

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND  
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2013-CP-40-31133

JPMorgan Chase Bank, National Association

Daniel T. Monahan a/k/a Daniel Tompkins Monahan a/k/a Dan Monahan, Cheryl C. Monahan, Mortgage Electronic Registration Systems, Inc., as nominee for HOMECOMINGS FINANCIAL NETWORK, INC., The United States of America by and through its agency, the Department of Treasury - Internal Revenue Service, The United States of America by and through its agency, the Department of Justice, South Carolina Department of Revenue, William Walkup, as Personal Representative of the Estate of Melvin Eugene Lanham, Deceased; Sandie D. Lanham, Travis Lee Lanham, Lucas James Lanham, and Lacey Elizabeth Lanham, as Legal Heirs and Devises of the Estate Melvin Eugene Lanham a/k/a Melvin Lanham, Deceased, and Presque Isle Cottage Court, Inc., Stephanie Ellis and The Personal Representative if any, whose name is unknown, of the Estate of Marvin Bogue Ellis, Deceased; and Any other Heirs-at-Law or Devises of The Estate of Marvin Bogue Ellis, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe

**RECEIVED**  
NOV 24 2014  
SC Court of Appeals

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: Scott Law Firm, P.A.	Attorney for : <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Self-Represented Litigant
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**DISPOSITION TYPE (CHECK ONE)**

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.  See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):**  Rule 12(b), SCRPC;  Rule 41(c), SCRPC (Vol. Nonsuit);  Rule 43(k), SCRPC (Settled);  Other
- ACTION STRICKEN (CHECK REASON):**  Rule 40(j), SCRPC;  Bankruptcy;  Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;  Other
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**  
 Affirmed;  Reversed;  Remanded;  Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

**IT IS ORDERED AND ADJUDGED:**  See attached order (formal order to follow)  Statement of Judgment by the Court:

JEANETTE W. MOORE DE  
2014 OCT -8 AM 10:59  
FILED

**ORDER INFORMATION**

This order  ends  does not end the case.

Additional Information for the Clerk :

The property which is the subject of this action shall be sold at public sale pursuant to the Master in Equity's Report and Judgment of Foreclosure and Sale.

**INFORMATION FOR THE PUBLIC INDEX**

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
N/A		

If applicable, describe the property, including tax map information and address, referenced in the order:

TMS No. 138150915  
 Property address: 701 Rickenbaker Road  
 Columbia, SC 29205

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk.  
 Note: Title abstractors and researchers should refer to the official court order for judgment details.

Joseph M. Strickland, Master in Equity

Judge Code

Date

**For Clerk of Court Office Use Only**

This judgment was entered on the 8 day of Oct, 20 14 and a copy mailed first class or placed in the appropriate attorney's box on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ to attorneys of record or to parties (when appearing pro se) as follows:

Scott Law Firm, P.A.  
 P.O. Box 2065  
 Columbia, SC 29204

The United States of America by and through its agency, the Department of Treasury –  
 Internal Revenue Service  
 Matthew J. Modica, Esq.  
 Assistant U.S. Attorney  
 151 Meeting Street, Ste 200  
 Charleston, SC 29401

South Carolina Department of Revenue  
 Milton G. Kimpson, Esq.  
 PO Box 12265  
 Columbia, SC 29211



STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

JPMorgan Chase Bank, National Association,

PLAINTIFF,

vs.

Daniel T. Monahan a/k/a Daniel Tompkins Monahan a/k/a Dan Monahan, Cheryl C. Monahan, Mortgage Electronic Registration Systems, Inc., as nominee for HOMECOMINGS FINANCIAL NETWORK, INC., The United States of America by and through its agency, the Department of Treasury - Internal Revenue Service, The United States of America by and through its agency, the Department of Justice, South Carolina Department of Revenue, William Walkup, as Personal Representative of the Estate of Melvin Eugene Lanham, Deceased; Sandie D. Lanham, Travis Lee Lanham, Lucas James Lanham, and Lacey Elizabeth Lanham, as Legal Heirs and Devises of the Estate Melvin Eugene Lanham a/k/a Melvin Lanham, Deceased, and Presque Isle Cottage Court, Inc., Stephanie Ellis and The Personal Representative if any, whose name is unknown, of the Estate of Marvin Bogue Ellis, Deceased; and Any other Heirs-at-Law or Devises of The Estate of Marvin Bogue Ellis, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe

DEFENDANTS.

IN THE COURT OF COMMON PLEAS

CASE NO.: 2013-CP-40-01133

MOTION AND ORDER INFORMATION FORM AND COVER SHEET

2014 OCT -8 AM 10:39  
FILED  
JEANETTE M. McBRIDE  
C.C.P. & G.S.

SUBMITTING PARTY: PLAINTIFF

Name, SC Bar No. and Address of Plaintiff's Attorney

Ronald C. Scott, SC Bar #4996  
Reginald P. Corley, SC Bar #69453  
Alan M. Stewart, SC Bar #15576  
Angelia J. Grant, SC Bar #78334  
William S. Koehler, SC Bar #74935  
ATTORNEYS FOR THE PLAINTIFF  
2712 Middleburg Drive, Suite 200  
(P.O. Box 2065)  
Columbia, SC 29204 (29202)

Mary R. Powers, SC Bar #16534  
J. Harrison Rushton, SC Bar #100406  
Andrew M. Wilson, SC Bar #72553  
Andrew M. Sullivan, SC Bar #100464

Name, SC Bar No. and Address of Defendant's Attorney

Telephone: (803) 252-3340

Fax: (855) 611-8548

E-mail: rons@scottlaw.com  
harrisonr@scottlaw.com

reggiec@scottlaw.com  
andvw@scottlaw.com

alans@scottlaw.com  
andrews@scottlaw.com

angig@scottlaw.com

billyk@scottlaw.com

maryp@scottlaw.com

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: Supplemental Order

Estimated Time Needed:

Court Reporter Needed YES/NO

SECTION II: MOTION TYPE

Written Motion attached  
 Form Motion -

I hereby move for relief or action by the court as set forth in the attached proposed order.

Signature of Attorney for Plaintiff/Defendant

September 11, 2014  
Date Submitted

SECTION III: MOTION FEE

PAID - AMOUNT: \$25.00  
 EXEMPT:

- Rule to Show Cause in Child or Spousal Support
- Domestic Abuse or Abuse and Neglect
- Indigent Status
- Sexually Violent Predator Act
- Motion for Stay in Bankruptcy
- Motion for Publication
- 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
- State Agency v. Indigent Party
- Post-Conviction Relief
- Motion for Execution (Rule 69, SCRCP)

JUDGE'S SECTION

Motion Fee to be paid upon filing of the attached order.  
 Other

JUDGE CODE: DATE:

Judge Signature

CLERK'S VERIFICATION

Collected by:

DATE FILED:

MOTION-FEE COLLECTED: \$  
 CONTESTED - AMOUNT DUE: \$

PURSUANT to Rule 53, SCRPC, the above matter was taken up in a Supplemental Hearing by the undersigned to take any additional testimony arising under the pleadings and to make any additional findings of fact and conclusions of law. This Court retains its authority to enter a final judgment in the cause, with any appeal therefrom to be directed to the State of South Carolina Court of Appeals.

The Court has determined that the Plaintiff has complied with the Administrative Order of the Supreme Court dated May 2, 2011 (2011-05-02-01).

The Court again finds that the Plaintiff and/or its counsel has complied with its obligation(s) as required under the specific terms of the Note and Mortgage being foreclosed as well as any applicable Federal or State statutes or regulations including but not limited to, the furnishing of any notices required to be given to the obligor(s) which gives to such person(s) the right to cure any default arising under the specific terms of the recited Note and Mortgage herein; the review of this mortgage loan for compliance with the Home Affordability Modification Program (HMP), if applicable; and that moreover and prior to the filing of this judicial proceeding, the Defendant(s) had not raised any compliance defense or objections as to the servicing of any applicable banking or consumer laws by the Plaintiff and/or its counsel.

In addition, all Findings and Conclusions of Law in the aforementioned Judgment were not timely appealed or timely excepted to, or, timely moved for reconsideration, and, therefore such appeals and motions are barred.

Pursuant to the aforementioned Master in Equity's Order and Judgment of Foreclosure and Sale, heretofore entered in this case, the subject property was ordered to be sold, and the Plaintiff has requested that the subject property be sold as ordered by this Court.

That additional costs and expenses have been incurred as follows:

(a)	Principal due	\$132,197.51
(b)	Interest from June 1, 2012 to September 22, 2014	\$8,088.69
(c)	Late Charges	\$203.64
(d)	Escrow Adjustments (Itemized in Plaintiff's Disbursement Record)	\$4,898.75

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

JPMorgan Chase Bank, National Association

PLAINTIFF;

VS.

Daniel T. Monahan a/k/a Daniel Tompkins Monahan a/k/a Dan Monahan, Cheryl C. Monahan, Mortgage Electronic Registration Systems, Inc., as nominee for HOMECOMINGS FINANCIAL NETWORK, INC., The United States of America by and through its agency, the Department of Treasury - Internal Revenue Service, The United States of America by and through its agency, the Department of Justice, South Carolina Department of Revenue, William Walkup, as Personal Representative of the Estate of Melvin Eugene Lanham, Deceased; Sandie D. Lanham, Travis Lee Lanham, Lucas James Lanham, and Lacey Elizabeth Lanham, as Legal Heirs and Devisees of the Estate Melvin Eugene Lanham a/k/a Melvin Lanham, Deceased, and Presque Isle Cottage Court, Inc., Stephanie Ellis and The Personal Representative if any, whose name is unknown, of the Estate of Marvin Bogue Ellis, Deceased; and Any other Heirs-at-Law or Devisees of The Estate of Marvin Bogue Ellis, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe

DEFENDANTS.

IN THE COURT OF COMMON PLEAS

CASE NO. 2013-CP-40-01133

SUPPLEMENTAL MOTION AND ORDER TO THE MASTER IN EQUITY'S ORDER AND JUDGMENT OF FORECLOSURE AND SALE

DEFICIENCY DEMANDED

RICHLAND COUNTY  
FILED  
2014 OCT - 8 AM 10:39  
JEANNETTE M. HCBRIDGE  
C.C.P. & G.S.

(e)	Appraisal	\$234.00
(f)	Property Inspections	\$294.00
(g)	Corporate Advances (Itemized in Plaintiff's Disbursement Record)	\$0.00
(h)	Costs of collection prior to hearing	\$4,162.01
(i)	Previous bankruptcy fees	\$ 0.00
(j)	Attorney's fees and costs	
	<b>(Foreclosure &amp; applicable Bankruptcy)</b>	<b><u>\$2,350.00</u></b>

**TOTAL DEBT secured by note and mortgage including interest to date shown** **\$152,428.60**

Now, on motion of Plaintiff's attorney,

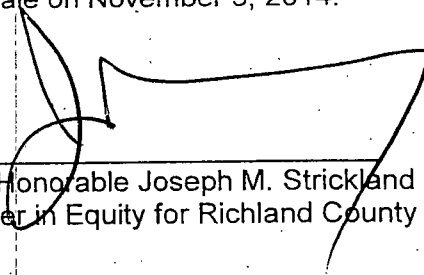
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That there is due to the Plaintiff on the obligation the sum set forth in the preceding paragraph and later accrued interest on the principal shall constitute the total judgment debt.

IT IS ORDERED that the Plaintiff is entitled to a personal or deficiency judgment against Daniel T. Monahan and Cheryl C. Monahan.

That this matter should be scheduled for sale on November 3, 2014.

AND IT IS SO ORDERED.

  
 The Honorable Joseph M. Strickland  
 Master in Equity for Richland County

September 30, 2014  
 I SO MOVE:

SCOTT LAW FIRM, P.A.

By: 

Ronald C. Scott, SC Bar #4996	Mary R. Powers, SC Bar #16534
Reginald P. Corley, SC Bar #69453	J. Harrison Rushton, SC Bar #100406
<del>Alan M. Stewart, SC Bar #15576</del>	Andrew M. Wilson, SC Bar #72553
Angelia J. Grant, SC Bar #78334	Andrew M. Sullivan, SC Bar #100464
William S. Koehler, SC Bar #74935	

ATTORNEYS FOR THE PLAINTIFF  
 2712 Middleburg Drive, Suite 200  
 Columbia, SC 29204  
 (803) 252-3340

**Monahan Consulting, LLC  
3103 Devine St.  
Columbia, SC 29205-1881  
803-446-1502**

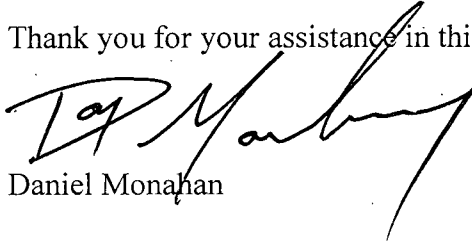
November 21, 2014

Dear Ms. Allen:

Please find attached the 2 items noted in your letter to cure the deficiency.  
A copy of the order judgment I am appealing.

I also certify that written receipt of said order was received on October 14, 2014

Thank you for your assistance in this matter.



Daniel Monahan

**RECEIVED**

NOV 24 2014

**SC Court of Appeals**



# The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS  
CLERK

V. CLAIRE ALLEN  
DEPUTY CLERK

POST OFFICE BOX 11629  
COLUMBIA, SOUTH CAROLINA 29211  
1015 SUMTER STREET  
COLUMBIA, SOUTH CAROLINA 29201  
TELEPHONE: (803) 734-1890  
FAX: (803) 734-1839  
www.sccourts.org

November 13, 2014

Daniel Monahan  
701 Rickenbaker Road  
Columbia SC 29205

**RECEIVED**

NOV 24 2014

**SC Court of Appeals**

Re: JP Morgan Chase Bank v. Daniel Monahan  
Appellate Case No. 2014-002409

Dear Mr. Monahan:

Upon reviewing your notice of appeal, the following deficiencies have been noted under the South Carolina Appellate Court Rules (SCACR), and any deficiency must be corrected within ten (10) days of the date of this letter:

- The notice of appeal is not accompanied by the order and/or judgment challenged on appeal.
- The notice of appeal fails to include a statement of when you received written notice of entry of the order or judgment from which this appeal is taken.

Very truly yours,

A handwritten signature in black ink that reads "Jenny Abbott Kitchings". The signature is written in a cursive style and includes a flourish at the end.

CLERK

cc: JP Morgan Chase Bank, N.A.

MS. JENNY ABBOTT KITCHINGS

1015 SUMTER ST

**RECEIVED**

NOV 24 2014

**SC Court of Appeals**