, Agent for Principal  
Appellant  
v.

Westwood Townhomes  
Respondents

February 3, 2026

Dear Clerk of Court:

**RECEIVED**

**Feb 03 2026**

**SC Court of Appeals**

Please accept the enclosed lower court transcript record as a supplemental filing to clarify the procedural history of this matter. These documents are submitted to prevent ambiguity in the appellate record, which has not been formally indexed or preserved in full by the Circuit Court.

We respectfully request the Court take judicial notice of the following:

1. That statutory performance was initiated and preserved in the lower court proceedings, specifically through the original Answer filed on July 22, 2025, which asserted no less than \$5,000 in damages due to Respondent's conduct—including costs related to emergency lodging, property loss, and other harms. These damages were never reconciled or offset against the bond that was later imposed. This failure to reconcile prejudiced Appellant's right to appeal and should be considered in light of the previously filed affidavit of statutory damages submitted to the appellate record.
2. That Magistrate filings include both an Answer and performance attempts now tied directly to the appeal record by way of certified filings, transcripts, and supporting affidavits already on file.

Thank you for your attention to this record correction and for attaching this supplement to the proper file. This concludes material from Magistrate original answer and bond hearing. Respectfully submitted,

Sylecia McIntyre  
Agent for Principal  
1855 E Main Street  
Spartanburg, SC 29307

**RECEIVED**

**Feb 03 2026**

**SC Court of Appeals**

**CERTIFICATE OF SERVICE**

I, the undersigned, hereby certify that I have this day served a true and correct copy of the following pleading by depositing the same in the United States Mail, properly addressed with first-class postage prepaid, and directed to the attorneys of record as listed below:

Documents served:

- Supplement of transcripts to the record
- Proof of Service

Served Upon:

Cassidy Coates Price, P.A.  
Attn: Ross Plyler & Tiffany H.  
P.O. Box 10529  
Greenville, South Carolina 29603

I certify that the above-referenced documents were placed in a sealed envelope and deposited with the United States Postal Service on this date.

/s/ Sylecia McIntyre

Sylecia McIntyre, Appellant

1855 E. Main Street

Spartanburg, SC 29307

Date: February 3, 2026

**PROOF OF SERVICE**

I, Sylecia McIntyre, hereby certify under penalty of perjury that I have served a true and correct copy of the following documents:

- Supplement of transcripts to the record
- Proof of Service

Upon counsel of record by depositing the same in the U.S. Mail, first-class postage prepaid, properly addressed as follows:

Served Upon:

Cassidy Coates Price, P.A.  
Attn: Ross Plyler & Tiffany H.  
P.O. Box 10529  
Greenville, South Carolina 29603

I certify that the above-referenced documents were placed in a sealed envelope and deposited with the United States Postal Service on this date.

/s/ Sylecia McIntyre

Sylecia McIntyre, Appellant

1855 E. Main Street

Spartanburg, SC 29307

Date: February 3, 2026

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF Spartanburg )  
 )  
Mcintyre, Sylecia T )  
 ) Apellant )  
 vs. )  
 )  
Westwood TownHomes )  
 ) Apellee )

IN THE COURT OF COMMON PLEAS  
7th JUDICIAL CIRCUIT  
 CASE NO.: 2025 -CP- 42 - 04002

**MOTION AND ORDER INFORMATION  
 FORM AND COVERSHEET**

**RECEIVED**

**Feb 03 2026**

SC Court of Appeals

Plaintiff's Attorney: <u>Pro Se</u> , Bar No. <u>Pro Se</u> Address: <u>1855 East Main Street ste14-219</u> Phone: <u>864-788-3274</u> Fax <u>none</u> E-mail: <u>None</u> Other: <u>None</u>	Defendant's Attorney: _____, Bar No. _____ Address: _____ Phone: _____ Fax _____ E-mail: _____ Other: _____
--	--

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

**SECTION I: Hearing Information**  
 Nature of Motion: Motion to order transcript of Proceedings August 1 & 22, 2025  
 Estimated Time Needed: 15 minutes Court Reporter Needed:  YES  NO

**SECTION II: Motion/Order Type**  
 Written motion attached  
 Form Motion/Order  
 I hereby move for relief or action by the court as set forth in the attached proposed order.  
Mcintyre, Sylecia T., Appellant/ Pro se August 22, 2025  
 Signature of Attorney for  Appellant/  Appellee Date submitted

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

**JUDGE'S SECTION**  
 Motion Fee to be paid upon filing of the attached order.  
 Other: \_\_\_\_\_ JUDGE CODE \_\_\_\_\_  
 Date: \_\_\_\_\_, 20\_\_\_\_

**CLERK'S VERIFICATION**  
 Collected by: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
 MOTION FEE COLLECTED: \$ \_\_\_\_\_  
 CONTESTED - AMOUNT DUE: \$ \_\_\_\_\_

CLERK OF COURT  
 SPARTANBURG COUNTY  
 20  
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**STATE OF SOUTH CAROLINA  
COURT OF COMMON PLEAS  
COUNTY OF SPARTANBURG**

Mcintyre, Sylecia T  
Appellant

V

Westwood townhomes

Appellee

CASE NO.: 2025-CP-42-04002

(Appeal from Magistrate Case No.: 2025CV4210301403)

**MOTION TO ORDER TRANSCRIPT**

NOW COMES the Appellant, McIntyre, Sylecia (“Appellant”), appearing pro se, and respectfully moves this Honorable Court for an Order requiring that the official transcripts of proceedings in the related Magistrate Court action be prepared and filed with this Court.

**GROUND:**

1. Appellant has timely perfected appeal from the Magistrate Court ruling pursuant to South Carolina law.
2. The transcript of proceedings from August 1, 2025 (initial ruling and writ of eviction) and from August 22, 2025 (continuance/bond hearing) are necessary for this Court’s review.
3. Without these transcripts, Appellant would be materially prejudiced in presenting this appeal.

**RELIEF REQUESTED:**

WHEREFORE, Appellant respectfully prays this Court:

1. Order that the transcripts of proceedings dated August 1, 2025, and August 22, 2025, be prepared and filed with this Court;
2. Direct the Clerk or appropriate reporter to provide copies to Appellant upon request; and
3. Grant such other relief as this Court deems just and proper.

Respectfully submitted,

Date: August 22, 2025

CLERK OF COURT  
SPARTANBURG COUNTY  
SOUTH CAROLINA

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*McIntyre, Sylecia Agent*

McIntyre, Sylecia

Appellant, Pro Se

1855 E Main St Ste 14-219

Spartanburg, SC 29307

Tel: (864) 788-3274

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SPARTANBURG COUNTY  
S.C. 29307

# EXHIBIT PACKET

**Includes:**

Appellant's Answer filed in Magistrate Court on July 22, 2025

Exhibits concerning dissolution and registration status of Westwood entities

Certified records and supporting documentation previously submitted in Magistrate Court

File record and materials from Bond Continuance on August 22, 2025

**Filed into:**

Court of Common Pleas

Case No.: 2025-CP-42-04002

(Appeal from Magistrate Case No.: 2025CV4210301403)

**Submitted by:**

*McIntyre, Sylecia T Agent*

Mcintyre, sylecia t

Appellant, Pro Se

Date: August 22, 2025

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CLERK OF COURT  
SPARTANBURG COUNTY  
S.C.

**STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG**

**IN THE MAGISTRATE COURT**

Westwood Townhomes,

Plaintiff,

v.

McIntyre, Sylecia & All Others,

Respondent/Aggrieved Party

Case No.: 2025CV4210301403

**MOTION TO CONTINUE STAY AND FOR INJUNCTIVE  
RELIEF**

COMES NOW McIntyre, Sylecia (“Respondent” and Aggrieved Party) and respectfully moves this Court to (1) continue the stay of dispossession pending appeal without any bond requirement or, in the alternative, deem Respondent’s tenders to satisfy any bond; and (2) enter injunctive relief restraining further harassment, unlawful entries, or interference with essential services while the appeal is pending. In support, Respondent shows:

**I. Key Facts** (supported by Exhibits A–D)

1. Beginning June 2025 and continuing through August 2025, Respondent tendered performance on the rental obligation by certified mailings to Plaintiff and designated agents. USPS tracking and green cards show delivery or attempted delivery on those tenders. (See Exhibits. A–D.)

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SPARTANBURG COUNTY  
JULY W. COX

received  
BQ 8/21/25

Spartanburg Magistrate  
Court Region #2  
4224 Hwy 9  
Bolling Springs, SC 29316

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2. Under S.C. Code Ann. § 27-40-240(B)(3), notice sent by certified mail constitutes notice as of the date of mailing, without proof of actual receipt. Plaintiff did not timely and substantively rebut the tenders.
3. After Respondent filed an appeal, management initiated inspections and other contacts despite pending litigation and without resolving the tender/accounting issues; water service was also interrupted and restored the same day. (See exhibits and affidavit.) Unresolved account itemization requested by Respondent remains outstanding. See S.C. Code Ann. § 27-40-410 (security deposit/prepaid rent—written itemization required within 30 days after termination and delivery of possession or upon tenant’s demand, whichever occurs later).

## II. Law

4. Good faith required. Every duty under the Act imposes an obligation of good faith. S.C. Code Ann. § 27-40-220.
5. Certified-mail notice is legally sufficient. § 27-40-240(B)(3) deems certified-mail notice effective on mailing. Refusal/failure to pick up the mail does not defeat notice.
6. Injunction without bond. If a landlord makes an unlawful entry or engages in a course of harassment, the court may issue an injunction without requiring the tenant to post bond. S.C. Code Ann. § 27-40-780.
7. Access limits. Except emergencies, landlord access must be at reasonable times with proper notice. S.C. Code Ann. § 27-40-530.
8. Essential services. Unlawful ouster or willful diminution of essential services (e.g., water) gives the tenant remedies including damages. S.C. Code Ann. § 27-40-660.
9. Disputes under this chapter may be settled by agreement. S.C. Code Ann. § 27-40-60. Respondent has consistently sought resolution by agreement and provided tender.
10. Tender of payment/performance. Under the South Carolina Commercial Code, tender of payment made to a person entitled to enforce discharges certain obligations (including post-due interest on the tendered amount) and, if refused, has the legal effects specified in S.C. Code Ann. § 36-3-603.

## III. Argument

- A. Stay should continue with no bond (or bond deemed satisfied).

Respondent’s certified-mail tenders and exhibits show timely, good-faith performance and an ongoing willingness to perform. Under § 27-40-220, § 27-40-240(B)(3), and § 36-3-603, the

SPARTANBURG COUNTY  
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Court should (i) continue the stay and (ii) set the bond at \$0 or deem the tenders to satisfy any bond, rather than require cash deposits while an appeal on the merits is pending.

B. Injunctive relief is warranted under § 27-40-780.

The sequence of inspections/notices during litigation, refusal to address the tender/accounting, and interruption of essential services constitutes or risks a course of harassment and interference. The Act expressly authorizes an injunction without bond to stop further unlawful entry/harassment. § 27-40-780. The injunction should maintain the status quo, bar self-help or utility interference, and channel any dispute to written, good-faith itemization and court process.

C. Direct the required accounting.

Because Respondent demanded a proper accounting, the Court should order Plaintiff to produce a written itemization of all amounts credited/claimed under § 27-40-410 within a short deadline, so the issues can be resolved by agreement where possible, consistent with § 27-40-60.

IV. Requested Relief

Respondent respectfully asks the Court to enter an order that:

1. Continues the stay of dispossession pending the appeal;
2. Sets bond at \$0 or deems Respondent's tenders to satisfy any bond requirement for the covered periods;
3. Grants injunctive relief under § 27-40-780, enjoining Plaintiff and its agents from:

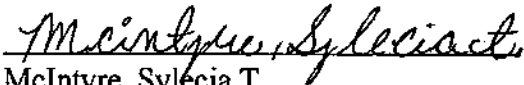
Entering the dwelling except as permitted by § 27-40-530 (reasonable time and proper written notice) or true emergency;

Initiating utility shutoffs or other willful diminution of essential services (§ 27-40-660);

Initiating or threatening further nonpayment actions based on the same months already tendered while this appeal is pending;

4. Orders Plaintiff to provide a § 27-40-410 itemized written accounting within 10 days of the order; and
5. Grants such other and further relief the Court deems just.

Respectfully submitted this 20 day of August, 2025.

  
McIntyre, Sylécia T.  
Aggrieved Party / Respondent, Agent

FILED  
2025 AUG 22 AM 9:53  
CLERK OF COURT  
SPARTANBURG COUNTY  
JIMMY W. COX

on behalf of the Principal Sylecia McIntyre  
Mailing address: 1855 East Main Street, Site 14-219  
Spartanburg, South carolina

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CLERK OF COURT  
SPARTANBURG COUNTY  
AMY W. COX

**STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG  
IN THE MAGISTRATE'S COURT**

Westwood Town Homes

v.

McIntyre, Sylecia & All Others,  
Respondent/ Aggrieved Party

Case number: 2025CV4210301403

**MOTION FOR JUDICIAL NOTICE**

Respondent, McIntyre, Sylecia, T, respectfully moves this Court, pursuant to Rule 201 of the South Carolina Rules of Evidence, to take judicial notice of certain facts and laws relevant to this matter. In support of this motion, Respondent states as follows:

1. Respondent has consistently tendered lawful payments and performance, as evidenced by certified mail tracking numbers and receipts.
2. Under South Carolina Code § 27-40-610, tenants are entitled to seek injunctive relief without posting bond when lawful tender has been refused.
3. Judicial notice is proper where facts are not subject to reasonable dispute and are capable of accurate and ready determination by resort to sources whose accuracy cannot reasonably be questioned.

WHEREFORE, Respondent respectfully requests this Court to take judicial notice of Respondent's documented tenders of payment and the governing statutory provisions.

Respectfully submitted,

*McIntyre, Sylecia T.*  
McIntyre, Sylecia T/ Aggrieved Party

Dated: August 20, 2025

SPARTANBURG COUNTY  
CLERK OF COURT  
M. W. COX

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## PROPOSED ORDER GRANTING JUDICIAL NOTICE

This matter comes before the Court on Respondent Motion requesting the Court take judicial notice under Rule 201, South Carolina Rules of Evidence.

Upon review of the record, the Court finds good cause to take judicial notice of the following:

1. Respondent's documented tenders of payment and performance, including tracking confirmations, which establish proof of timely tender.
2. The South Carolina Residential Landlord–Tenant Act, including § 27-40-610, providing tenants the right to seek injunctive relief without posting bond when facing improper refusal of lawful tender.
3. That refusal of lawful tender does not constitute nonpayment under law.

IT IS THEREFORE ORDERED that the Court hereby takes judicial notice of the above and incorporates such facts and law into the record of this proceeding.

SO ORDERED this \_\_\_\_\_ day of August, 2025.

\_\_\_\_\_  
Magistrate Judge

CLERK OF COURT  
SPARTANBURG COUNTY  
M. W. COX  
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## Affidavit of Performance

I, McIntyre, Sylecia, agent on behalf of principal Sylecia McIntyre, being duly sworn (or affirmed) under penalty of perjury, state as follows:

1. I am the tenant and contracting party under the lease agreement subject to the South Carolina Residential Landlord and Tenant Act, S.C. Code Ann. § 27-40-320, § 27-40-610, and related provisions.
2. Under said Act, the tenant is entitled to continue in possession and performance unless the agreement is dissolved by mutual settlement, not by unilateral action.
3. I have tendered performance in good faith by providing notices and instruments of tender consistent with the lease obligations, on multiple occasions, which were duly served by certified mail.
4. The landlord or its agents have been placed on notice of such tenders. No lawful rejection or settlement has been made in accordance with state statute.
5. Accordingly, I affirm that I have performed my duties as tenant under the Act and under the lease, and any contrary assertion of non-performance is without merit.

Executed this 20th day of August, 2025.

Signature: McIntyre, Sylecia  
McIntyre, Sylecia, agent on behalf of principal Sylecia McIntyre

Sworn/affirmed under penalty of perjury.

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SPARTANBURG COUNTY  
S.C. 29161

FILED

**AFFIDAVIT OF SERVICE OF TENDER  
OF PERFORMANCE**

I, McIntyre, Sylecia, agent for and on behalf of principal Sylecia McIntyre, domiciled in Spartanburg County, South Carolina, hereby declare and affirm under penalty of perjury:

1. That I caused lawful tender of performance to be made under the South Carolina Residential Landlord and Tenant Act (S.C. Code Ann. §§ 27-40-320, 27-40-440), and that such tenders were served by certified mail to the landlord and managing agent.
2. That the following notices were sent by United States Postal Service Certified Mail, Return Receipt Requested, with the corresponding tracking numbers:
  - June 13, 2025 – First Notice of Performance – Tracking No. 9589 0710 5270 3103 2411 55
  - June 25, 2025 – Second Notice of Performance – Tracking No. 9589 0710 5270 2831 0614 62
  - July 9, 2025 – Third Notice of Performance – Tracking No. 9589 0710 5270 3195 8806 38
  - August 16, 2025 – Formal Tender of Performance – Tracking Nos. 9589 0710 5270 3195 8819 49 & 9589 0710 5270 3195 8819 32
3. That delivery records confirm acceptance, attempted delivery, or current transit as reflected by USPS tracking for each tender.
4. That these notices constitute lawful presentment and service of tender of performance, and proof thereof is hereby sworn.

Executed this 20th day of August, 2025, in Spartanburg County, South Carolina.

*McIntyre, Sylecia*

McIntyre, Sylecia, agent

on behalf of principal Sylecia McIntyre

Sworn under penalty of perjury pursuant to 28 U.S.C. § 1746.

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SPARTANBURG COUNTY  
JIM W. COX

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IN THE MAGISTRATE COURT

Spartanburg County, South Carolina

Westwood Townhomes,

Plaintiff,

v.

McIntyre, Sylecia & All Others,

Respondent/Aggrieved Party.

Case No.: 2025CV4210301403

## AFFIDAVIT OF NON-RESPONSE AND TACIT ACQUIESCENCE

I, McIntyre, Sylecia, agent on behalf of principal Sylecia McIntyre, being duly sworn, depose and state as follows:

1. I am over the age of eighteen, competent to testify, and have personal knowledge of the facts set forth herein.
2. I swear and affirm that Exhibit A and all of its contents were duly tendered on June 14, 2025. Said tender remains unrebutted.
3. I further swear and affirm that a subsequent package of documents was duly sent on June 26, 2025, which remains unrebutted.
4. I further swear and affirm that a package of documents was duly sent on July 1, 2025, which remains unrebutted.
5. I further swear and affirm that a package of documents was duly sent on August 16, 2025, which remains unrebutted.

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CLERK OF COURT  
SPARTANBURG COUNTY, SOUTH CAROLINA  
AUG 16 2025

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6. Each of the foregoing tenders and presentments were made in good faith and in compliance with law. No written rebuttal, denial, or response has been received.
7. Pursuant to established principles of law, failure to respond constitutes tacit acquiescence and agreement to the truth, validity, and binding effect of the claims, terms, and notices contained within said tenders.
8. Accordingly, all matters set forth in the above-referenced documents stand as true, correct, and binding by default.

Exhibit Index – Attached

Exhibit A – Tender of Performance (June 14, 2025)

Exhibit B – Notice Packet (June 26, 2025)

Exhibit C – Notice Packet (July 1, 2025)

Exhibit D – Notice Packet (August 16, 2025)

**Executed this 20<sup>th</sup> day of August, 2025.**



McIntyre, Sylecia

Agent on behalf of Principal, Sylecia McIntyre

AMY W. COX  
CLERK OF COURT  
SPARTANBURG COUNTY

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**[PROPOSED] ORDER CONTINUING STAY  
AND GRANTING INJUNCTIVE RELIEF**

This matter came before the Court on Respondent's Motion to Continue Stay and for Injunctive Relief. Having considered the motion, the record, and the exhibits showing certified-mail tenders and notices, the Court finds:

1. Respondent made tenders of performance and provided certified-mail notices to Plaintiff and/or its agents; under S.C. Code Ann. § 27-40-240(B)(3), such certified-mail notices are effective upon mailing.
2. On this record, it is equitable to continue the stay without requiring additional cash deposits, and to deem Respondent's tenders sufficient for bond purposes pending appeal, consistent with § 36-3-603 and § 27-40-220.
3. The record further reflects a pattern of conduct warranting injunctive relief under S.C. Code Ann. § 27-40-780 to prevent harassment, unlawful entry, or willful diminution of essential services while the appeal is pending.

IT IS THEREFORE ORDERED that:

A. The stay of dispossession remains in full force pending the appeal; no bond beyond Respondent's demonstrated tenders is required at this time.

B. Plaintiff and its agents are ENJOINED during the pendency of the appeal from:

1. Entering the dwelling except in compliance with § 27-40-530 or in true emergency;

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2. Any willful interruption/diminution of essential services in violation of § 27-40-660;

3. Initiating additional nonpayment proceedings based on the months already covered by Respondent's tenders.

C. Within 10 days, Plaintiff must provide Respondent with a written itemized accounting compliant with § 27-40-410.

D. The Court retains jurisdiction to enforce and modify this Order as justice requires.

SO ORDERED this \_\_\_ day of \_\_\_\_\_, 2025.

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Magistrate Judge Matthew C. Skinner

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SPARTANBURG COUNTY  
L. W. COX

# Exhibit Index

**Exhibit A – Initial Tender of Performance, Proof of Mailing**

**Exhibit B – Second Tender of Performance, Proof of Mailing**

**Exhibit C – Third Tender of Performance, Proof of Mailing**

**Exhibit D – Fourth Tender of Performance, Proof of Mailing**

**Exhibit E – Notice of Retaliation During an Inspection, Proof of Mailing**

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SPARTANBURG COUNTY  
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**NOTICE OF ACTION AND  
AGGRIEVED PARTY**

I, McIntyre, Sylecia, agent on behalf of the Aggrieved Party, issue this Notice in Good Faith and demand lawful Action under the South Carolina Residential Landlord and Tenant Act.

1. The Aggrieved Party tendered rent and security deposit in Good Faith, including funds to cover all amounts owed at the start of tenancy.
2. Pursuant to S.C. Code Ann. § 27-40-410, the Aggrieved Party requested a full itemized accounting of charges and funds.
3. The landlord failed and refused to provide such itemization within the period required by law.
4. This refusal constitutes a violation of statutory duty, denial of Good Faith, and gives rise to lawful Action.
5. The Aggrieved Party asserts entitlement to restitution, including treble damages of three times the amount as permitted under the code, and expressly reserves all rights to further Action.

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Affirmation in Good Faith:

This Notice is made in Good Faith, without malice, solely for the protection of the rights of the Aggrieved Party.

Respectfully Submitted,

*McIntyre, Sylecia*  
McIntyre, Sylecia

Agent on behalf of the Aggrieved Party  
1855 East Main Street, Ste. 14-219  
Spartanburg, SC 29307  
Date: August 19, 2025

SPARTANBURG COUNTY  
CLERK OF COURT  
2025 AUG 22 AM 9:53

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# EXHIBIT A

## Initial Tender of Performance

**Description:**

**12-month lease value +  
deposit**

**Includes Proof of service and  
Notice, in Good Faith**

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SPARTANBURG COUNTY  
SOUTH CAROLINA

**EXHIBIT A**

Description: Tender of Performance,  
First Notice - to be forwarded to CFO  
(12 months) lease value tendered.

**Tender of Payment  
Notice of Claim, Tender of Payment, and Instructions**

1st Notice

Date: 06-13-2025.

I, McIntyre, Sylecia T., Agent on behalf of Sylecia McIntyre, Principal, hereby accept and claim all titles, all rights, all interest, and all guaranteed equity owed to the Principal. I hereby instruct Rural Housing Service Fiduciary or CFO to apply the Principal's balance to the Principal's account. Application Reference Number: 269349753-01-2, for each and every billing cycle, for the purpose of set-off.

*McIntyre, Sylecia T.*

McIntyre, Sylecia-t / agent

CLERK OF COURT  
SPARTANBURG COUNTY  
S.C. W. COX

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9589071052703103240691

Copy Add to Informed Delivery

EXHIBIT A

Description: Tender of Performance,  
First Notice - to be forwarded to CFO  
(12 months) lease value tendered.

Latest Update

Your item was delivered to the front desk,  
reception area, or mail room at 11:21 am on  
June 20, 2025 in COLUMBIA, SC 29223.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

COLUMBIA, SC 29223  
June 20, 2025, 11:21 am

Arrived at USPS Regional Facility

COLUMBIA SC PROCESSING CENTER  
June 19, 2025, 11:00 am

Arrived at USPS Regional Facility

MID CAROLINA-CHARLOTTE NC DISTRIBUTION  
CENTER  
June 18, 2025, 1:31 pm

Arrived at USPS Regional Facility

GREENVILLE SC DISTRIBUTION CENTER  
June 17, 2025, 5:57 pm

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION FOR DELIVERY</b>	
<input type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <input checked="" type="checkbox"/> <i>Price Johnson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee <input type="checkbox"/> Addressee	
1. Article Addressed to: ONE 510 CT Corporation 2 Office Park Suite 10 Columbia, SC 29223		B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery <i>Price Johnson</i>	
2. Article Number (Transfer from service label) 9590 9402 8678 3310 8312 11		D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation™ Restricted Delivery		Mail Restricted Delivery 9589 0710 5270 3103 2406 91	

SPARTANBURG COUNTY  
CLERK OF COURT  
J. W. COX

2025 JUN 22 AM 9:53

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Copy  Add to Informed Delivery

**EXHIBIT A**

Description: Tender of Performance,  
First Notice - to be forwarded to CFO  
(12 months) lease value tendered.

**Latest Update**

Your item was delivered to an individual at the address at 10:48 am on June 20, 2025 in BOILING SPRINGS, SC 29316.

Get More Out of USPS Tracking:

USPS Tracking Plus®

**Delivered**

Delivered, Left with Individual  
BOILING SPRINGS, SC 29316  
June 20, 2025, 10:48 am

**Out for Delivery**

BOILING SPRINGS, SC 29316  
June 20, 2025, 6:10 am

**Arrived at Post Office**

SPARTANBURG, SC 29306  
June 20, 2025, 3:57 am

**Arrived at USPS Regional Facility**

GREENVILLE SC DISTRIBUTION CENTER  
June 17, 2025, 5:57 pm

Scan the QR code or go to the link to take the survey.

SHREDDING

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postmark Here  
6/11/25  
USPS

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$  
 Total Postage and Fees \$

Sent To  
Westwood Boiling Springs  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

65 7742 E07E 0225 0120 6956

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, on the front if space permits.

Addressed to:  
Westwood townhomes (#1)  
Fice Rhswesley  
Boiling Springs  
SC 29316

SPARTANBURG COUNTY  
CLERK OF COURT  
2025 AUG 22 AM 9:53

FILED



9589071052703103241155  
Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*Keisha Davis*  Agent  Addressee  
B. Received by (Printed Name)  
Keisha Davis  
C. Date of Delivery  
6/20/25

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

# EXHIBIT B

## Second Tender of Performance

**Description:**

**June rent & *deposits***

Includes Proof of service and  
Notice, in Good Faith

FILED  
2025 AUG 22 AM 9:54  
CLERK OF COURT  
SPARTANBURG COUNTY  
SOUTH CAROLINA

**EXHIBIT B**

Description:  
Second Tender of performance, June Rents &  
Deposits, Including Notice and proof of service

**Tender of Payment  
Notice of Claim, Tender of Payment, and Instructions**

2<sup>nd</sup> Notice

Date: 06-25-2025

I, McIntyre, Sylecia T., Agent on behalf of Sylecia McIntyre, Principal, hereby accept and claim all titles, all rights, all interest, and all guaranteed equity owed to the Principal. I hereby instruct Rural Housing Service Fiduciary or CFO to apply the Principal's balance to the Principal's account. Application Reference Number: 269349753-01-2, for each and every billing cycle, for the purpose of set-off.



McIntyre, Sylecia-t / agent

SPARTANBURG COUNTY  
CLERK OF COURT  
AMY W. COX

2025 AUG 22 AM 9:54

FILED

# EXHIBIT B

Description:

Second Tender of performance, June Rents & Deposits, Including Notice and proof of service

Tracking Number:

**9589071052702831061462**

Copy  Add to Informed Delivery

## Latest Update

Your item could not be delivered on July 18, 2025 at 3:07 pm in BOILING SPRINGS, SC 29316. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

### Alert

Unclaimed/Being Returned to Sender

BOILING SPRINGS, SC 29316  
July 18, 2025, 3:07 pm

Reminder to Schedule Redelivery of your item

July 2, 2025

Notice Left (No Authorized Recipient Available)

BOILING SPRINGS, SC 29316  
June 27, 2025, 9:41 am

Out for Delivery

BOILING SPRINGS, SC 29316  
June 27, 2025, 6:10 am

Arrived at Post Office

SPARTANBURG, SC 29306  
June 27, 2025, 4:03 am

Departed Post Office

SPARTANBURG, SC 29306  
June 26, 2025, 3:52 pm

USPS in possession of item

SPARTANBURG, SC 29306  
June 26, 2025, 1:02 pm

Hide Tracking History

U.S. Postal Service™		CERTIFIED MAIL® RECEIPT	
Domestic Mail Only			
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®			
Boiling Springs, SC 29316			
OFFICIAL USE			
Certified Mail Fee	\$4.85		0301
Extra Services & Fees (check box, add fee as appropriate)	\$4.10		52
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$2.31		
Total Postage and Fees	\$11.26		06/26/2025
Postmark Here			
Sent To			
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			
PS Form 3800, January 2023 PSN 7530-02-000-907 See Reverse for Instructions			

9589 0710 5270 2831 0614 62

TRACK STATUS BY TEXT MESSAGE  
Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

TRACK STATUS ONLINE  
Visit <https://www.usps.com/tracking>  
Text and e-mail alerts available

### PURCHASE DETAILS

Item	Price
First-Class Mail® Large Envelope	\$2.31
Boiling Springs, SC 29316 Weight: 0 lb 3.10 oz Estimated Delivery Date Mon 06/30/2025	
Certified Mail®	\$4.85
Tracking #: 9589 0710 5270 2831 0614 62	
Return Receipt	\$4.10
Tracking #: 9590 9402 9527 5069 1295 28	
<b>Total</b>	<b>\$11.26</b>

SPARTANBURG COUNTY  
CLERK OF COURT  
2025 AUG 22 AM 9:54  
FILED

9589071052702831061448

EXHIBIT B

Copy Add to Informed Delivery

Description:
Second Tender of performance, June Rents &
Deposits, Including Notice and proof of service

Latest Update

Your item was delivered to the front desk,
reception area, or mail room at 11:02 am on
June 30, 2025 in COLUMBIA, SC 29223.

Get More Out of USPS Tracking:

USPS Tracking Plus

Delivered

Delivered, Front Desk/Reception/Mail Room

COLUMBIA, SC 29223
June 30, 2025, 11:02 am

Redelivery Scheduled for Next Business Day

COLUMBIA, SC 29223
June 28, 2025, 8:49 am

Arrived at USPS Regional Facility

COLUMBIA SC PROCESSING CENTER
June 27, 2025, 12:54 pm

Arrived at USPS Regional Facility

MID CAROLINA-CHARLOTTE NC DISTRIBUTION
CENTER

SPARTANBURG COUNTY
CLERK OF COURT
AUG 22 AM 9:54

FILED

USPS Form 3811: July 2020 PSN 7530-02-000-9053
SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
A. Signature: X Pam Johnson
B. Received by (Printed Name): Pam Johnson
C. Date of Delivery: 6/30
D. Is delivery address different from item 1? No
E. Service Type: Registered Mail Restricted Delivery
F. Article Addressed to: emi elect corporation, 207 office park, suite 103, Columbia, SC 29223

Domestic Return Receipt

---

# EXHIBIT C

## Third Tender of Performance

**Description:**

**July Rents**

Includes Proof of service and  
Notice, in Good Faith

FILED  
2025 MAR 22 AM 9:54  
CLERK OF COURT  
SPRINGFIELD COUNTY  
MISSOURI

FILED

FILED

**EXHIBIT C**

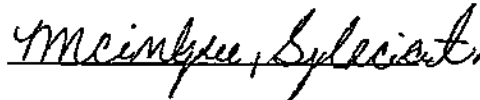
Description:  
Third Tender of performance, July Rents,  
Including Notice and proof of service

**Tender of Payment  
Notice of Claim, Tender of Payment, and Instructions**

3<sup>rd</sup> Notice

Date: 06-30-2025

I, McIntyre, Sylecia T., Agent on behalf of Sylecia McIntyre, Principal, hereby accept and claim all titles, all rights, all interest, and all guaranteed equity owed to the Principal. I hereby instruct Rural Housing Service Fiduciary or CFO to apply the Principal's balance to the Principal's account. Application Reference Number: 269349753-01-2, for each and every billing cycle, for the purpose of set-off.



Mcintyre, Sylecia-t / agent

CLERK OF COURT  
SPARBURO COUNTY  
MICHIGAN

2025 JUN 22 AM 9:54

FILED

9589071052703195880690

Copy Add to Informed Delivery

EXHIBIT C

Description:  
Third Tender of performance, July Rents,  
Including Notice and proof of service

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:44 am on July 8, 2025 in COLUMBIA, SC 29223.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room  
COLUMBIA, SC 29223  
July 8, 2025, 10:44 am

Arrived at USPS Regional Origin Facility

COLUMBIA SC PROCESSING CENTER  
July 7, 2025, 11:14 am

In Transit to Next Facility

July 6, 2025

Arrived at USPS Regional Origin Facility

MID CAROLINA-CHARLOTTE NC DISTRIBUTION CENTER  
July 5, 2025, 4:45 pm

USPS picked up item

SPARTANBURG, SC 29303

2025 JUL 22 AM 9:54  
FILED  
SPARTANBURG SC 29303  
U.S. MAIL

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>Pam Johnson</i>
1. Article Addressed to: <i>Pamcorp incorporated            or its OWNER CMT            207 Rice Park Suite 103            Columbia, South Carolina            29223</i>	B. Received by (Printed Name) <i>Pam Johnson</i> C. Date of Delivery <i>7/8</i>
2. Article Number (Transfer from service label) 9590 9402 8677 3310 0271 56	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below. <input type="checkbox"/> No
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation® <input type="checkbox"/> Signature Confirmation Restricted Delivery

# EXHIBIT C

## Description:

Third Tender of performance, July Rents,  
Including Notice and proof of service

### Delivered

Delivered, Left with Individual

BOILING SPRINGS, SC 29316

July 9, 2025, 9:44 am

### Redelivery Scheduled for Next Business Day

BOILING SPRINGS, SC 29316

July 8, 2025, 3:01 pm

### Out for Delivery

BOILING SPRINGS, SC 29316

July 8, 2025, 8:52 am

### Arrived at Post Office

SPARTANBURG, SC 29306

July 8, 2025, 8:41 am

### In Transit to Next Facility

July 7, 2025

### Arrived at USPS Regional Origin Facility

MID CAROLINA-CHARLOTTE NC DISTRIBUTION  
CENTER

July 5, 2025, 4:46 pm

### USPS picked up item

SPARTANBURG, SC 29303

July 3, 2025, 1:06 pm

### Hide Tracking History

9589 0710 5270 3195 8806 38

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	

Sent To  
Office 925 Westley Court  
Boiling Springs SC 29316  
City, State, ZIP+4®

PS Form 3809, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

FILED  
2025 JUL 22 AM 9:54  
CLERK OF COURT  
SPARTANBURG COUNTY  
SOUTH CAROLINA

<b>SENDER: COMPLETE THIS SECTION</b>	<b>COMPLETE THIS SECTION ON DELIVERY</b>
<input type="checkbox"/> Complete items 1, 2, and 3.	A. Signature <input checked="" type="checkbox"/> [Signature] <input type="checkbox"/> Agent
<input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.	<input type="checkbox"/> Address
<input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name) Keisha [Signature]
1. Article Addressed to: Westwood townhomes Office manager 925 Westley Court Boiling Springs 29316	C. Date of Delivery 7/9/2025
2. Article Number (Transfer from service label) 9590 9402 8677 3310 0271 63	D. Is delivery address different from item 1? <input type="checkbox"/> Yes IF YES, enter delivery address below: <input type="checkbox"/> No
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restrict Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery

# EXHIBIT D

## Concurring Tender of Performance

Description:

**August Rents**

Includes Proof of service and  
Notice, in Good Faith

FILED  
2025 JUN 22 PM 9:54  
CLERK OF COURT  
SPARTANBURG COUNTY  
SOUTH CAROLINA

**EXHIBIT D**

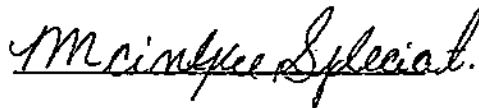
Description:

Fourth Tender of performance, August Rents,  
Including Notice and proof of service

**Tender of Payment  
Notice of Claim, Tender of Payment, and Instructions**

Date: 08-14-2025

I, McIntyre, Sylecia T., Agent on behalf of Sylecia McIntyre, Principal, hereby accept and claim all titles, all rights, all interest, and all guaranteed equity owed to the Principal. I hereby instruct Chief Financial Officer Erin Griffin, or bearer, to apply the Principal's balance to the Principal's account. Application Reference Number: 269349753-01-2, for each and every billing cycle, for the purpose of set-off.



McIntyre, Sylecia-t / agent

CLERK OF COURT  
SPRINGFIELD COUNTY  
MISSOURI

2025 AUG 22 AM 9:54

FILED

**EXHIBIT D**

Tracking Number: Remove X

**9589071052703195881949**

Copy Schedule a Redelivery

Description:  
Fourth Tender of performance, August Rents,  
Including Notice and proof of service

**Latest Update**

We attempted to deliver your item at 10:16 am on August 20, 2025 in BOILING SPRINGS, SC 29316 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning August 21, 2025. If this item is unclaimed by September 4, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

**Delivery Attempt: Action Needed**

**Notice Left (No Authorized Recipient Available)**

BOILING SPRINGS, SC 29316  
August 20, 2025, 10:16 am

**Arrived at USPS Regional Origin Facility**

GREENVILLE SC DISTRIBUTION CENTER  
August 19, 2025, 10:41 am

**Arrived at USPS Regional Origin Facility**

MID CAROLINA-CHARLOTTE NC DISTRIBUTION CENTER  
August 17, 2025, 5:23 am



BOILING SPRINGS  
1943 BOILING SPRINGS RD  
BOILING SPRINGS, SC 29316-9995  
www.usps.com

08/16/2025

12:00 PM

TRACKING NUMBERS

9589 0710 5270 3195 8819 32  
9589 0710 5270 3195 8819 49

TRACK STATUS OF ITEMS WITH THIS CODE  
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE  
Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

TRACK STATUS ONLINE  
Visit <https://www.usps.com/tracking>  
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
Prepaid Mail	1		\$0.00
Columbia, SC 29224			
Weight: 0 lb 6.80 oz			
Acceptance Date:			
Sat 08/16/2025			
Tracking #:			
9589 0710 5270 3195 8819 32			
Prepaid Mail	1		\$0.00
Weight: 0 lb 1.10 oz			
Acceptance Date:			
Sat 08/16/2025			
Tracking #:			
9589 0710 5270 3195 8819 49			

SPARTANBURG COUNTY  
CLERK OF COURT

2025 AUG 22 AM 9:54

FILED

Tracking Number

9589071052703195881932

Copy  Add to Informed Delivery

**EXHIBIT D**

Description:  
Fourth Tender of performance, August Rents,  
Including Notice and proof of service

**Latest Update**

Your item has been delivered and is available at a PO Box at 8:45 am on August 20, 2025 in COLUMBIA, SC 29223.

**Get More Out of USPS Tracking:**

USPS Tracking Plus®

**Delivered**

Delivered, PO Box  
COLUMBIA, SC 29223  
August 20, 2025, 8:45 am

**Arrived at USPS Regional Facility**

COLUMBIA SC PROCESSING CENTER  
August 19, 2025, 12:38 pm

**Arrived at USPS Regional Facility**

MID CAROLINA-CHARLOTTE NC DISTRIBUTION CENTER  
August 17, 2025, 5:23 am

**Departed Post Office**

BOILING SPRINGS, SC 29316  
August 16, 2025, 12:24 pm



BOILING SPRINGS  
1943 BOILING SPRINGS RD  
BOILING SPRINGS, SC 29316-9995  
www.usps.com

08/16/2025 12:00 PM

TRACKING NUMBERS

9589 0710 5270 3195 8819 32  
9589 0710 5270 3195 8819 49

TRACK STATUS OF ITEMS WITH THIS CODE  
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE  
Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

TRACK STATUS ONLINE  
Visit <https://www.usps.com/tracking>  
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
Prepaid Mail	1		\$0.00
Columbia, SC 29224			
Weight: 0 lb 6.80 oz			
Acceptance Date: Sat 08/16/2025			
Tracking #: 9589 0710 5270 3195 8819 32			
Prepaid Mail	1		\$0.00
Weight: 0 lb 1.10 oz			
Acceptance Date: Sat 08/16/2025			
Tracking #: 9589 0710 5270 3195 8819 49			

Grand Total: \$0.00

CLERK OF COURT  
SPARTANBURG COUNTY  
711 W. COX

2025 AUG 22 AM 9:54

FILED

# EXHIBIT E

## CONDITIONAL ACCEPTANCE, INSPECTION NOTICE & NON- RESPONSE

(August 11–15, 2025)

### Description:

Includes (1) Plaintiff's Conditional Acceptance mailed on August 11, 2025,  
With certified mail tracking showing attempted delivery on August 13, 2025;  
(2) Respondent's inspection conducted on August 15, 2025 despite notice;  
And (3) Plaintiff's email sent on the morning of August 15, 2025,  
Which was ignored. Supporting affidavits of non-response are attached.

This Exhibit demonstrates Respondent's refusal to acknowledge notice and  
Continued actions in bad faith. These facts are cited as grounds for  
Injunctive relief to be granted.

YCS 11/11/25  
10:05:10 AM '25  
2025 AUG 22 PM 9:54

FILED



**EXHIBIT E**

**Notice to Resident -**

**Description:**

Date: 08/06/2025

**CONDITIONAL ACCEPTANCE,  
NON-RESPONSE, INJUNCTIVE RELIEF**

Dear Resident,

We have scheduled an inspection of your apartment on 08/15/2025

The purpose of the inspection is to verify essential systems are operating as designed and that our residents are maintaining the property as agreed. If you have any maintenance needs to bring to our attention, please call our office, advise us when we arrive or leave us a note on the kitchen counter so we can take care of it. It is our goal to provide excellent service to all.

Thank you for your cooperation and let us know how we can make your residency at this apartment community more enjoyable. Should you have any questions or concerns, we can be reached during office hours at the address or number listed below.

Sincerely,

*Keisha Norris*

Manager, Westwood Townhouses Apartments  
Address: 925 Wesley Ct.  
B.Springs, S.C. 29316  
Phone: 864-578-8672  
Fax: 864-578-8672  
Email: westwood @cahecmanagement.com  
For the hearing impaired TTY relay #: 711

2025 AUG 22 AM 9:55  
CLERK OF COURT  
SPRINGFIELD COUNTY  
JULIA W. COX



"This institution is an equal opportunity provider."



**EXHIBIT E**

Description:

**CONDITIONAL ACCEPTANCE,  
NON-RESPONSE, INJUNCTIVE RELIEF**

**Conditional Acceptance of Inspection**

McIntyre, S., t/agent  
On behalf of Principal: Sylecia McIntyre  
1855 E Main St, Ste 14-219  
Spartanburg, SC 29307  
(864) 788-3274

Date: August 11, 2025

To:  
Keisha Norris, Manager  
Westwood Townhouses Apartments  
925 Wesley Ct  
Boiling Springs, SC 29316

RE: Conditional Acceptance of Scheduled Inspection

I acknowledge receipt of your inspection notice dated August 6, 2025, which was received by me on the morning of August 8, 2025. This correspondence serves as my conditional acceptance of the proposed inspection.

The inspection will be permitted only under the following conditions:

1. You acknowledge that the premises you seek to inspect are the subject of active litigation in both federal court and the South Carolina Court of Common Pleas. Any entry onto the premises shall not be used to gather, photograph, record, or otherwise obtain information, documentation, or evidence for use against the tenant in any matter, directly or indirectly. Any such act will be deemed tampering with evidence and interference in pending litigation, and you agree to assume full liability for any resulting damages, sanctions, or legal consequences.
2. Written confirmation must be provided that all repairs and habitability standards will be maintained in accordance with SC Code § 27-40-440 and applicable federal housing requirements.
3. Any persons conducting the inspection must present proper identification and credentials upon arrival.

Failure to meet these conditions will result in cancellation of the inspection and assessment of penalties in accordance with the fee schedule previously served to your office.

If you choose to proceed with the inspection without meeting these conditions, you will be deemed in violation, and damages will accrue at the rates specified in the fee schedule for [ ]

CLERK OF COURT  
SPARTANBURG COUNTY  
AUG 22 AM 9:55  
2025

**EXHIBIT E**

Description:

**CONDITIONAL ACCEPTANCE,**

each instance of noncompliance. Your non-response to this con **NON-RESPONSE, INJUNCTIVE RELIEF**  
taken as agreement to these terms.

You may formally respond to this notice by placing 'Inspection Response' in the subject line of your email and sending your reply to: [Syleciamcintyre@gmail.com](mailto:Syleciamcintyre@gmail.com), or by returning the attached Inspection Disclosure & Response Form in the prepaid envelope enclosed.

Sincerely,



McIntyre, S., t/agent

On behalf of Principal: Sylecia McIntyre

Attachment: inspection disclosure form

FILED  
2021 MAR 22 PM 9:55  
CLERK OF COURT  
SPRINGFIELD COUNTY  
MISSOURI

**EXHIBIT E**

Description:

**Inspection Disclosure & Response Form**

Property Address: 925 Wesley Court, Unit 28, B

**CONDITIONAL ACCEPTANCE,  
NON-RESPONSE, INJUNCTIVE RELIEF**

To be completed and returned by: 8/15

1. Type of Inspection:

- CAHEC Management Internal
- HUD Full Compliance - Eligibility Review
- Other (specify) \_\_\_\_\_

2. Purpose of Inspection:

- Routine Maintenance Review
- Habitability/Repairs Verification
- Subsidy or Program Eligibility Audit
- Other (specify) \_\_\_\_\_

3. Compliance Confirmation:

Do you confirm that all required essential services (including running water) will be active and functional prior to and during the inspection?

- Yes  No

4. Conflict of Interest Acknowledgment:

Do you acknowledge that conducting an inspection under circumstances of ongoing legal dispute with the tenant may present a conflict of interest and be subject to regulatory review?

- Yes  No

5. Return Instructions:

You may respond by:

- Emailing your signed response to Syleciamcintyre@gmail.com with 'Inspection Response' in the subject line, OR
- Returning this completed form in the prepaid envelope provided.

RECEIVED  
 2008 AUG 22 11:55  
 CLERK OF SUPERIOR COURT  
 SPARTANBURG, SOUTH CAROLINA

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**FILED**

# EXHIBIT E

Description:

**CONDITIONAL ACCEPTANCE,  
NON-RESPONSE, INJUNCTIVE RELIEF**

12:19

4G LTE

## Latest Update

This is a reminder to arrange for redelivery of your item before August 27, 2025 or your item will be returned on August 28, 2025. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

### Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before August 27, 2025

August 18, 2025

### Notice Left (No Authorized Recipient Available)

BOILING SPRINGS, SC 29316

August 13, 2025, 10:21 am

### Arrived at USPS Regional Origin Facility

GREENVILLE SC DISTRIBUTION CENTER

August 12, 2025, 1:08 pm

### Departed Post Office

SPARTANBURG, SC 29303

August 11, 2025, 7:18 pm

### USPS picked up item

SPARTANBURG, SC 29303

August 11, 2025, 5:51 pm

**USPS Tracking®**

[FAQs >](#)

Tracking Number:

[Remove X](#)

**9589071052703195881901**

ALBANY, NY  
AUG 19 2025  
USPS  
CLERK OF COURT

AUG 19 2025 11:09:55

FILED

Conditional Acceptance for  
today's inspection Add label



S

Sylecia Mci... 6 days ago  
to Westwood ^



From Sylecia McIntyre · syleciamcintyre@gmail.com

To Westwood Townhouses · westwood@cahecmanagement.com

Date Aug 15, 2025, 8:01 AM

[View security details](#)

Good morning Keisha,

Before any inspections begin today, please review the attached Conditional Acceptance Notice. Could you please confirm and agree to the outlined terms, and also let me know ahead of time the specific nature and purpose of today's inspection?

You may answer seperately in the body of an email if you can number each answer to the corresponding question.

Thank you for your cooperation,  
S. McIntyre

← Reply

→ Forward



## EXHIBIT E

Description:

**CONDITIONAL ACCEPTANCE,  
NON-RESPONSE, INJUNCTIVE RELIEF**

CLERK OF COURT  
SPAR... COUNTY

2025 AUG 22 PM 9:55

FILED

**EXHIBIT E**

Description:

**CONDITIONAL ACCEPTANCE,  
NON-RESPONSE, INJUNCTIVE RELIEF**



Dear Resident,

Please contact office

We were in your apartment today to repair/replace/maintenance the item you either reported to us or we found during an inspection. We trust this work is satisfactory. If not, please let us know.

Explanation, Information and/or Follow-up, if needed:

- Inspection
- Fire Extinguisher Checked
- Smoke Detectors Checked

- HVAC Filter Replaced
- HVAC Coils Cleaned
- Other: \_\_\_\_\_

Passed Inspection  Failed Inspection  N/A

Work Order Created  YES  NO

**NOTE:** Maintenance staff will return and complete the work order(s)

Signature

*Keisha Adams*

Date

*8/15/25*

#28  
2nd  
INSPECTION

CLERK OF COURT  
SPARBURO COUNTY  
AUG 22 2025

2025 AUG 22 AM 9:55

FILED

Description:

**CONDITIONAL ACCEPTANCE,  
NON-RESPONSE, INJUNCTIVE RELIEF**

**AFFIDAVIT OF NON-RESPONSE**

(Relating to Exhibit E)

I, McIntyre, Sylecia, T, being duly sworn, depose and state as follows:

1. On August 11, 2025, I mailed a Conditional Acceptance by certified mail to the Respondent. USPS tracking confirms an attempted delivery on August 13, 2025, with a notice left at Respondent's premises.
2. On the morning of August 15, 2025, prior to Respondent's scheduled inspection, I sent an email communication providing notice and conditions. Respondent did not respond to this email.
3. Despite having received notice via certified mail and email, Respondent proceeded with the inspection on August 15, 2025, without addressing or acknowledging my Conditional Acceptance or my email.
4. Respondent has not replied to or addressed the August 11 Conditional Acceptance, the August 13 delivery attempt, or the August 15 email communication.
5. The failure to respond constitutes non-response, evasion of service, and bad faith, supporting my request for injunctive relief.

I affirm under penalty of perjury that the foregoing is true and correct.

Executed this 20 day of August, 2025.

Respectfully Submitted,

*McIntyre, Sylecia T / Agent*  
 McIntyre, Sylecia T / agent  
 Respondent  
 1855 East Main Street Ste14-219  
 Spartanburg, South Carolina

CLERK OF COURT  
 SPARTANBURG COUNTY  
 2025 AUG 22 AM 9:55

FILED

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF SPARTANBURG )

IN THE MAGISTRATE COURT

WESTWOOD TOWNHOMES )  
 )  
PLAINTIFF, )

VS. )

ANSWER

SYLECIA MCINTYRE & ALL OTHERS )  
 )  
DEFENDANT. )

CASE NO.: 2025CV4210301403

1855 E MAIN ST STE14-219 )  
SPARTANBURG, SC (29307) )  
 )  
ADDRESS )  
PHONE NUMBER: 864-788-3274 )  
 )

PERSONALLY APPEARED BEFORE ME, THE AFFIANT, WHO BEING DULY SWORN, SAYS TO THE BEST OF HIS KNOWLEDGE THE DEFENDANT(S)

\_\_\_\_\_ DOES NOT LIVE IN SPARTANBURG COUNTY.

\_\_\_\_\_ ADMITS EVERYTHING IN THE COMPLAINT AND DOES NOT WANT A TRIAL

\_\_\_\_\_ ADMITS THAT HE/SHE IS RESPONSIBLE TO THE PLAINTIFF BUT NOT FOR THE TOTAL AMOUNT CLAIMED BY THE PLAINTIFF BECAUSE \_\_\_\_\_

DENIES THAT HE/SHE IS RESPONSIBLE AT ALL TO THE PLAINTIFF BECAUSE Defendant denies responsibility based Plaintiff's lack of standing and

failure to properly serve defendant after being notified of the correct mailing address. The named entity is not a registered business and has refused to properly identify its legal status or agent. the face of the lease lists conflicting agents, most of whom have evaded lawful service. This eviction is retaliatory, following Defendant's lawful redress and request for repairs. This action is procedurally defective, misrepresented, and unenforceable.

IF YOU NEED ANY ADDITIONAL ROOM PLEASE WRITE ON THE BACK OR ASK THE CLERK FOR AN ADDITIONAL PIECE OF PAPER.

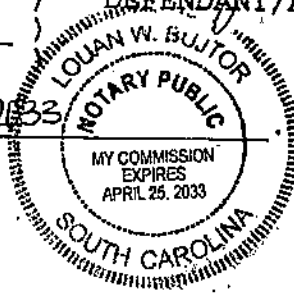
SWORN TO BEFORE ME ON

July 22, 2025

Louan W. Bujtor  
NOTARY PUBLIC FOR S.C.

MY COMMISSION EXPIRES: 4/25/2033

Sylecia McIntyre  
DEFENDANT/AGENT



Spartanburg Magistrate  
Court Region #2  
4224 Hwy 9  
Boiling Springs, SC 29316

SS:6

FILED  
[38 7/22/25]

IN THE MAGISTRATE COURT FOR THE COUNTY OF SPARTANBURG

SPARTANBURG MAGISTRATE REGION #2

4224 Hwy 9, Spartanburg, SC 29316

CASE NO.: 2025CV4210301403

---

WESTWOOD TOWNHOMES

Plaintiff,

v.

SYLECIA MCINTYRE & ALL OTHERS

Defendant(s).

---

ANSWER AND MOTION TO DISMISS

COMES NOW the Defendant, Sylecia McIntyre, by Special Appearance only and not submitting to the jurisdiction of this court, individually and on behalf of all others named and unnamed in the above-captioned matter, including minor dependents Z.M., M.M., and P.B., and files this Answer and Motion to Dismiss, and respectfully states as follows:

---

I. GENERAL DENIAL

Pursuant to Rule 12(b) and applicable rules of civil procedure, Defendant denies each and every allegation not specifically admitted herein. Defendant specifically denies that she is in default of the lease agreement or in arrears in the amount claimed.

---

CLERK OF COURT  
SPARTANBURG COUNTY  
SOUTH CAROLINA

2025 AUG 22 AM 9:55

1

Page 1

## II. IMPROPER SERVICE AND NOTICE

1. Defendant asserts that the mailing address used for delivery of the Rule to Vacate or Show Cause is not the proper or legally designated mailing address for service of court notices or legal process.
2. As evidenced in the exhibits attached hereto, Defendant has been in various forms of contact with Plaintiff's property management and has repeatedly communicated the appropriate mailing address for receiving notices and legal correspondence.
3. Plaintiff was given explicit instructions via email regarding where and how service should be delivered, and those instructions were ignored.
4. As such, Plaintiff has failed to effectuate proper service under Rule 4 and South Carolina procedural requirements, creating a defect in jurisdiction. This procedural failure invalidates the summons and requires dismissal.
5. Moreover, Plaintiff's agents improperly posted legal notices directly onto Defendant's door, publicly broadcasting sensitive legal claims and exposing Defendant and her children to humiliation and social distress within the community during their very first month of tenancy. Such actions not only failed procedural standards for lawful service, but also demonstrated a reckless disregard for privacy, dignity, and due process.

## III. IMPROPER PARTY PLAINTIFF

6. Defendant objects to the standing of the named Plaintiff, "Westwood Townhomes," which upon inspection is neither a registered entity nor the lawful owner of the property.

7. Public records from the Spartanburg County Tax Assessor identify the owner of the subject premises as New Westwood Apartments, LLC, a distinct and separately organized entity.

8. Defendant further notes that Westwood Apartments, LLC and Westwood Townhouses, LP, previously associated with this property, are administratively dissolved and therefore lack capacity to initiate legal proceedings.

9. The failure to identify a legally recognized Plaintiff constitutes a jurisdictional defect and demands immediate dismissal.

10. As part of the lease amendment and follow-up notices, Defendant formally requested background information on the ownership, corporate structure, and financial authority of the Plaintiff entity and its agents. Despite repeated inquiries, Plaintiff has failed to provide a clear and consistent answer.

11. Registered agents and corporate names associated with the property continue to shift without disclosure or continuity, further undermining the Plaintiff's legal standing and creating confusion and uncertainty for the tenant.

—

#### IV. ACCEPTANCE OF AMENDED LEASE TERMS

12. Defendant submitted a duly executed amended lease agreement, returned in original form, which modified:

- The payor designation,
- The handling of utilities through a customary account,
- And clarified obligations.

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CLERK OF COURT  
SPARTANBURG COUNTY  
ALMY VA COX

FILED

13. Said amended lease was accepted through continued performance and acceptance of rent by the leasing office, thereby binding the parties.

14. Any attempt to now alter or evade those amendments constitutes an act of bad faith and breach of equity.

---

#### V. RETALIATORY ACTION AND DUPLICATE FILINGS

15. The current filing is the second eviction attempt initiated within a narrow time frame, in a pattern of retaliation and harassment.

16. This eviction was filed while disputes remain unresolved and while Plaintiff has failed to formally rebut or reject contractual amendments.

17. Such conduct constitutes abuse of process and retaliatory intent, particularly as it targets a residential unit known to house minor dependents.

---

#### VI. FEE SCHEDULE AND ESCROW DEMAND

18. Defendant previously issued notice of a Fee Schedule as Attorney-in-Fact, assessing \$5,000 per occurrence per individual involved in any wrongful eviction attempt.

19. Defendant now formally demands that any award or damages owed include funds to be placed into escrow or minor constructive trust for the benefit of the harmed minor dependents:

Z.M., M.M., and P.B.

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SPARMIAN URBG COUNTY  
MAY W. COX

20. Failure to recognize the psychological and material harm caused to these minors would be an injustice.

—

#### VII. EVASION OF PROCESS BY PLAINTIFF'S AGENTS

21. Defendant affirms that while Plaintiff purports to serve process on Defendant, agents and representatives of the Plaintiff—particularly on-site property management—have actively evaded lawful service of process from Defendant in prior matters.

22. Defendant has evidence that key representatives, including the designated property manager, have refused to accept certified mail, dodged formal service attempts, and ignored repeated good faith efforts at communication.

23. Such conduct constitutes unclean hands, undermines their credibility, and forms grounds for equitable estoppel and sanctions for abusing court process while avoiding lawful counter-process.

24. Plaintiff's eviction attempt should be barred until such time as they cure their own procedural failures and appear with clean hands before this Court.

—

#### VIII. UNREPAIRED CONDITIONS AND HABITABILITY VIOLATIONS

25. Defendant reported multiple unresolved maintenance issues within days of move-in, including an unfixed front door, malfunctioning refrigerator, leaking kitchen sprayer, and running toilets.

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SPARTANBURG COUNTY  
ARLYN COX

26. The reported toilet issue led to overflow and flooding in the upstairs bathroom, which was neither inspected nor addressed by Plaintiff or its agents. No assistance or cleanup was offered.

27. These conditions created unsafe and unsanitary living circumstances, particularly harmful to the well-being of the minor residents.

28. Defendant also notes that a \$250 money order provided at move-in was only partially documented by Plaintiff as \$200, prompting lease redress and amendment notices.

29. Despite emailing the property manager requesting pickup of official legal documents notified as delivered by USPS, Plaintiff's agents failed to retrieve or respond. To date, the certified documents have not been returned by the postal service, suggesting willful evasion.

--

#### IX. REQUEST FOR FINANCIAL TRANSPARENCY AND SUBSIDY ACCOUNTABILITY

30. Upon information and belief, Plaintiff and/or its agents receive federal subsidies in connection with this residential lease, thereby subjecting their operations to additional public accountability and fiduciary oversight.

31. Defendant made multiple written requests for clarification regarding the financial framework, subsidy designation, and source of funding applied to the unit. No clear or consistent information has been provided.

32. Furthermore, a \$250 money order submitted by Defendant at move-in was only partially recorded by Plaintiff as \$200, raising concern of misaccounting or misuse of tenant funds.

33. In light of these discrepancies, Defendant issued lawful amendments to the lease to correct the record, designate proper payor responsibilities, and secure the contract against further

mishandling. These amendments remain unrebutted, unaltered, and unreturned, and are binding by performance.

#### X. MANAGEMENT NEGLIGENCE AND RETALIATION AFTER SAFETY COMPLAINT

34. Defendant further reports that despite multiple maintenance requests—including for unfixed doors, leaking toilets, and faulty appliances—management consistently failed to make timely repairs or provide scheduled access for inspections or service.

35. On one occasion where repairs were attempted, Defendant and her minor dependents were made to feel deeply uncomfortable by the conduct of the assigned maintenance man.

36. Upon notifying the property manager of these concerns, including a request that an alternative technician be assigned, Defendant was told that the individual “was a part of the community and she could not do anything,” regardless of tenant discomfort.

37. Since raising this safety and professionalism concern, no further maintenance has been performed, including outstanding work orders for unresolved flooding, electrical, and structural issues.

38. Defendant asserts that this failure amounts to retaliatory neglect and intentional disregard of habitability standards.

39. While the property manager is responsible for the oversight of over 100 residential units and has failed to produce any verifiable schedule or system for responding to tenant maintenance requests, she has nevertheless demonstrated the ability to swiftly coordinate and initiate eviction filings against this Defendant.

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40. This raises the clear implication that administrative resources are selectively used—not to preserve habitability or protect tenant safety, but to retaliate against those who raise valid complaints or assert legal rights.

—

## XI. CORPORATE MISREPRESENTATION AND LACK OF DBA FILING

41. Defendant further asserts that the name ‘Westwood Townhomes’ is not a legally registered entity, nor is it a registered trade name (DBA) authorized to conduct business in the State of South Carolina.

42. Upon investigation, the only active and registered legal entity connected to the subject premises is NEW WESTWOOD APARTMENTS, LLC, which is in good standing with the South Carolina Secretary of State.

43. Despite this, Plaintiff executed a lease and issued legal eviction correspondence under names such as ‘Westwood Townhomes,’ and ‘Westwood Townhouses,’ — none of which appear in the Secretary of State’s business registry as active or DBA-authorized entities.

44. Furthermore, the lease presented to Defendant lists a registered agent—CMI—who does not match the agent listed for NEW WESTWOOD APARTMENTS, LLC, which is Joseph P. Wilczewski of 7700 Trenholm Road, Columbia, SC. After sending notices to the referenced Agent in the lease we received documentation stating we erred process of service by listing the wrong entity. The correct entity is Paracorp Incorporated of Ohio.

45. This misalignment between entity names, registered agents, and public-facing documentation constitutes deliberate concealment of the real party in interest, obstructs lawful notice, and invalidates the lease’s enforceability under South Carolina corporate and procedural law.

46. As such, Plaintiff has no standing to initiate this action, and the lease must be deemed void or unenforceable due to misrepresentation and failure to disclose the true controlling entity.

—

**XII. STATEMENT OF FACTS: DELAYED POSSESSION AND TEMPORARY LODGING EXPENSE**

47. Defendant entered into a lease agreement with the Plaintiff or Plaintiff's agents on or about June 8, 2025. However, despite the executed lease, the keys to the premises were not made available until June 10, 2025, constituting a 48-hour delay in delivery of lawful possession.

Due to this breach, Defendant was left without access to the property and was forced to obtain hotel accommodations for herself and her children. This expense was an unavoidable consequence of the landlord's failure to deliver the leased unit in a timely manner. The hotel invoice documenting this stay is attached as Exhibit S and incorporated herein.

Defendant asserts that this delay directly contradicts the duty to tender possession and undermines any presumption of abandonment or tenant default. Rather, it reflects the Plaintiff's failure to perform timely under the contract and supports Defendant's position that key delivery and occupancy were delayed through no fault of her own.

—

**XIII. AFFIRMATIVE DEFENSE: BREACH OF LEASE BY LANDLORD**

Defendant asserts that the Plaintiff or Plaintiff's agents materially breached the lease agreement by failing to deliver possession of the premises on the agreed-upon start date. Although the lease

SPARTANBURG COUNTY  
CLERK OF COURT  
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was executed on or about June 8, 2025, Plaintiff did not provide access or keys to the leased unit until June 10, 2025.

This failure to timely tender possession denied Defendant the benefit of the agreement and forced her to incur temporary housing expenses. As a result, Plaintiff's performance under the contract was deficient, and the Defendant's right to possession and quiet enjoyment was obstructed from the outset.

This breach rebuts any allegations of tenant abandonment, default, or non-performance. The attached Exhibit S provides documentary proof of damages sustained by the Defendant due to this breach.

—

#### PRAAYER FOR RELIEF

WHEREFORE, Defendant respectfully requests:

1. That this action be dismissed with prejudice for failure to name a proper Plaintiff and for improper service;
2. That sanctions be considered for duplicate, retaliatory, and abusive filings;
3. That all attempted charges and arrears be offset by applicable performance and tender;
4. That the Fee Schedule be recognized and enforced;

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SPARTANBURG COUNTY  
MAYNOR COX

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6. That this Court take judicial notice of evasion of process by Plaintiff's agents and issue a finding of unclean hands;

7. That the Court acknowledge that Defendant has sustained damages no less than \$5,000 as a result of Plaintiff's wrongful eviction filings, corporate misrepresentation, and emotional harm to minor residents, and that Defendant reserves the right to pursue further redress in a court of proper jurisdiction;

8. And for such other and further relief as the Court deems just and proper.

Respectfully submitted,

*McIntyre, Sylecia T / Agent*

Sylecia McIntyre

Defendant, pro se

1855 E Main St, Ste 14-219

Spartanburg, SC 29307

Phone: (803) 662-8281

Email: errosarrow@gmail.com

Date: July 22, 2025

---

CERTIFICATE OF SERVICE

FILED  
2025 AUG 22 AM 9:56  
CLERK OF COURT  
SPARTANBURG COUNTY  
SOUTH CAROLINA

CERTIFICATE OF SERVICE

I, Sylecia McIntyre, certify that I have served a copy of the foregoing Answer and Motion to Dismiss to the Plaintiff or Plaintiff's representative as follows:

By hand delivery or certified mail to:

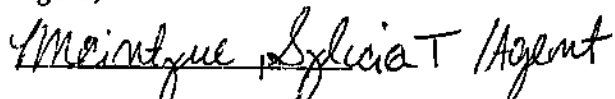
Westwood Townhomes  
c/o On-Site Premises Property Management  
925 Wesley Ct  
Boiling Springs, SC 29316

and/or

CMI, c/o CT Corporation (Registered Agent)  
2 Office Park Court, Suite 103  
Columbia, South Carolina 29223

Date of Service: July 22, 2025

Signed,

  
Sylecia McIntyre, Pro Se

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2025 AUG 22 AM 9:56  
CLERK OF COURT  
SPARTANBURG COUNTY  
JIM W. COX

## EXHIBIT INDEX

Filed in Support of Plaintiff's Complaint

The following Exhibits are submitted in support of Plaintiff's Complaint to demonstrate material facts and documentary evidence relevant to the claims raised herein. Each exhibit corresponds to specific factual allegations within the Complaint and supports Plaintiff's request for relief.

Exhibit	Title / Description
Exhibit A	Spartanburg County Civil Cover Sheet for eviction action filed under the name "Westwood Townhomes"
Exhibit B	First page of Lease Agreement showing: (1) Entity listed as "Westwood Townhouses" and (2) Registered Agent listed as CMI
Exhibit C	Lease provision listing the Security Deposit as \$200
Exhibit D	Copy of actual Money Order tendered for deposit in the amount of \$250
Exhibit E	Spartanburg County Tax Assessor printout showing titled owner as New Westwood Apartments LLC
Exhibit F	South Carolina Secretary of State printout showing New Westwood Apartments LLC in good standing, though not listed on lease
Exhibit G	Westwood Apartments LLC — Dissolution record filed with South Carolina Secretary of State
Exhibit H	Spartanburg County Register of Deeds search — No active DBA exists for "Westwood Townhomes"
Exhibit I	CAHEC Management Inc. — Authority to transact business in SC (foreign entity incorporated in North Carolina, with a Columbia SC address)
Exhibit J	Dissolution documentation for Westwood Townhouses
Exhibit K	Westwood Townhomes LLC — Registered Agent record not affiliated with the property or lease entity
Exhibit L	South Carolina SOS printout for Westwood Apartment Investors — a foreign company in good standing (Ohio)
Exhibit M	USPS Proof — Rejected service of process when mailed to the Registered Agent listed on the face of the lease

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Exhibit N	Notice from Property Manager demanding \$395 rent with no itemization, variance from agreed lease amount
Exhibit O	July 2nd Email from Defendant to Plaintiff acknowledging USPS mail delivery
Exhibit P	USPS Notice that certified mail was never picked up, delivered, or claimed, now marked as returned to sender
Exhibit Q	All returned USPS Green Cards addressed to the Registered Agent listed on the lease
Exhibit R	USPS Green Cards and Certificates of Mailing sent to the on-site Property Manager prior to initiation of eviction
Exhibit S	Hotel Receipts incurred by Plaintiff due to delayed possession of leased unit (June 8-10)

**CERTIFICATION**

I, the undersigned, certify under penalty of perjury that the foregoing Exhibits are true and correct to the best of my knowledge and belief and are submitted in good faith to support the allegations made in this Complaint.

Date: 7-22-2025

Respectfully submitted,

~~[Signature Block]~~ *McIntyre, Special Agent*

~~[Name of Plaintiff, styled appropriately]~~

2025 AUG 22 AM 9:56  
 CLERK OF COURT  
 SPARTANBURG COUNTY  
 / JIM W. COX

FILED

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

Westwood Townhomes

2025CV4210301403  
CIVIL CASE NUMBER  
MAGISTRATE'S COURT

RULE TO VACATE OR SHOW CAUSE (EVICTION)

EXHIBIT A

Phone:

PLAINTIFF(S)

Vs

Sylecia McIntyre & All Others  
925 Wesley Ct #028  
Boiling Springs, SC 29316

Phone:

DEFENDANT(S)

TO Sylecia McIntyre & All Others : Westwood Townhomes is asking this Court to evict you from the property located at 925 Wesley Ct #028 Boiling Springs, SC 29316 because they claim that:

You have failed to pay rent when due or demanded in the amount of \$450.00.

The terms of your tenancy or occupancy have ended.

You have violated the terms or conditions of your lease by:

You the defendant(s) and lessee(s) of the premises listed at the address listed above, and all others, are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR contact the:

Spartanburg Magistrate Region #2

4224 Hwy 9

Boiling Springs, SC 29316

(864) 274-6269, FAX 8642746275

SEE NEXT PAGE FOR COURT DATE

within ten (10) days of receiving this notice, for the purpose of scheduling a hearing to show why you should not be evicted from these premises.

FAILURE TO VACATE THE PREMISES OR RESPOND WITHIN TEN (10) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT. Spartanburg Magistrate Court 2

07/17/2025

Judge, Spartanburg Magistrate Region #2

Personally appeared before me, the undersigned deponent, being duly sworn, says s/he is a person over 18 years of age, not a party or attorney in this action and s/he to serve the Rule to Vacate or Show Cause on Sylecia McIntyre & All Others on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. 7/19/25	2:15	SL		
2. _____	_____	_____	SETTLED/DATE _____	VACANT/DATE _____
3. _____	_____	_____		

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

Sworn to and subscribed before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC OR JUDGE

SIGNATURE OF SERVER

ON 7/17/25 I DEPOSITED IN THE UNITED STATES MAIL IN AN ENVELOPE ADDRESSED TO THE DEFENDANT(S) ABOVE WITH FIRST CLASS POSTAGE AFFIXED THERETO, A COPY OF THIS DOCUMENT.

MAGISTRATE'S CLERK

2025 AUG 22 AM 9:56  
CLERK OF COURT  
SPARTANBURG COUNTY  
A.Y.W. COX

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Copy

Mr. Clarence - maintenance

\* (804) 565-6395 \*

CAHEC MANAGEMENT, INC.  
PO BOX 23589  
COLUMBIA, SOUTH CAROLINA 29224-3589  
(803) 788-3800

Exhibit B

STATE OF SOUTH CAROLINA  
COUNTY OF Spartanburg  
LEASE AGREEMENT RD 515 APPROVED - (Revised September 2020)

THIS LEASE AGREEMENT (this "Lease") is made and entered into this date of 06-08-2025  
by and between Westwood Townhouses ("Landlord"), whose mailing  
address is 925 Wesley Court #1 Boiling Springs, SC 29316 (Mailing Address of Apartment Office), by  
its agent, CAHEC MANAGEMENT, INC., ("CMT") whose address is 7700 Trenholm Road Extension, Columbia  
SC 29223 and Sylecia McIntyre ("Tenant"/"Resident").

Check here is the Community is NOT subject to Low Income Housing Tax Credit and/or Tax Exempt Bond regulations.

1. **PREMISES:** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, Unit 028 ("Unit") in the  
premises known as Westwood Townhouses (Name of Apartments for Unit) located at  
925 Wesley Court; Boiling Springs, SC 29316 (Physical Address of Unit, also known as  
"Community").

2. **NONDISCRIMINATION:** The Community is part of a property financed by the Rural Housing Service, which is part of  
the USDA Rural Development (hereafter called "RHS" or the "Agency"). The Agency has the right to further verify information  
provided by the applicant/Tenant. The Community is also subject to nondiscrimination provisions of Title VI of the Civil Rights Act  
of 1964, Title VIII of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975 and  
the Americans with Disabilities Act. Complaints may be directed to the Administrator, RHS, USDA, Washington, DC 20250.  
However, complaints of Fair Housing violations may be sent directly to the Secretary of Housing and Urban Development,  
Washington, DC 20410. In accordance with Federal civil rights law and USDA civil rights regulations and policies, Landlord is  
prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression),  
sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political  
beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all  
bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Complaints may also be  
directed to Landlord by contacting the site manager, either in writing or in person, or by writing to CMI, Post Office Box 23589,  
Columbia, SC 29224. The site manager can be contacted at his/her address of 925 Wesley Court #1 Boiling Springs, SC 29316  
(property's office address); his/her phone number is (864) 578-8672 (office phone number); his/her email is  
westwood@boyd-mail.com (office email). CMI is the entity authorized to act for and on behalf of the Owner for  
purposes of service of process and receiving and receipting for demands and notice. (The name and address of the Registered Agent  
for CMI, CT Corporation, 2 Office Park Ct., Suite 103, Columbia, South Carolina 29223).

June 8, 2025 KN [Signature]

3. **TERM:** The term of this Lease shall be for one (1) year and shall commence on June 08, 2025, and end at  
12:00 noon on June 30, 2026, unless terminated as hereafter provided. This Lease is renewable for successive terms  
of one (1) year by written agreement signed by all parties and attached to this Lease unless Tenant is subject to  
termination according to 7 CFR 3560.158 and 7 CFR 7 3560.159, or otherwise. The initial term and any successive  
terms are referred to as the "Term."

4. **RENT:** Tenant covenants to pay Landlord rent of \$ 631.00 per month, payable in advance on or before the first  
day of every month, the first and last month's rent to be prorated if applicable. The rent is  
payable at Westwood Townhouses (name of property), or as Tenant may be advised  
from time to time by Landlord by written notice. Tenant covenants to pay a ten (\$10.00) dollar late penalty if Landlord  
does not receive rent from Tenant on or before the tenth (10th) day of each month. IF RENT IS NOT PAID BY  
THE TENTH (10th) OF EACH MONTH, LANDLORD MAY, AT ITS SOLE OPTION, TERMINATE THIS  
LEASE AND HAVE SERVED AN EVICTION NOTICE IF REQUIRED OR DESIRED AND TAKE  
OTHER APPROPRIATE LEGAL ACTION. Rent shall not be deemed received unless honored by the institution upon  
which the check is drawn. Landlord may collect a fee in accordance with state law on any check that is not honored for  
payment and all future payments will be made by money order. Any and all other amounts Tenant may owe to Landlord from  
time to time pursuant to the terms of this Lease shall be deemed additional rent.

NOTICE TO TENANT: IF TENANT DOES NOT PAY RENT BY THE 10TH, LANDLORD CAN START TO HAVE  
TENANT EVICTED AND MAY TERMINATE THIS LEASE, AS THIS CONSTITUTES WRITTEN NOTICE IN  
CONSPICUOUS LANGUAGE IN THIS LEASE OF LANDLORD'S INTENTION TO TERMINATE AND PROCEED  
WITH EVICTION. TENANT WILL RECEIVE NO OTHER WRITTEN NOTICE AS LONG AS TENANT  
REMAINS IN THIS UNIT. THIS IS YOUR NOTICE.

2025 AUG 22 AM 9:56

FILED

Exhibit C

5. SECURITY DEPOSIT:

(a) Tenant hereby deposits \$ 200.00 as security hereunder. The deposit shall not exceed an amount equal to the net Tenant contribution for one month or basic rent, whichever is greater. Any refund of the security deposit shall be in accordance with Paragraph 5(b) below. All security deposits for this Community are held in a separate escrow account at FIRST CITIZENS (bank) in COLUMBIA (city), SC (state).

(b) Tenant acknowledges that, prior to tendering the security deposit, Tenant was presented with a comprehensive list of damages to the Unit, and was given the ability to inspect the Unit prior to occupancy to determine the accuracy of the list of damages. Within three (3) days after Tenant vacates the Unit, Landlord shall inspect the Unit and compile a comprehensive list of damages during Tenant's occupancy, which shall be the basis for any charge against the security deposit. Within thirty (30) days after termination of this Lease or Tenant vacates the Unit, whichever occurs last, Landlord shall return the security deposit to Tenant, less any amount deducted as permitted herein, to the last known address of Tenant via first class mail. If Landlord retains any or all of the security deposit, Landlord shall provide Tenant with a written statement listing the exact reasons for the retention. Landlord may retain the security deposit and apply it to items including, but not necessarily limited to the following:

- i. Any past-due rent or late fees owed by Tenant to Landlord.
- ii. Any funds expended by Landlord to place or maintain the Unit in the same condition as the Unit was in on the initial date of occupancy by Tenant, reasonable wear and tear excepted. If the amount of Tenant's security deposit is not sufficient to cover the cost of repairs, Tenant agrees to promptly reimburse Landlord for costs in excess of the original security deposit.
- iii. Unpaid utility charges or other bills incurred as a result of Tenant's occupancy.
- iv. Any breach or default by Tenant resulting in an uncured Lease violation.
- v. Costs for removing Tenant's personal property after Landlord obtains a writ of ejectment against Tenant.
- vi. Cost of replacing keys not returned at move-out.

Tenant acknowledges it is Tenant's responsibility to provide Landlord an accurate forwarding address. If the letter containing the security deposit refund is returned to Landlord undelivered and if Landlord is unable to locate Tenant after reasonable effort, then Landlord has no further duty, responsibility, nor liability as to the security deposit refund.

6. USE:

(a) The Unit shall be used for residential purposes only and shall be occupied only by Tenant and any persons listed in Paragraph 7 of this Lease. Tenant shall be responsible for maintaining the Unit in a clean, healthy, safe, and attractive condition, including the interior of the Unit itself and any adjoining patios, porches, or balconies. Tenant shall not permit the Unit to be used for any purpose which will injure the reputation of the Community. Tenant shall not use or permit anything upon the Unit or Community which will invalidate the insurance on the Community or increase the rate thereof.

(b) Tenant and members of Tenant's household or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including employees of the Owner's agent) in or near the Community; disturbing the Community business operations; engaging in or threatening violence; using or displaying firearms, BB guns, pellet guns, knives, slingshots, firecrackers and/or any comparable weapons or noise-makers within the Community; storing anything in closets having gas appliances; tampering with utilities or telecommunications, bringing hazardous materials into the Community; or injuring the Community's reputation by making bad faith allegations to others.

(c) It is understood that the use, possession, manufacture, sale, or distribution of an illegal controlled substance (as defined by local, state, or Federal law) while in or on any part of this Community is an illegal act. It is further understood that such action is a material Lease violation. Such violations (hereafter called a "drug violation") may be evidenced upon the admission to or conviction of a drug violation.

(d) It is further understood that domestic violence will not be tolerated on Rural Housing properties, and such action is a material Lease violation. All perpetrators will be evicted, while the victim and other household occupants may remain in the Unit in accordance with eligibility requirements.

(e) Landlord may require any Tenant or other adult member of the Tenant household occupying the Unit (or other adult or non-adult person outside the Tenant household who is using the Unit) who commits a drug violation or domestic violence to vacate the Unit permanently, within time frames set by Landlord, and not thereafter enter upon the Community or the Unit without Landlord's prior consent as a condition for continued occupancy by other members of the Tenant household. Landlord may deny consent for entry unless the person agrees to not commit a drug violation or domestic violence in the future and is either actively participating in a counseling or recovery program, complying with court orders related to a drug violation or domestic violence, or has completed a counseling or recovery program.

Landlord may require any Tenant to show evidence that any non-adult member of the Tenant household occupying the Unit, who committed a drug violation or domestic violence, agrees to not commit a drug violation or domestic violence in the future, and to show evidence that the person is either actively seeking or receiving assistance through a counseling or recovery program, complying with court orders related to a drug violation or domestic violence, or has completed a counseling or recovery program within time frames specified by Landlord as a condition for continued occupancy in the Unit. Should a further drug violation or domestic violence be committed by any non-adult person occupying the Unit, Landlord may require the person to be severed from Tenancy as a condition for continued occupancy by Tenant.

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SPARTAN

Exhibit D

# Exhibit

UP

**INTERNATIONAL MONEY ORDER**  
PO Box 8624 Greenville, SC 29604  
(864) 233-5421

**LIMITED RECOURSE:** This Money Order will not be paid if it has been forged, altered, is a copy or stolen and in that event recourse shall be had only against the Endorser. The issuer of this Money Order shall not be liable for any loss or recourse if the holder or any person accepting this Money Order should accept it from those known to them and against whom they have effective recourse. If the holder or any person accepting this Money Order should accept it from those known to them and against whom they have effective recourse, they shall be deemed to have accepted it from those known to them and against whom they have effective recourse. There is an administrative service charge to trace a Money Order. Charges may vary.

**SERVICE CHARGE:** If the money order is not used for cashed (presented for payment) within six (6) months of purchase date there will be a non-refundable administrative service charge, where permitted by law. The administrative service charge will be deducted from the face value shown on the money order. The administrative service charge shall be a monthly charge equal to 2% of the face value shown on the money order for each month retroactive to the beginning of such six (6) month period, or if lower the maximum amount permitted by law. The administrative charge assessed at the end of the six (6) month period shall be applied retroactive to the date of purchase.

Date: 6/8/2025 Account #: 7545

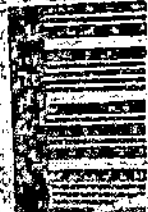
Check #: 9162050943

Amount: \$250.00 Fee: 1.49

Pay To The Order Of: \_\_\_\_\_

Memo: \_\_\_\_\_

MONEY ORDER RECEIPT - NON-NEGOTIABLE



048

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SPARTANBURG COUNTY  
AMY W. COX

**Summary**

Parcel ID 2-44-06-041.06  
 Account # 43239  
 Millage Group 2F00 - 2SSBSF - 5D2/SPARTANBURG SANITARY SEWER/BOILINGSPGSFIRE  
 Land Size 5 AC  
 Utilities PUBLIC WATER,SEPTIC  
 Fire District BSF  
 Site Conditions PAVED  
 Location Address 925 WESLEY CT  
 BOILING SPRINGS 29316  
 Legal Description N SIDE WESLEY ST & W SIDE FAIRDALE DR PB 90-395  
 (Note: Not to be used on legal documents)  
 Neighborhood C001  
 Property Usage Non-Qualified Regular Commercial Improved (6RGC)

**Owners**

NEW WESTWOOD APARTMENTS LLC  
 7700 TRENHOLM RD  
 COLUMBIA SC 29223

**Valuations**

	2024	2023	2022	2021
Market Land Value	\$417,500	\$417,500	\$373,100	\$373,100
+ Market Improvement Value	\$1,152,800	\$1,152,800	\$991,400	\$991,400
+ Market Misc Value	\$24,100	\$24,100	\$22,000	\$22,000
= Total Market Value	\$1,594,400	\$1,594,400	\$1,386,500	\$1,386,500
Taxable Land Value	\$243,104	\$243,104	\$217,240	\$217,240
+ Taxable Improvement Value	\$671,258	\$671,258	\$577,250	\$577,250
+ Taxable Misc Value	\$14,033	\$14,033	\$12,810	\$12,810
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$928,395	\$928,395	\$807,300	\$807,300
Assessed Land Value	\$14,586	\$14,586	\$13,034	\$13,034
+ Assessed Improvement Value	\$40,275	\$40,275	\$34,635	\$34,635
+ Assessed Misc Value	\$842	\$842	\$769	\$769
= Total Assessed Value	\$55,703	\$55,703	\$48,438	\$48,438

\*This parcel is subject to the value cap

**Fees**

Assessment	Units	Amount
Land Fill Yes	52	\$4,368.00

**Land**

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% COMM IMPV (6RGC)	5.00	Acre	ACRE	0	0
6% COMM IMPV (6RGC)	174,240.00	Square Foot	SQ FT	0	0

**Commercial Buildings**

Style General Office / 30  
 Gross Sq Ft 1,316  
 Finished Sq Ft 1,226  
 Perimeter 204  
 Stories 1  
 Interior Walls DRYWALL  
 Exterior Walls BRICK  
 Quality D (D)  
 Roof Type DOUBLE PITCH  
 Roof Material COMP SHINGLE  
 Exterior Wall 1 BRICK  
 Exterior Wall 2  
 Foundation CONT FOOT  
 Interior Finish DRYWALL  
 Ground Floor Area  
 Floor Cover CARPET with 50% VINYL  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type CENTRAL HEAT with 0% AIR COND  
 Year Built 1984  
 Year Remodeled 0

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 AMY W. COX

# Business Entities Online

File, Search, and Retrieve Documents Electronically

Exhibit 7

## NEW WESTWOOD APARTMENTS, LLC

### Corporate Information

Entity Id: 00756071

Entity Type: Limited Liability Company

Status: Good Standing

Domestic/Foreign: Domestic

Incorporated State: South Carolina

### Important Dates

Effective Date: 05/12/2008

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

### Registered Agent

Agent: JOSEPH P. WILCZEWSKI

Address: 7700 TRENHOLM ROAD  
COLUMBIA, South Carolina 29223

### Official Documents On File

Filing Type	Filing Date
Organization	05/12/2008

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# Business Entities Online

File, Search, and Retrieve Documents Electronically

Exhibit G

## WESTWOOD APARTMENTS, LLC

### Corporate Information

Entity Id: 00248447

Entity Type: Limited Liability Company

Status: Dissolved

Domestic/Foreign: Domestic

Incorporated State: South Carolina

### Important Dates

Effective Date: 11/09/1995

Expiration Date: N/A

Term End Date: 12/31/2060

Dissolved Date: 11/30/2016

### Registered Agent

Agent: C T CORPORATION SYSTEM

Address: 2 OFFICE PARK COURT SUITE 103  
COLUMBIA, South Carolina 29223

### Official Documents On File

Filing Type	Filing Date
Dissolution	11/30/2016
Amendment	07/28/2010
Change of Agent or Office	05/06/2010
Change of Agent or Office	09/29/2004
LLC Annual Reports	04/20/2004
LLC Annual Reports	04/18/2003
LLC Annual Reports	05/28/2002
Amendment	05/16/2001
LLC Annual Reports	09/29/1998
Organization	11/09/1995

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 CHARLESTON COUNTY  
 J. W. COX

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Name	Search Type	Party Type	Date Range	Category
WESTWOOD TOWNHOMES	STANDARD	BOTH	-	ALL, CHARTERS, DEEDS, LIENS, MORTGAGES, PLATS, UCC FINANCING STATEMENTS,

[Pick List](#) - Record Count:  
[Show Records](#) [Select All](#) [Undo Sorting](#) [Print All](#) [Print Screen](#)  
 - Show 100 entries  
 Search:  
 Showing 0 to 0 of 0 entries  
 No data available in table

Select Name Count

Exhibit H

[First](#) [Previous](#) [Next](#) [Last](#)
Show Rec

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 AMY W. COX

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# Business Entities Online

File, Search, and Retrieve Documents Electronically

Exhibit I

## CAHEC Management, Inc.

### Corporate Information

Entity Id: 01017632

Entity Type: Nonprofit

Status: Good Standing

Domestic/Foreign: Foreign

Incorporated State: North Carolina

### Important Dates

Effective Date: 03/10/2020

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

### Registered Agent

Agent: CT Corporation

Address: 2 Office Park Ct., Suite 103  
Columbia, South Carolina 29223

### Official Documents On File

Filing Type	Filing Date
Application for a Certificate of Authority to Transact Business	03/10/2020

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# Business Entities Online

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Exhibit J

## WESTWOOD TOWNHOUSES, A LIMITED PARTNERSHIP

### Corporate Information

Entity Id: 00371618

Entity Type: Limited Partnership

Status: Dissolved

Domestic/Foreign: Domestic

Incorporated State: South Carolina

### Important Dates

Effective Date: 01/25/1983

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: 12/01/2015

### Registered Agent

Agent: DARNALL W BOYD

Address: 7700 TRENHOLM RD  
COLUMBIA, South Carolina 29223

### Official Documents On File

Filing Type	Filing Date
Dissolution	12/01/2015
Change of Agent or Office	06/06/2000
Amendment	11/19/1985
LP Certificate	01/25/1983

For filing questions please contact us at 803-734-2158

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# Business Entities Online

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Exhibit 15

## The Westwood Townhomes LLC

### Corporate Information

Entity Id: 01065242

Entity Type: Limited Liability Company

Status: Good Standing

Domestic/Foreign: Domestic

Incorporated State: South Carolina

### Important Dates

Effective Date: 10/16/2020

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

### Registered Agent

Agent: Simpson Z. Fant

Address: Parker Poe Adams & Bernstein LLP, 1201 Main  
Street, Suite 1450  
Columbia, South Carolina 29201

### Official Documents On File

Filing Type	Filing Date
Articles of Organization	10/16/2020

For filing questions please contact us at 803-734-2158

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# Business Entities Online

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Exhibit L

## WESTWOOD APARTMENTS INVESTORS, LLC

### Corporate Information

Entity Id: 00447771

Entity Type: Limited Liability Company

Status: Good Standing

Domestic/Foreign: Foreign

Incorporated State: Ohio

### Important Dates

Effective Date: 08/11/2006

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

### Registered Agent

Agent: PARACORP INCORPORATED

Address: 2 OFFICE PARK COURT, SUITE 103  
COLUMBIA, South Carolina 2922

### Official Documents On File

Filing Type	Filing Date
Change of Agent or Office	10/25/2013
Change of Agent or Office	02/03/2009
Authority	08/11/2006

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SPARTANBURG COUNTY  
J. Y. W. COX

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June 20, 2025

**Notice of Rejected Service of Process – Log# 549418637**

Agent Served: C T Corporation  
Party Served: CMI  
Jurisdiction Served: South Carolina  
Date of Service: June 20, 2025  
Title of Action: Re: Sylecia McIntyre // To: CMI  
Case No.

Dear Sir/Madam:

We have received documents from you in the above-referenced matter, but we are not able to forward the documents to any party due to the reason indicated below.

- Not Agent: According to our records and/or the records of the Secretary of State, we are not the registered agent for the party you are attempting to serve.
- Documents Do Not Correctly Identify the Intended Recipient: The name of the party that you are trying to serve appears to be incomplete and/or there are other errors in how you have identified the party that you are trying to serve. Our company is the registered agent for service of process for hundreds of thousands of entities, and because of your errors in identifying the party that you are trying to serve, we are unable to determine the identity of the party that you are attempting to serve.
- Inactive Entity: The entity that you are attempting to serve is either discontinued on our records and/or inactive with the Secretary of State. Accordingly, we no longer have any active agreement with the entity to operate as its registered agent for service of process, and we no longer have current delivery instructions on file.

To be clear, for the aforementioned reason(s), we have not been able to forward the documents that you are attempting to serve to any party. We are writing this letter to you so that you can take action to address the problems that we have identified. If you do not correct the errors identified herein, the party you are trying to serve will not receive notice of these documents.

Please email [SOPInquiries@wolterskluwer.com](mailto:SOPInquiries@wolterskluwer.com) if you believe that you have received this letter in error or if you need further assistance.

**(Returned To)**

Sylecia McIntyre  
1855 E Main St, Ste 14-219,  
Spartanburg, SC 29307

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SPARTANBURG COUNTY  
AMY M. COX



Exhibit: N

### Notice to Resident - Past Due Rent

Date: 07/10/2025

Tenant Name:	<u>Sylecia McIntyre</u>
Unit:	<u>028</u>

Dear Sylecia McIntyre :

In accordance with the provisions of your lease, you are hereby notified that you have failed to pay rent by the due date. As of today's date, you owe:

<u>\$395.00</u>	for	<u>July rent</u>
<u>\$10.00</u>	for	<u>late fee</u>
<u>\$</u>	for	<u></u>

Total due as of today: \$405.00

You must pay the full amount by 07/10/2025 . Other charges may be added in accordance with the provisions of your lease. If you have not corrected this violation by the above date, you are advised that we may terminate your lease agreement by bringing forth judicial action at which time you may present a defense.

Prior to the above date, you may request an informal meeting to discuss this violation.

Sincerely,

Keisha Norris

Manager  
Westwood Townhouses \_\_\_\_\_ Apartments

Address: 925 Wesley Ct. B. Springs, SC 29316

Telephone: 864-578-8672

Fax: 864-578-8672

Email: westwood@cahecmanagement.com

For the hearing impaired TDD relay #: 711

Cc: Resident file



"This institution is an equal opportunity provider."

CLERK OF COURT  
SPARTANBURG COUNTY  
MAY 14, 2025  
2:56 PM

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Exhibit 0

**Notice of Record Entry: Property Condition and Financial Handling**

message

Sylecia McIntyre <syleciamcintyre@gmail.com>  
Westwood Townhouses <westwood@cahecmanagement.com>

Wed, Jul 2, 2025 at 12:03 PM

Hi Ms. Keisha,

Thank you for your response.

I understand that you're currently unable to send the lease documents via email. In the future, I do kindly request reasonable time to review any paperwork prior to signing—especially if revisions or updates have been made. This helps ensure a clear meeting of the minds and prevents the need for any post-signature corrections.

I thought you mentioned you would be in the office until 5, so I assumed we'd have enough time to review everything together. If that's not the case, I'm more than willing to come in on another day when there's a bit more flexibility and neither of us has to feel rushed.

Regarding the refrigerator, I appreciate the work order being submitted. As a reminder, the damage was already present upon move-in. During the maintenance visit to inspect the roof, I pointed out the material deficiencies—specifically the broken door panel and visible tape holding components together. I'm glad this has been acknowledged and that maintenance has been contacted.

Additionally, I'd like to follow up on the certified letter that was delivered to your office last week. USPS tracking shows that a delivery receipt was left, and the item is currently being held for pickup. Would you or someone from your team be able to retrieve it? The contents are time-sensitive and relate directly to matters we've previously discussed.

Lastly, I appreciate the rent reminder. I'm committed to maintaining timely and transparent communication as a new tenant, and I trust that same standard will be upheld with respect to documentation and property condition.

Warmly,  
Sylecia McIntyre  
(Quoted text hidden)

**6 attachments**

-  **image266572.png**  
3 KB
-  **image646716.png**  
3 KB
-  **image223131.png**  
34 KB
-  **image374978.png**  
34 KB
-  **image991931.png**  
34 KB
-  **image940782.png**  
3 KB

ALYVA COX  
SPARTANBURG COUNTY  
CLERK OF COURT

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Tracking Number:

Remove X

9589071052702831061462

Exhibit: P

Copy Add to Informed Delivery

### Latest Update

Your item could not be delivered on July 18, 2025 at 3:07 pm in BOILING SPRINGS, SC 29316. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:

USPS Tracking Plus<sup>®</sup>

### Alert

#### Unclaimed/Being Returned to Sender

BOILING SPRINGS, SC 29316  
July 18, 2025, 3:07 pm

#### Reminder to Schedule Redelivery of your item

July 2, 2025

#### Notice Left (No Authorized Recipient Available)

BOILING SPRINGS, SC 29316  
June 27, 2025, 9:41 am

#### Out for Delivery

BOILING SPRINGS, SC 29316  
June 27, 2025, 6:10 am


#### Arrived at Post Office





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ED  
7 AM 9:56  
CLERK OF COURT  
SPARTANBURG COUNTY  
AMY W. COX

Exhibit Q

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> <i>Sam Johnson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address
1. Article Addressed to:	B. Received by (Printed Name) <i>Sam Johnson</i>
CMI c/o ct corporation 2 office park suite 103 <i>W. Columbia, SC 29223</i>  9590 9402 9527 5069 1295 11	C. Date of Delivery <i>6/30</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label)	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500)
9589 0710 5270 2831 0614 48	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Rec	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> <i>Sam Johnson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address
1. Article Addressed to:	B. Received by (Printed Name) <i>Sam Johnson</i>
CMI, c/o CT Corporation 2 office park suite 103 Columbia, SC 29223  9590 9402 8676 3310 8312 11	C. Date of Delivery <i>7/8</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label)	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500)
9589 0710 5270 3103 2406 91	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Rec	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> <i>Sam Johnson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Address
1. Article Addressed to:	B. Received by (Printed Name) <i>Sam Johnson</i>
Paracorp incorporated or its OWNER CMI 2 office park suite 103 Columbia, South Carolina 29223  9590 9402 8677 3310 0271 58	C. Date of Delivery <i>7/8</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label)	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery (over \$500)
9589 0710 5270 3195 8806 90	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Recel	

AUG 22 AM 9:56  
 SHERIFF'S OFFICE  
 SPARTANBURG COUNTY  
 SHERIFF W. COX

Exhibit B

**SENDER COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Westwood townhomes  
 office manager 925  
 Wesley Court Boiling  
 Springs 29316



9590 9402 8677 3310 0271 63

2. Article Number (transfer from service label)

9589 0710 5270 3195 8806 38

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Address  
 B. Received by (Printed Name)  
 Keisha Davis  
 C. Date of Delivery  
 7/9/2025

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

ed Mail  
 ed Mail Restricted Delivery  
 \$500)

Domestic Return Receipt

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Boiling Springs, SC 29316

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$2.31
Total Postage and Fees	\$11.26

Sent To  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

Postmark Here  
 06/26/2025

0301  
 52

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Keisha Davis  
 Agent  
 Addressee

B. Received by (Printed Name)  
 Keisha Davis  
 C. Date of Delivery  
 7/9/25

b. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

ed Mail  
 ed Mail Restricted Delivery  
 \$500)

Domestic Return Receipt

**COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Westwood townhomes (A)  
 Office manager 925  
 Wesley Court Boiling  
 Springs SC 29316

2. Article Number (transfer from service label)  
 9590 9402 8676 3310 8312 04

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

ed Mail  
 ed Mail Restricted Delivery  
 \$500)

Domestic Return Receipt

2025 AUG 22 AM 9:56

FILED

TRACK STATUS ONLINE  
 Visit [usps.com/tracking](http://usps.com/tracking)  
 text and e-mail alerts available

PURCHASE DETAILS

Qty	Unit	Price
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Hampton Inn and Suites by Hilton - Spartanburg I-26-  
 Westgate Mall, SC  
 801 Spartan Blvd, Spartanburg 29301 US  
 8646992222  
 SPAHS\_Hampton\_Suites@Hilton.com

Date Range: 2025-06-09 - 2025-06-11  
 Tax#/ID# :

Exhibits

**Guest Folio**

Confirmation Number - 53450206

**Primary Guest**

Guest Name: Mcintyre, Sylecia  
 Address: 1855 E main St Ste 14  
 City, State, Zip Code: Spartanburg SC 29307  
 Country: US

**Stay Details**

Check In Date  
 Check Out Date  
 Room  
 Source  
 Guests

**Company Details**

Name: Jun 09, 2025  
 Tax#/ID#: Jun 11, 2025  
 PO Number: KXTO - 323  
 Account Name: OWN HOTEL  
 1/0

**Other Details**

Tax Invoice  
 Tax/Fee: YES  
 Exemption  
 Tax/Fee: Jun 09, 2025  
 Exempt Date  
 Travel Agent  
 IATA  
 Name

Date	Type	Description	Amount
Jun 09, 2025	Charge	GUEST ROOM-Tax Exempted	\$159.00
Jun 10, 2025	Payments	MASTER-0664	(\$174.00)
Jun 10, 2025	Charge	GUEST ROOM-Tax Exempted	\$194.00
Jun 11, 2025	Payments	MASTER-0664	(\$5.50)
Jun 11, 2025	Payments	MASTER-0664	(\$173.50)
Jun 11, 2025	Payments	MASTER-0664	(\$5.50)
Jun 11, 2025	Refunds	MASTER-0664-CREDIT CARD REFUND	\$5.50

Type	Amount
GUEST ROOM	\$353.00
CREDIT CARD	\$353.00
Folio Balance	\$0.00

2025 AUG 22 AM 9:56  
 CLERK OF COURT  
 SPARTANBURG COUNTY  
 M. V. COX

FILED

Check In Time: 01:02 AM  
 Check Out Time: 12:48 PM  
 Reservations hampton.com or +1-800-HAMPTON