

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-OA16, Mortgage Pass-Through Certificates, Series 2006-OA16,

Plaintiff,

v.

Hiltrud Steimel a/k/a Hiltrud Steimel, individually; Hiltrud Steimel a/k/a Hiltrud Steimel as Trustee of the Steimel Family Trust - a/k/a Steimel Family Irrevocable Trust; Andrew K. Bell as successor trustee of the Steimel Family Trust a/k/a Steimel Family Irrevocable Trust; Dianne K. Bell as successor trustee of the Steimel Family Trust a/k/a Steimel Family Irrevocable Trust; Any unknown trustees of the Steimel Family Trust a/k/a Steimel Family Irrevocable Trust; Beaufort County Clerk of Court; Sun City Hilton Head Community Association, Inc.;

Defendant(s).

(713044-00011)

IN THE COURT OF COMMON PLEAS

DOCKET NO. 13-CP-07-3093

WRIT OF ASSISTANCE

EVICTED
SET FOR
MARCH 21ST 2016
@ 1200

2016 FEB 18 AM 10:42

THIS WRIT OF ASSISTANCE APPLIES TO ALL OCCUPANTS AND OTHERS (including their possessions) WITH RESPECT TO THE PROPERTY DESCRIBED BELOW.

This matter came before me regarding the above named Defendants, or any occupant of the property located at 563 Argent Way, Bluffton, SC 29909, to issue a Writ of Assistance by this Court to the Sheriff of Beaufort County, South Carolina, ordering and directing him to remove, peaceably or forcibly, the Defendants, together with any and all persons claiming under said defendants, and all of their personal property located within or on the subject premises described herein.

It appears that the Plaintiff was the successful bidder at the public sale of the subject premises on October 5, 2015, resulting in a Master's Deed filed in Book 3439 Pages 3206-3209 of the Beaufort County Register of Deeds Office. That Plaintiff is entitled to possession of the subject premises.

NOW, THEREFORE,

UPON MOTION of Attorney for the Plaintiff,

IT IS HEREBY ORDERED that the Plaintiff is entitled to recover possession of the below described property:

All that certain piece, parcel or lot of land, with residential improvements thereon, situate, lying and being in Del Webb's Sun City Hilton Head, Bluffton Township, Beaufort County, South Carolina, shown and described as Lot Number 186 on that certain plat entitled "Duke of Beaufort Village [Plat] 8B (Lots 83-125, 144-239 and Lot 348)", prepared by Thomas & Hutton Engineering Co., Octavio Arango, SCRLS #12066, last revised on January 5, 1998 and recorded in January 15, 1998 in Plat Book 63 at page 116 in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more detailed description as to location, metes, bounds, distances, direction, etc., reference may be had to plat of record.

This being the same property conveyed to Hiltrud Steimel by deed of Del Webb Communities, Inc., dated April 25, 2000 and recorded May 2, 2000 in Book 1286 at Page 1701. Subsequently, Hiltrud Steimel conveyed the subject property to the Steimel Family Trust by deed dated June 14, 2013 and recorded July 16, 2013 in Book 3256 at Page 2107.

Property Address: 563 Argent Way
Bluffton, SC 29909

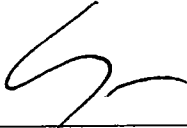
TMS# R600-020-000-0456-0000

IT IS FURTHER ORDERED that, upon service of a copy of this Order, the Sheriff of Beaufort County, South Carolina or his authorized deputies be, and they hereby are, directed and authorized to post a copy of this Order, and/or serve a copy of this Order upon the occupant(s) of the referenced property.

IT IS FURTHER ORDERED that not ~~less than 10 days~~ ^{before March 15, 2016} subsequent to said posting or service, the Sheriff shall be authorized to enter upon the aforescribed premises, by force if necessary, and seize the said premises and to remove therefrom any and all such persons who may be occupying the same, together with all of their possessions, and to put the Plaintiff in full, peaceful and quiet possession of the premises without delay, and thereafter, within ten (10) days, make due Return to the Clerk of Court for Beaufort County, South Carolina, showing how this Order has been executed.

If personal service cannot be reasonably achieved, then service of this Writ of Assistance may be accomplished by personal service on an occupant or by posting this document upon the door of the dwelling or some other prominent place on the property by the Sheriff.

AND IT IS SO ORDERED.



Marvin H. Dukes, III
Master in Equity

Beaufort, South Carolina
Dated: 2/18, 2016