

AFFIDAVIT OF FACT
NOTICE OF FAULT AND OPPORTUNITY TO CURE

THIS NOTICE AND ENCLOSURES ARE A PRIVATE COMMUNICATION BETWEEN THE
PARTIES AND CONSTITUTE DUE PROCESS
NOTICE TO AGENT IS NOTICE TO PRINCIPAL --- NOTICE TO PRINCIPAL IS NOTICE TO
AGENT, APPLICABLE TO ALL SUCCESSORS AND ASSIGNS

DATED: Nunc pro tunc the 3rd day of the May month of the year two-thousand and
eighteen

FROM: Ronnell Demar Bey
c/o 412 Eastover Circle
Summerville, SC [29483]
Non-Domestic without the United States

TO: Erica Greer Lybrand ,Rogers Townsend Attorney at Law, Representative of
PrimeLending a Plains Capital Company

SERVICE: Certified Mail Number, Return Receipt: 7015 1520 0001 0992 4235 - **AFFIDAVIT OF
FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE**

Certified Mail Number, Return Receipt: 7018 0360 0001 0336 5928 - **AFFIDAVIT
OF FACT - NOTICE OF NON-RESPONSE**

RE: **AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF
SIGNATURE** - Date March 7, 2018

RECEIVED
MAY 07 2018
SC Court of Appeals

AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE – Dated April 9, 2018

I demand that all of the above conditions be met and presented in Affidavit format sworn under oath or attestation, under penalty of perjury and upon your full commercial liability. Due to the urgency and seriousness of this allegation, I will give you further fourteen (14) days to respond. If I do not receive such a response conforming to the above criteria within fourteen (14) days of the date of this letter, it will be deemed a tacit agreement by your acquiescence that the debt is null and void and non-existent and that permanent lawful estoppel will have been gained.

COMES NOW THE CLAIMANT, natural man and free inhabitant on the land, in peace and with the intention of obtaining lawful remedy as is provided by law

NOTICE TO THE ABOVE RESPONDENTS IN THE MATTER OF:

Erica G Lybrand, acting as Representative of PrimeLending a Plains Capital Company and/or its principals, subsidiaries, agents, affiliates, successors and/or assigns; failure of Respondents to properly respond to AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE and AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE (hereinafter "Notice" or "Presentment"), and, failure to comply with the Claimant's demands, and, failure to carry out Claimant's orders, pursuant to the Notice.

NOTICE: Capitalized and defined terms not otherwise defined in this Notice of Default and Opportunity to Cure shall have the meanings ascribed to such terms in the Notice.

He who is silent is considered as assenting, when his interest is at stake.

An un rebutted affidavit stands as truth in commerce.

He who is silent is supposed to consent. The silence of a party implies his consent.

An un rebutted affidavit is acted upon as the judgment in commerce.

I. STATEMENT OF FACTS

1. On March 7, 2018 made presentment of a NOTICE AND DEMAND with an AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE (two pages), sent via United States Post Office (hereinafter "USPS") Certified Mail Number 7015 1520 0001 0992 4235, Return Receipt, to: Ronnell Demar Bey, c/o 412 Eastover Circle Summerville, SC [29483], a copy of which is enclosed herein.
2. Per the Claimant's inquiry to USPS.com "Track and Confirm", and per the dated return receipt PS Form 3811, the PRESENTMENT was delivered on "March 9, 2018" to RESPONDENTS.
3. On April 9, 2018 made presentment of a NOTICE AND DEMAND with an AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE (four pages), sent via United States Post Office (hereinafter "USPS") Certified Mail Number 7018 0360 0001 0336 5928, Return Receipt, to: Ronnell Demar Bey, c/o 412 Eastover Circle Summerville, SC [29483], a copy of which is enclosed herein.
4. Per the Claimant's inquiry to USPS.com "Track and Confirm", and per the dated return receipt PS Form 3811, the PRESENTMENT was delivered on "April 11, 2018" to RESPONDENTS.
5. As of May 1, 2018, RESPONDENTS have not refuted nor rebutted the AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE and AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE, and it is deemed "Accepted".
6. As of May 1, 2018, RESPONDENTS failed to comply with the Claimant's orders and failed to uphold Claimant's demands pursuant to the following Sections of the Notice (which orders and demands were required to be complied with and postmarked within thirty (30) days of said Notice): 2. AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE; and, 3. OPPORTUNITY TO CURE.
7. As of May 1, 2018, RESPONDENTS failed to comply with the Claimant's orders and failed to uphold Claimant's demands pursuant to the following Sections of the Notice (which orders and demands were required to be complied with and postmarked within fourteen (14) days of said Notice): 2. AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE; and, 3. OPPORTUNITY TO CURE.
8. RESPONDENTS have failed to perform required actions.
9. RESPONDENTS are at Fault.
10. RESPONDENTS are liable Virtute Officii and in their individual capacity(ies) for violations of constitutional rights and contract law.

11. RESPONDENTS are in breach of fiduciary duties by failing to honor AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE and AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE.
12. RESPONDENTS have no right to act outside the scope of Claimant's instructions in the AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE and AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE.

RESPONDENTS willingly breaching their fiduciary duties by failing to honor RESPONDENT'S accepted oath of office and failing to uphold Claimant's rights can only lead Claimant to believe that RESPONDENTS may be imposters and have no authority to act as public servants of the people of these several states of the Union and/or the independent and free state 'South Carolina' and may be acting under color of law and color of authority, and may be liable for treason, fraud and other crimes at common law.

II. OPPORTUNITY TO CURE

You have ten (10) days from the delivery date of this NOTICE OF FAULT AND OPPORTUNITY TO CURE to: (a) meet all obligations described in the AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE and Demand and send a signed notice of completion of said obligations postmarked within ten (10) days, or, (b) respond to the AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE on a point-by-point basis, via sworn responsive affidavit, under RESPONDENT'S full commercial liability, signed under penalty of perjury that the facts contained therein are true, correct, complete and not misleading. As expressed in the Notice, mere declarations are an insufficient response. All responses are required to be mailed to me in care of the Witness at the mailing location provided in this Notice styled EXACTLY as written below:

NOTICE: Any and all responses from RESPONDENTS shall be sent to Claimant by traceable mail only, certified or registered mail. If an extension of time is needed to properly answer, please request it in writing and send request by traceable mail to the mailing location provided above.

III. FAILURE TO ACT AS REQUIRED

The Witness shall execute a certification of your response or lack thereof. If you fail to respond, said certification, along with the AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE and AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE and this NOTICE OF FAULT AND OPPORTUNITY TO CURE, shall be the FINAL EXPRESSION IN A RECORD as a complete and exclusive statement of the terms of the agreement between us.

Public notice of our private agreement may be made a matter of public record at any time and at the discretion of the Claimant.

IV. ENCLOSURES

The following enclosures are incorporated herein by reference. Please read them carefully:

1. AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND RECENSION OF SIGNATURE
2. AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE

Thank you for your public service and your time and attention to this matter.

I, Ronnell Bey, certify on my own commercial liability that I have read the above and do know that it is true, correct, and complete, and not misleading, the truth, the whole truth, and nothing but the truth. Executed without the United States, at South Carolina, this 3 day of the 2018 month. Witness my hand.

Witnessing By: Eric Bey
All Rights Reserved

NOTICE: THIS DOCUMENT IS NOT INTENDED TO THREATEN, HARASS, HINDER OR OBSTRUCT ANY LAWFUL OPERATIONS AND IS FOR THE PURPOSE OF OBTAINING LAWFUL REMEDY AS IS PROVIDED BY LAW.

Using a notary on this document does not constitute any adhesion, nor does it alter my status in any manner. The purpose for the notary is verification and identification only and not for entrance into any foreign jurisdiction.

Jurat

ACKNOWLEDGMENT

state of SOUTH CAROLINA

county of

On this 3rd day of May, 2018, before me

personally appeared Ronnell Bey, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, for the purposes therein set forth.

Kristy King
(Notary Public)

My Commission Expires 11-15-2027, 2027



May 3, 2018

RECEIVED
MAY 07 2018
SC Court of Appeals

The Honorable Jenny Abbott Kitchings
Clerk, South Carolina Court of Appeals
1220 Senate Street
Columbia, South Carolina 29201

RE: PrimeLending, A PlainsCapital Company, V. Ronnell Demar Walker a/k/a
Ronnell D. Walker; and South Pointe Homeowners Association, Defendants, Of
whom Ronnell Demar Walker a/k/a Ronnell D. Walker is the Appellant, Case No.
2015-CP-08-00965, Appellate Case No. 2016-002234

Dear Ms. Kitchings:

Please find enclosed AFFIDAVIT OF FACT NOTICE OF FAULT AND
OPPORTUNITY TO CURE by depositing a copy of it in the United States Mail, postage
prepaid, on May 3, 2018 and Proof of Service, for the above referenced matter.

I Am: Ronnell Demar Walker
Authorized Representative
Natural Person, In Propria Persona:
Ex Relatione RONNELL DEMAR WALKER
All Rights Reserved:
U.C.C. 1-207/ 1-308; U.C.C. 1-103
Tunis Territory
C/o 412 Eastover Circle
Summerville, SC [29483]
Non-Domestic

Enclosures

1. AFFIDAVIT OF FACT - NOTICE OF ADVERSE CLAIM AND
RECENSION OF SIGNATURE
2. AFFIDAVIT OF FACT - NOTICE OF NON-RESPONSE
3. Returned Signed Certified Receipt

cc:

Erica Greer Lybrand
Rogers Townsend Attorney at Law
1221 Main Street, 14th Floor
Columbia, SC 29201

Nikole Deanna Haltiwanger
ROGERS TOWNSEND & THOMAS, PC
220 Executive Center Drive
Columbia, SC 29201
(803)744-4444

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM BERKELY COUNTY
Court of Common Pleas

Dale Van Slambrook, Master In Equity

Case No. 2015-CP-08-00965
Appellate Case No. 2016-002234

PrimeLending, A
PlainsCapital Company

Respondent,

v.

Appellant.

Ronnell Demar Walker a/k/a
Ronnell D. Walker; and South
Pointe Homeowners
Association, Defendants, Of
whom Ronnell Demar Walker
a/k/a Ronnell D. Walker is the
Appellant

RECEIVED
MAY 07 2018
SC Court of Appeals

PROOF OF SERVICE

I certify that I have served the **AFFIDAVIT OF FACT NOTICE OF FAULT AND OPPORTUNITY TO CURE** by depositing a copy of it in the United States Mail, postage prepaid, on May 3, 2018, addressed to The Honorable Jenny Abbott Kitchings, Clerk of Court, South Carolina Court of Appeals at 1220 Senate Street Columbia, South Carolina 29201.

I certify that I have served the **AFFIDAVIT OF FACT NOTICE OF FAULT AND OPPORTUNITY TO CURE** by depositing a copy of it in the United States Mail, postage prepaid, on May 3, 2018, addressed to Eric G. Lybrand, Rogers Townsend Attorney at Law at 1221 Main Street 14th Floor Columbia, SC 29201.

I certify that I have served the **AFFIDAVIT OF FACT NOTICE OF FAULT AND OPPORTUNITY TO CURE** by depositing a copy of it in the United States Mail, postage prepaid, on May 3, 2018, addressed to Nikole Haltiwanger, Rogers Townsend Attorney at Law at 220 Executive Center Drive Columbia, SC 29201.

I Am: Ronnell Demar Bay
Authorized Representative
Natural Person, In Propria Persona: Sui Juris
Ex Relatione RONNELL DEMAR WALKER
All Rights Reserved:
U.C.C. 1-207/ 1-308; U.C.C. 1-103
Tunis Territory
C/o 412 Eastover Circle
Summerville, SC [29483]
Non-Domestic, Non-Resident

Ronnell Demar Bey
114 E. Storer Circle
SC

[24483]

CERTIFIED MAIL



7018 0360 0001 0336 5683

\$7.83⁰
US POSTAGE
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071S00676061
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RECEIVED
MAY 07 2018
SC Court of Appeals

The Honorable Jenny Abbott Kitchens
SC Court of Appeals, Clerk
1220 Senate Street
Columbia, SC 29201