

STATE OF SOUTH CAROLINA

COURT OF CIRCUIT

COUNTY OF CLARENDON

THIRD JUDICIAL CIRCUIT

\*\*\*\*\*

RECEIVED

SAMUEL TUCKER COLLINS, JUNIOR )  
Plaintiff, )

Apr 27 2026

versus )

FILE NO:

SC Court of Appeals

WEST PALMETTO HOLDINGS, LLC, )  
Defendant. )

2024-CP-14-00368

\*\*\*\*\*

TRANSCRIPT, Volume 1 of 1

Friday, May 30, 2025

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Friday, May 30, 2025, Civil Session

Honorable Clifton B. Newman, Judge Presiding

Civil Hearing Appeal

APPEARANCES:

FOR THE PLAINTIFF: Mr. Samuel Tucker Collins, Junior  
stcjnetwork@proton.me

FOR THE DEFENDANT: Mr. J. Martin Page, Esq.  
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Samuel Tucker Collins versus West Palmetto Holdings, LLC

1           (The case of Samuel Tucker Collins, Junior vs West  
2           Palmetto Holdings, LLC, File No. 2024-CP-40-0368,  
3           was called for hearing at 10:34 a.m. on Friday,  
4           May 30, 2025. All parties were present.)

5           THE COURT: Okay. So we're going to skip and go  
6           to *Samuel Tucker Collins versus West Palmetto Holdings, LLC*.

7 All right. Samuel Tucker Collins, Junior, he appears to be  
8 pro se versus -- and the defense attorney James Martin Page.

9           MR. COLLINS: Good morning to you, Judge.

10          THE COURT: Good morning.

11          MR. COLLINS: I am Samuel Tucker Collins, Junior.

12 I come before you by special appearance. Standing in the  
13 shoes of subrogation in the exclusive jurisdiction of  
14 equity.

15           I have -- since this trial date had started, I  
16 have made -- all of my files have been submitted in an  
17 exclusive -- exclusive jurisdiction of equity, and today, I  
18 am asking the Court to hear this matter because it is a -- a  
19 trust matter to hear this matter in camera, in chambers,  
20 inter vivos.

21           I have -- I would like to give -- submit to the  
22 Court the exemplified record that I got from this court  
23 signed and certified by the clerk, if you would allow,  
24 before get started?

25          THE COURT: All right. Mr. -- Counselor?

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1 MR. PAGE: Thank you, Your Honor. Mark Page for  
2 the respondent, West Palmetto Holdings. Your Honor, this is  
3 a --

4 MR. COLLINS: Well, Judge, I object --

5 THE COURT: Sir --

6 MR. COLLINS: -- because he has a --

7 THE COURT: Sir, I listened to what you had to  
8 say --

9 MR. COLLINS: Yes, sir.

10 THE COURT: -- and I'm going to listen to what he  
11 has to say --

12 MR. COLLINS: Yes, sir.

13 THE COURT: -- and then I will determine how we  
14 proceed.

15 MR. COLLINS: Yes, sir.

16 THE COURT: Yes, sir.

17 MR. PAGE: Thank you, Your Honor. This is an  
18 appeal arising from an eviction matter. My client, West  
19 Palmetto Holdings is the owner of the property. The Trial  
20 Court found in favor of my client back in August, and  
21 ordered my -- to place my client in possession of it, and he  
22 would ask that you affirm the Trial Court's decision.

23 THE COURT: All right. So I'm looking at a --  
24 what's a notice of appeal, that starts with the maximum.

25 (As read:) Whatever there is a variance between law and

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1 equity, pertaining to the same matter, equity shall prevail.  
2 As subrogee, I hereby invoke my equitable right to  
3 subrogation and substitution to the rights of all creditors,  
4 dash, subrogors.

5 Subrogee does hereby subrogate and substitute to  
6 the above reference of account creditors concerning all  
7 transactions ab initio of the principal debtors.

8 Now, as a matter of course, subrogee order  
9 creditors, dash, subrogators to discharge and extinguish the  
10 liens, levies, seizures and obligations against debtors and  
11 subrogee and restore to subrogee creditor's interest  
12 secured, any and all subrogee's collateral payments, rents,  
13 interests and securities of accounts of principal debtor.  
14 And if there's -- is an eviction case, I don't know what  
15 this means.

16 MR. COLLINS: Okay.

17 THE COURT: So, all right, it's -- it's labeled as  
18 a notice of appeal, but it doesn't say anything about  
19 appealing anything.

20 MR. COLLINS: So this is a trust matter. As I  
21 said, in this trust, I am the fiduciary, the steward trustee  
22 of the trust. I also stand on the shields of being a  
23 durable power, the representative for the durable power of  
24 attorney for this trust property.

25 Again, I'm asking the Court to recognize the

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1 jurisdiction of equity, and I'm asking the Court to take a  
2 look at the filings that I've filed on the record. I sent,  
3 by certain mail, all of these filings to Mr. Page, and as of  
4 today, I haven't received a return within those filings.

5           There was several documents writ quo warrento.  
6 There was also a document of equitable standing, and I  
7 haven't received any answers back from him. It's my  
8 understanding -- I'm not a lawyer, and I -- it's my  
9 understanding that during the -- the process, when you send  
10 out information, you're supposed to get a response.

11           I have not gotten a response. Also, equity sees  
12 no fiction, so that's one of the reasons I wanted to ensure  
13 that the council has standing to stand in equity  
14 jurisdiction. Again, I'm asking the Court if they are  
15 ready -- if the Court is recognizing the equitable  
16 filings -- the equity -- the exclusive equity jurisdiction  
17 that I've invoked upon the Court and through my filings.

18           THE COURT: All right. Well, an eviction is not  
19 an equitable action. An eviction is -- or ejection is a --  
20 is a matter of law that's filed pursuant to South Carolina  
21 law, not based on any equitable jurisdiction.

22           The magistrate in this case has filed a detailed  
23 return to the -- what you filed labeled as an appeal,  
24 stating that you appeared before the Magistrate's Court --  
25 or appeared before the Clerk of Court stating you wish to

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1 appeal, and then he recited what I just read in his -- in  
2 the return, then the magistrate went through the following  
3 timeline stating that on July the 1st, the Respondent D. Max  
4 Sims filed an application for ejectment on behalf of West  
5 Palmetto Holdings, and it lists a number of occupants,  
6 including you.

7           And on July the 10th -- I guess that's -- on July  
8 10th, you were served with a rule to vacate or a show cause  
9 eviction, and on July the 19th, you submitted to the Court  
10 an answer to rule to show cause. An actual and -- and  
11 unambiguous notice of authorize representative along with  
12 additional documents that are attached to the magistrate's  
13 return.

14           MR. COLLINS: Yes, sir.

15           THE COURT: And the Court mailed out the  
16 magistrate's summons requesting all parties to serve as a  
17 part in a bench trial on August the 15th. On August the  
18 15th, D. Max Collins (sic,) a lawyer for West Palmetto, and  
19 you came before the Court.

20           Mr. Sims argued that you and the codefendant  
21 should be ejected from this place on Hotel Street on Alcolu  
22 so that they may take possession of the property.

23           Counsel explained that the property was acquired  
24 by West Palmetto Holdings during a tax sale in 2021 and that  
25 you-all had a year to pay taxes and interest and failed to

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1 do so. Submitting the tax deed would show that they had had  
2 purchased the property for the delinquent tax amount along  
3 with a quit claim deed showing that the property had been  
4 deeded to West Palmetto Holdings.

5 You responded by requesting a dismissal by the  
6 Court stating this same language you have been using about  
7 where there's a variance between law and equity pertaining  
8 to this same matter, equity shall prevail.

9 You argue that prior to the hearing, you made a  
10 written request to the Court, and because you hadn't  
11 received any response, the case should be dismissed. And  
12 you referred to this and your answer to the rule to show  
13 cause and vacate who is also listed -- is listed as Exhibit  
14 A, denoting previous cases heard by the Court, and the Court  
15 granted the ejectment, eviction, based on the testimony  
16 received.

17 And as for the basis for your appeal, the  
18 magistrate says that you did not provide sufficient evidence  
19 for a dismissal for the case and that this other case number  
20 is an independent case based on an application for ejectment  
21 that was filed in July of 2024, that you did not present  
22 evidence supporting payment of past due taxes and interest,  
23 nor did you provide any documentation of ownership for the  
24 property.

25 And Counsel Sims provided documentation supporting

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1 ownership of providing the tax sale receipt and the transfer  
2 of deed giving him authority to take physical possession of  
3 the property.

4 And all -- everything, apparently, from the  
5 magistrate's file has been filed, and I'm looking at it now,  
6 including the tax sale deed that was given to the plaintiff,  
7 and a tax -- a quit claim deed from an operation called "Tax  
8 Break SC, LLC", to West Palmetto Holdings.

9 MR. COLLINS: May I speak now?

10 THE COURT: I'll give you a chance to speak.  
11 Right now I'm speaking.

12 MR. COLLINS: All right. Okay.

13 THE COURT: (As read:) So this place called  
14 Tax -- a company called Tax Break bought the property at the  
15 tax sale, and then transferred the property to West Palmetto  
16 Holdings on February -- dated February 8, 2024.

17 It includes an answer that was filed quoting  
18 axioms, trustees, and answer of this Court and this judge  
19 are in default for refusing to answer affidavits placed on  
20 deposit with them on August of 2023.

21 This judge's failure to perform her judicial  
22 duties has created an egregious hardship for Samuel Tucker,  
23 Junior trust, collins, Samuel Tucker, Junior, authorized  
24 representative and the other party that are involved in this  
25 matter.

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1           This failure to perform judicial misconduct,  
2 judicial malfeasance, judicial misfeasance, and judicial  
3 nonfeasance. Final answer, Law and Equity compels Robin  
4 Locklear Moody occupant in the office of the chief judge to  
5 respond to the affidavits placed on deposit with her on  
6 August 8, 2023.

7           And you moved to dismiss the case claiming the  
8 Court's failure to perform its judicial obligations and  
9 answer affidavits, and alleging the Court does not have  
10 jurisdiction to hear the case.

11           The acts of nonperformance by this court are prima  
12 facia trespass in contravention to due process in every  
13 court in this State, and every state of the Union, and the  
14 defendant -- the beneficiaries deserve complete justice,  
15 service, and protection from destructive damages caused by  
16 the Court.

17           The authorized representative has now, again, this  
18 presentment unambiguously disclosed the nature of the  
19 relationship to the trust, and the Court is compelled by law  
20 and equity within ten days of receiving this answer, and the  
21 failure to do so will result in authorized representative  
22 lodging a writ of quo warranto with the Attorney General's  
23 Office to dissolve your charter into a charitable trust and  
24 place it back on special deposit protected by the  
25 spendthrift and discretionary provisions and deal with the

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1 job the proceeds in a prerogative order, and I have no ill  
2 will or bad intention toward you or anyone else. I am a  
3 nonbelligerent, noncombative neutral party, and have no  
4 desire to intimidate or anger anyone.

5 Let's see, I have that. Something else is  
6 included. A certificate of assumed name from the State of  
7 Minnesota. A publication of something in the Manning Times.

8 (Pause in proceedings.)

9 THE COURT: A notice of d/b/a disclaimer under the  
10 penalty of perjury fee schedule, an invoice, and a special  
11 deposit, and the Clarendon County's Third Judicial Court  
12 Magistrate Office, Exhibit E., and those are all of the  
13 contents in the -- in the file by the magistrate -- or that  
14 was filed with the magistrate. Yes, sir?

15 MR. COLLINS: Can I speak? Judge, a couple of  
16 things; the magistrate's jurisdiction in South Carolina is  
17 \$7500 when it's pertaining to property. The magistrate --  
18 that exceeded the magistrate's jurisdiction.

19 In -- in response to the August 23rd, Chief  
20 Magistrate Robin Locklear Moody, she sent me a summons. I  
21 responded, and there was never a court date, and she never  
22 responded, and, in fact, I went to the Court. I sent the  
23 court documentation that -- you read some of it, and no one  
24 never responded.

25 Then out of the blue, August the 15th, I got

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1 another court date asking me to come in, so this time I  
2 went. Well, I sent paperwork first asking that -- the Court  
3 to prove its jurisdiction about 7500. I didn't get an  
4 answer.

5 I went because I didn't want to get ruled against,  
6 and I asked the judge -- the magistrate that was there, why  
7 the chief magistrate didn't answer. She told me she wasn't  
8 going to hear that, and she ruled against me with D. Max --  
9 Attorney D. Max Sims.

10 And I have -- I have today, explicitly presented  
11 the equity jurisdiction, and I've tried to give the Court  
12 the official exemplified record, and the Court hasn't  
13 accepted it, and, you on the record, have said you didn't  
14 understand what the equity -- the language of principles  
15 are.

16 So what I want to ask the Court, respectfully,  
17 if -- if you can continue this or remanded it to a court  
18 that recognizes equity because as the maximum says, whenever  
19 there is variance between law and equity pertaining to the  
20 same matter, equity shall prevail so that would be my  
21 request to the Court at this time. That this be either  
22 continued or remanded to a higher court that understands or  
23 respects my equity standing, sir.

24 THE COURT: All right. And I fully understand the  
25 meaning of the term "equity," and the -- and the difference

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1 between law and equity.

2 MR. COLLINS: Yes, sir.

3 THE COURT: Evictions are not equitable.

4 Evictions are based on the statutory laws of the State, but  
5 I'll give Counsel an opportunity to respond.

6 MR. PAGE: Your Honor, we don't have much more to  
7 add. We would oppose any continuance and begin and ask that  
8 the Court -- ask that the Court would deny the appeal.

9 MR. COLLINS: So, Judge, does that mean I don't --  
10 what he said, "deny the -- the appeal," is he saying that I  
11 don't have a lawful opportunity to appeal? Because if the  
12 Court is not going to hear the -- the jurisdiction that I  
13 invoke, then that's certainly what I'm going to do, what I  
14 wanted to.

15 I want to appeal to a higher court. I want to  
16 exercise that right. And I also want to place on the record  
17 and make it part of the record that I object to allowing the  
18 attorney, who is representing legal fictions corporations,  
19 and him not responding to any of the equitable documents  
20 that I sent to him.

21 I want to make it part of the record that, you  
22 know, he was allowed to go forward in the court so that I  
23 could -- you know, when I do appeal, it would help me in my  
24 appeal. Also, I want to make note that the Court did not  
25 receive the exemplified record that I got from this court

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1 stamped, signed, and sealed by the Clerk of Court.

2 THE COURT: Well, the Court has the entire Clerk  
3 of Court record before me. All of the records of the courts  
4 are online.

5 MR. COLLINS: They are the exemplified records  
6 stamped and sealed by the clerk, sir?

7 THE COURT: They are the official records of the  
8 Court.

9 MR. COLLINS: Okay. So let the record show that  
10 the judge has the authenticated records from the clerk.

11 (Pause in proceedings.)

12 THE COURT: And do you have any additional  
13 documents or anything that's not part of the record? You  
14 indicate I didn't receive something, so I'm not sure what  
15 you're referring to considering that I have the entire  
16 clerk's file before me, and I've reviewed the entire record  
17 of everything that's been submitted by the magistrate and --  
18 and everything that's included in the file of the clerk.

19 MR. COLLINS: If you -- if -- if what -- you're  
20 saying you have everything. What you read was the prior  
21 case over at the magistrate court?

22 THE COURT: I read the magistrate's return.

23 MR. COLLINS: Yes, sir.

24 THE COURT: In addition to the magistrate's  
25 return --

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1 MR. COLLINS: Yes.

2 THE COURT: -- I have copies of all other complete  
3 filings. It appears the most recent thing was a -- a letter  
4 from the clerk to you dated May 27th responding to a FOIA  
5 request --

6 MR. COLLINS: Yes, sir.

7 THE COURT: -- by you, and -- and --

8 MR. COLLINS: Do you have any other filings from  
9 4/22, 4/28 -- I'm sorry, April 22nd, April 28th, May 16th?  
10 Do you have any of those filings, sir? Because that's a  
11 part of the exemplified record, which is pertaining to this  
12 matter.

13 The matters that you read previously were for the  
14 Magistrate Court, who I challenged their jurisdiction and  
15 never got a response, and when jurisdiction is challenged,  
16 it must be adjudicated. They never did. They just  
17 continued.

18 This is why I am bringing the equity jurisdiction  
19 because equity is fair. The statutory jurisdiction equity  
20 says, (as read:) A statute can't be used as a cloak for  
21 fraud.

22 You know, equity sees no fiction, and I've  
23 challenged the fiction, but I haven't gotten a response from  
24 anyone as to that, so at this point, since no one has ruled  
25 to prove or settle jurisdiction, again, I'm asking the Court

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1 to continue or remand it to a higher court that will, in  
2 fact, settle the jurisdiction point.

3 THE COURT: I can not remand anything to higher  
4 court.

5 MR. COLLINS: Okay.

6 THE COURT: You have filed an appeal from the  
7 Magistrate's Court --

8 MR. COLLINS: Yes, sir.

9 THE COURT: -- and the reason I referenced the  
10 magistrate's return is that if the return was deficient, I  
11 could remand it to the Magistrate's Court --

12 MR. COLLINS: Yes, sir.

13 THE COURT: -- but the Magistrate has filed a  
14 complete return --

15 MR. COLLINS: Right.

16 THE COURT: -- and the -- and I have determined  
17 that this is a matter of law --

18 MR. COLLINS: Okay.

19 THE COURT: -- pursuant to South Carolina law, not  
20 pursuant to any equity jurisdiction --

21 MR. COLLINS: Okay.

22 THE COURT: -- of any other court. I referenced  
23 the Magistrate's return, and also told you that the record  
24 contains all other filings that have been made, including  
25 something that you submitted on March the 20th, March 26th,

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1 several things on March 26th, April 22nd, April 28th, so  
2 it's two things on April 28th, May 7th, May 16th, May 19th,  
3 and May 27th, so there is a complete record here.

4           You have the right to appeal any decision that I  
5 make just as you have the right to appeal the decision that  
6 the Magistrate Court made. My role here today is to review  
7 whether that magistrate committed any error of law.

8           And you say the magistrate committed errors of law  
9 by not responding to your inquiries about jurisdiction, and  
10 the magistrate didn't -- didn't write you or respond to your  
11 submissions, but you were given a notice of a hearing.

12           Before Magistrate's Court, it appears, maybe, two  
13 notices, and you -- the one in which she granted the  
14 eviction, you -- you appeared at that hearing, then you  
15 appealed the Magistrate's decision.

16           You filed many things with the clerk's office.  
17 The clerk has provided -- duly filed that as part of the  
18 public index, which is not only available for me to review,  
19 but available for you to review as well if, you know, opt to  
20 do so. It's a matter of public record, and -- and any  
21 decision that I make, you have the right to appeal to  
22 another court --

23           MR. COLLINS: Yes, sir.

24           THE COURT: -- but I cannot remand something to a  
25 higher court. I can only remanded to a lower court, and I

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1 find no legal basis to do that.

2 MR. COLLINS: Okay. So the -- I guess my final  
3 thing, sir, for your ruling is the equity jurisdiction  
4 exists, and I have invoked it explicitly today, and, of  
5 course, what you just said was, what you are dealing with is  
6 legal basis.

7 THE COURT: The court of law. We are not --  
8 not -- we're in the -- I can deal with equitable matters  
9 if -- if the -- if equity applied, and as the term -- as you  
10 use the term "equity," is distinguished from the matter in  
11 which it's considered by this Court because this Court is  
12 dealing with a matter of law and not a matter of equity.

13 MR. COLLINS: Okay. So then I have, on the  
14 record, part of the filings that you have that you just  
15 called out, the 4/22 and the 5 -- and the 4/28 filings, I  
16 expressly requested from the Court to -- for any rules that  
17 the Court of Common Pleas would have that would directly --  
18 I wasn't asking for any legal advice, but that was directly  
19 to the equity side of the Court, which I know is here.

20 Again, equity sees no fiction. There --  
21 there's -- there has to be a -- a door for me to present my  
22 case. According to the South Carolina Equity Practitioner's  
23 Guide, I was in the right place, so I'll go back and read.

24 Again, I say that I -- I want to formally object  
25 to the Court not accepting my equity invocation. I want

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1 that to be, you know, formally placed on the record.

2 THE COURT: Yeah. Well, this court reporter is --

3 MR. COLLINS: Yes, ma'am -- yes, sir.

4 THE COURT: -- is taking down verbatim --

5 MR. COLLINS: Okay.

6 THE COURT: -- everything that you are stating --

7 MR. COLLINS: Yes, sir.

8 THE COURT: -- and also everything that you have  
9 filed --

10 MR. COLLINS: Okay.

11 THE COURT: -- it is not only before me, but it's  
12 before the World in the form of a public index.

13 MR. COLLINS: That is the other thing. I wanted  
14 it be in camera, inter vivos, and -- and as you've just said  
15 several times, that is -- this is a public matter, which  
16 this is a private trust matter in my name, okay, so I --  
17 that's another reason for my appealing to another court that  
18 recognizes equity. At that, Judge, I'm done, and I thank  
19 you.

20 THE COURT: All right. Thank you. Anything else,  
21 Counsel?

22 MR. PAGE: No, Your Honor, thank you.

23 THE COURT: All right. Well, the record, there  
24 are no -- there are no errors in the record from my  
25 perspective, and the -- as -- as -- unfortunate as it may

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1 be, some people lose property. Unfortunately, when they  
2 don't pay their taxes, and that seems to be the -- the  
3 history of this matter.

4 I don't know how -- let's see, I don't about the  
5 chain of title. I did look through the -- the deeds on  
6 file. Let's see. How is it that Mr. Collins is in  
7 possession of that property?

8 MR. PAGE: I think Mr. Collins originally owned  
9 the property in -- I'm not sure of the exact year, but it  
10 was sold in a tax sale, and then that --

11 THE COURT: Mr. Collins bought it on a tax sale?

12 MR. PAGE: No. The prior owner did.

13 THE COURT: Right.

14 MR. PAGE: And then that owner stopped paying the  
15 taxes as well, and then -- then that's when my client bought  
16 it at the second tax sale.

17 THE COURT: How -- how is it that Mr. Collins is  
18 there? Is he a -- a squatter? a renter? a...

19 MR. PAGE: Your Honor, we don't have any existing  
20 landlord or -- or --

21 MR. COLLINS: Can I answer for myself, Judge?  
22 You're asking him to answer for me.

23 THE COURT: Well, I'm asking him --

24 MR. COLLINS: But I can answer that.

25 THE COURT: -- then, rest assured -- you haven't

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1 sat down yet, so I'm coming to you next.

2 MR. COLLINS: Okay.

3 THE COURT: If he -- he may well not know the  
4 answer.

5 MR. COLLINS: He doesn't know.

6 THE COURT: But there is a -- a chain of title  
7 here I could -- for convenience I asked him the question,  
8 but it's -- apparently, he doesn't know, so I'll shift over  
9 to you. Yes, sir?

10 MR. COLLINS: I bought that property free and  
11 clear with cash. That's my sacred trust focus. That  
12 property is in trust, and I have possession of the property  
13 because it's my private property --

14 THE COURT: All right.

15 MR. COLLINS: -- so that's the -- that's the true  
16 answer --

17 THE COURT: I understand.

18 MR. COLLINS: -- to you.

19 THE COURT: And -- and that's -- but I'll continue  
20 with my thought, which is it's unfortunate that if people  
21 don't pay taxes, the property goes up for a tax sale, and  
22 when property goes up for a tax sale, there's a -- anyone in  
23 the World can come and purchase the property at a tax sale.

24 It appears that the -- whoever purchased it -- and  
25 I cited the name of the company, which is out of Texas, they

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1 bought the property at a tax sale, and people who buy  
2 property at a tax sale, usually do it because they are  
3 investing in property, and they -- quite often, they buy it,  
4 and then they sell it to someone else.

5           In many instances, they buy it and they sell it  
6 back to the person who originally owned it who didn't pay  
7 the taxes. I have no clue what these people out of Texas,  
8 their interest in that property, but when property is  
9 purchased at a tax sale, and the redemption period is over,  
10 and redemption period is -- you know, first you get many,  
11 many notices about paying your taxes, then there is -- it's  
12 posted on the property that there is going to be a tax sale,  
13 so there's another notice.

14           If you're living on some property and someone  
15 comes and staples a notice on your door, or had a tree near  
16 your house or whatever, the notice that it's going to be  
17 sold for delinquent taxes, then you have an opportunity to  
18 pay the taxes before the sale.

19           You have an opportunity to redeem the property  
20 within one year of the sale, and -- and after that  
21 redemption period is over, then the -- whoever bought it at  
22 the tax sale then owns the property and they can do whatever  
23 they want to.

24           So this particular company has flipped the  
25 property and deeded it for someone else to someone else, and

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1 it appears that rather than you being involved in the  
2 process of trying to get your property back by paying the  
3 taxes, that you seem to be hung up on this notion of equity  
4 and the -- the lack of jurisdiction by public authorities to  
5 order anything or do anything with regard to your property  
6 and that's landed you in the spot that you're in.

7           You can appeal, and appeal, and appeal, but this  
8 tax sales process and the process of people loosing their  
9 property who decided they're not going to pay their taxes --  
10 and many times, you know, it's heir property and the  
11 property has been abandoned.

12           And people don't know that the property  
13 necessarily -- that the property is going up for tax sale  
14 because they don't live around. They don't like to receive  
15 notice, and there may not even be any next of kin to receive  
16 it, but it appears that you're in a -- were in a position to  
17 know everything about this and you were given many warnings  
18 and notices that you better pay your taxes or you're going  
19 to lose your property.

20           And rather than dealing with that, and I don't  
21 know this for sure, I'm just surmising based on what I've  
22 heard and what I've seen throughout my years, is that rather  
23 than dealing with the issue as a responsible citizen, you  
24 must, you decide it's your better course is to challenge the  
25 process, and you can challenge it and it will go up.

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1           You can -- you can appeal it to as many courts  
2 that are willing to hear your appeal, but based on the  
3 records of Clarendon County, the person who was deeded this  
4 property -- and I assume they paid money. I -- I -- you  
5 know, I could look on this quitclaim deed to see what the  
6 consideration was. Let me see.

7           MR. COLLINS: It was in excess of the Court's  
8 jurisdiction, but I'm -- I'm -- I'm -- okay. I'm finished,  
9 sir. I'm fine.

10          THE COURT: No. You're hooked on this  
11 jurisdiction and --

12          MR. COLLINS: Well, I should be because  
13 jurisdiction should be proven, sir, in any matter.

14          THE COURT: All right. You -- you bought the  
15 property and you received a deed that's reported --

16          MR. COLLINS: Yes, sir.

17          THE COURT: -- in the office of the Clerk of  
18 Court.

19          MR. COLLINS: Oh, no, sir, in the registered  
20 deeds -- the Register of Deeds Office.

21          THE COURT: Yeah. And that's -- that's through  
22 the Clerk of Court.

23          MR. COLLINS: Okay.

24          THE COURT: The same -- yeah. So let's see.  
25 They're consideration says \$10. Now, that may be most

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1 likely than not the actual amount that was paid.

2 MR. PAGE: Your Honor, they are related entities.

3 THE COURT: Pardon?

4 MR. PAGE: They are related entities.

5 THE COURT: Related entities.

6 MR. PAGE: So they bid in the one name, and then  
7 they take one to hold title in West Palmetto Holdings.

8 THE COURT: And while they're --

9 MR. PAGE: I'm not sure exactly why that happened.

10 THE COURT: -- activated and everything according  
11 to law, so, you know, they -- and he says they're related  
12 entities, so -- so you may well still have an opportunity to  
13 get your property back from these people. They're out of  
14 Texas.

15 They may have no interest in this property other  
16 than, you know, they're involved in buying property, and  
17 flipping them, and selling them to make money, you know,  
18 they -- they paid less than a thousand dollars, and you said  
19 you bought it. I don't know how much you paid for it. How  
20 much did you buy this for?

21 MR. COLLINS: I would rather not say, Your Honor.

22 THE COURT: Okay. Well, they -- they have less  
23 than a thousand dollars invested in it, and -- and got a  
24 lawyer and all of that to put you off of the property and to  
25 take it over.



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1 the record, you know, I'm -- I'm not -- this is --  
2 everything is done electronically.

3 MR. COLLINS: All right.

4 THE COURT: And the clerk will provide you a copy  
5 of the order --

6 MR. COLLINS: Okay.

7 THE COURT: -- in which I will state that this  
8 came. We had the appeal, and I denied the appeal.

9 MR. COLLINS: So you deny this appeal? Is that  
10 what you're saying?

11 THE COURT: Yeah. This is the only one I'm  
12 handling.

13 MR. COLLINS: Okay.

14 THE COURT: This appeal.

15 MR. COLLINS: Okay.

16 THE COURT: All right. Good luck.

17 MR. PAGE: Thank you, Your Honor.

18 (These proceedings were concluded at 11:19 a.m.)  
19  
20  
21  
22  
23  
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**CERTIFICATION OF TRANSCRIPT**

STATE OF SOUTH CAROLINA )

COUNTY OF FLORENCE )

This is to certify that the foregoing transcript of the proceedings taken at the May 30, 2025, Circuit Session of Clarendon County is a true and accurate transcript of the proceedings recorded by the office of the Clarendon County Clerk of Court and transcribed by me to the best of my ability.

I further certify that I am not related to any party or attorney, nor do I have any interest whatsoever in the outcome of this action.

This 20th day of March, 2026.

*Julia Titus Emerson*

Julia A. Titus Emerson, CVR, RCP-M  
SC Official Court Reporter, Circuit 3  
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