

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

IN THE COURT OF COMMON PLEAS
FOR THE FIFTH JUDICIAL CIRCUIT
Case Number: 2013-CP-40-6898

Shirley Hammer,)
Plaintiff,)

v.)

Howard Hammer, 1634 Main, LP, Alvin)
Hammer; SH5, LLC; SH4, LLC; SH3, LLC;))
HASCI, LLC; D&M Chateau, LLC; Heart)
Of Columbia, LLC a/k/a Heart of Columbia)
Inc., Alvin Hammer, personal representative)
Of the Estate of Eleanor Hammer; Joye)
Elizabeth Life Estate; Stanley Hammer;)
Department of the Treasury- IRS; Chateau)
DeVile Association, Inc. and/or Chateau)
DeVile Horizontal Property Regime; David)
Hammer, a minor under the age of 14,)
Defendants.)

**ORDER GRANTING
CHARGING ORDER**

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MAY 12 2015

SC Court of Appeals

FILED
2015 MAR 16 AM 10:01
C.C.P. & G.S.

Shirley Hammer moves for an order pursuant to S.C. Code Ann. Section 33-44-504 establishing a charging order on Howard Hammer's distributional interest in the defendant limited liability corporations, *i.e.*, HASCI, LLC, SH5, LLC, SH4, LLC, SH3, LLC, D&M Chateau, LLC, and Heart of Columbia, LLC (which is now known to be improperly named and is, instead, a regular corporation). The motion is granted.

In two (2) prior cases, Mrs Hammer obtained judgments against Howard Hammer and 1634, LP, a limited partnership in which Mr. Hammer was the general partner by virtue of his sole ownership of SH5, LLC. Those judgments were conditionally satisfied by this Court's order of January 21, 2014 in the collection proceedings, in which this Court transferred the only known non-exempt assets of Mr. Hammer to Mrs. Hammer, with directives to sell the real property, pay

herself the amount of the judgments, as well as certain other funds to which the Court determined she was entitled. That order was appealed and affirmed (other than vacating and remanding for a new sanctions hearing) by the Supreme Court on November 14, 2014. Despite Mrs. Hammer's diligent efforts, a sale has not yet been concluded, so she has not yet received any funds to satisfy either the earlier judgments or the judgment entered on January 21, 2014.

Mrs. Hammer was notified by counsel for Alvin Hammer and HASCI, LLC, that a pending sale of real property was scheduled to occur in January, 2015. This action had not yet been heard on the merits because it was anticipated that the sale of the real property awarded to Mrs. Hammer in the earlier cases would have operated to satisfy her judgments. Several defendants had filed motions to dismiss, and hearings on those motions had been delayed by consent, anticipating they would become moot.

In the Supreme Court's order dated November 14, 2014, Mr. Hammer was ordered to provide this Court with a complete financial statement of his income and assets. For the first time, this Court learned Mr. Hammer's financial disclosure dated November 20, 2014 that Mr. Hammer owned significant assets that he had not previously divulged to the Court, despite earlier orders that required him to disclose that information to the court and the parties in the collection proceedings. Among the assets listed in his financial disclosure of November 20, 2014, Mr. Hammer now acknowledges he owns a membership interest in HASCI, LLC, HOC, LLC, and other real property and interests he had not previously disclosed. Mr. Hammer's financial disclosure also contained a letter dated November 17, 2014 which confirmed Mr. Hammer's "approximately 12%" interest in HASCI, LLC, and that a sale of real property owned by that LLC was anticipated to occur in 2015. It is upon that basis that Mrs. Hammer seeks to obtain a

charging order against Mr. Hammer's distributional interest in HASCI, LLC and the other defendant LLCs.

Mr. Hammer asserts that Mrs. Hammer no longer holds any judgments against him, asserting that the earlier judgments were satisfied by the Court's order of January 21, 2014 in the collection action. Mrs. Hammer asserts that the transfer of real property to her for sale purposes only partially satisfied the judgments, since the real property has not yet been sold and she has not received any payment on the judgments.

This Court's order of January 21, 2014, which was made necessary by Mr. Hammer's intentional withholding of information regarding his other assets, specifically anticipated that additional steps would be taken before Mrs. Hammer's judgments would be fully satisfied. Transfer of title of real property to her, with specific instructions regarding sale, did not fully satisfy the judgments in full, but simply set in place a mechanism by which the earlier judgments, and the additional judgments of January 21, 2014, would be satisfied. Neither Mr. Hammer nor any other party asserts that Mrs. Hammer has received any money toward her judgments against Mr. Hammer and 1634 Main LP.

Mr. Hammer asserts the January 21, 2014 order provided for a termination of post-judgment interest on the earlier judgments, thus establishing full satisfaction of the earlier judgments. The post-judgment interest was terminated by the January 21, 2014 order, but it was specifically anticipated by that order that Mrs. Hammer would incur additional costs related to the marketing and sale of the building and the order specifically provided for her recovery of those funds as a part of any "satisfaction" of the judgments she was owed.

Since the real property transferred to Mrs. Hammer has not yet sold, Mrs. Hammer retains

the right to recover against other assets owned by Mr. Hammer. Should she recover all funds to which she is entitled from other assets, the proceeds from the sale required by the January 21, 2014 order will be held in escrow pending further order of the Court, as set forth in Paragraph 7 of that order.

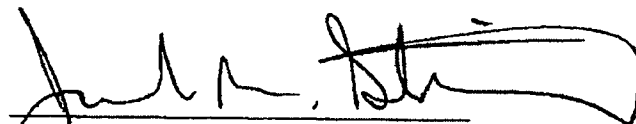
Mrs. Hammer is entitled to a charging order against Mr. Hammer's distributional interest in any of the defendant LLCs in which he has an ownership, membership, or distributional interest. He acknowledges a distributional interest in HASCI, LLC and Chateau Deville LLC, as well as HOC, LLC, which is not a named defendant in this action¹

Pursuant to S.C. Code Ann. Section 33-44-504, Mrs. Hammer's request for a charging order against Mr. Hammer's distributional interest in HASCI, LLC and Chateau DeVille LLC is granted. The court does not find it necessary, at least at this time, to appoint a receiver; three (3) lawyers who represented themselves to have some interest in HASCI, LLC, as well as Keith Babcock, attorney for HASCI, LLC attended the hearing and are aware of the request for a charging order.

Mrs. Hammer's motion for a charging order against Mr. Hammer's distributional interest in the LLC defendants is:

GRANTED.

IT IS SO ORDERED.



Joseph M. Strickland
Master in Equity
Richland County

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

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FOR THE FIFTH JUDICIAL CIRCUIT
CASE NO. 2013-CP-40-6898

Shirley Hammer,)
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Plaintiff,)

vs.)

Howard Hammer, 1634 Main, LP,)
)
Alvin Hammer; SH5, LLC;)
SH4, LLC; SH3, LLC; HASCI, LLC;))
D&M Chateau, LLC; Heart of)
Columbia, LLC; Alvin J. Hammer,)
as Personal Representative of the)
Estate of Eleanor Bernstein Hammer;))
Joye Elizabeth Life Estate;)
Stanley Hammer; Department of the)
Treasury-IRS; Chateau DeVille)
Association, Inc. and/or Chateau)
DeVille Horizontal Property Regime;))
David Hammer, a minor under the)
age of 14,)
)
Defendants.)

ORDER DENYING MOTION
TO RECONSIDER GRANTING
CHARGING ORDER AGAINST
HOWARD HAMMER AND TO
ORDER SALE OF 1634
MAIN STREET PROPERTY


RICHLAND COUNTY
CLERK OF COURT
2015 MAR 31 PM 12:08
JEANETTE ALMGRIDE
C.C.P. & G.S.

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Defendant Howard Hammer, pursuant to Rules 59 and 60 SCRPC, asked the Court to reconsider, vacate, or alter its Order Granting Charging Order ("Order") filed March 16, 2015. Additionally, he asked that I order sale of the 1634 Main Street property.

These motions are denied.

IT IS SO ORDERED this 30th day of March, 2015.



Joseph M. Strickland
Master-in-Equity for Richland County

Columbia, South Carolina