

22 May 2018

Alan Nix
1401 Densmore Circle
Mount Pleasant, SC 29466

Ms. Elaine Bozman
Charleston County Register of Deeds
101 Meeting Street, Ste. 200
Charleston, SC 29401

RECEIVED
MAY 25 2018
SC Court of Appeals

Re: Liens Recorded by McCabe, Trotter & Beverly P.C on 23 May 2013:
In the name of: Park West Master Association, Inc. (**Book 0333, Page 103**)
In the name of: Churchill Park (**Book 0333, Page 083**)

Ms. Bozman.

A copy of both liens referenced in the RE: line above is included in this communication for ease of reference.

Please note that the Execution Date of both of these lien documents is cited as "this 16th day of May, 2013". Please also note that the Acknowledgement Date of both of these lien documents is cited as being "this 21 day of May, 2013".

It would appear, based strictly on the face of these two documents, that the Acknowledgement of each document is defective / faulty. Consequently, it would appear that neither of these documents should have been accepted by the Charleston County Register of Deeds at that time they were first presented by McCabe, Trotter, & Beverly P.C. in May 2013 to have registered as a Public record with the Charleston County Register of Deeds.

Please accept this letter, which will be filed in person with your Office no later than the morning of 23 May 2018, as an official request to have these documents removed from the public record of the Charleston County Register of Deeds no later than the close of business 31 May 2018. If your Office utilizes a process that requires longer to conduct an investigation of these documents, please immediately begin that proceeding and notify all copied parties in writing of that procedure and an expected date of conclusion

Further, please be informed, that Churchill Park and McCabe, Trotter, & Beverly, P.C., have filed two Lis Pendens and two foreclosure actions against this property since September 2014 with the lien noted above as being the basis for both foreclosure actions. Lis Pendens 2014-LP-10-01190 and 2017-LP-10-00849 and foreclosure actions 2014-CP-10-05407 and 2017-CP-10-04031, respectively.

Consequently, I have copied Ms. Armstrong, Judge Scarborough, Ms. Trotter, Mr. McCabe, their attorneys Mr. Countryman and Mr. Wood, and Ms. Newman. Also, given the fact that these two legal actions are currently involved in an Appeal with the South Carolina Court of Appeals, Ms. Abbott Kitchings, the Clerk of Court of the Court of Appeals is also copied.

If your Office, after review of these documents, believes additional reporting of this situation is warranted, please take all action appropriate under South Carolina law.

Thank you in advance for your assistance and prompt attention to this matter.

Best regards,



Alan Nix

cc.

Julie Armstrong
Clerk of Court, Charleston County
100 Broad St., Ste. 106
Charleston, SC 29401

Judge Scarborough
Master in Equity, Charleston County
100 Broad Street, Suite 266
Charleston, SC 29401

Andrew Countryman
Countryman Law Firm
321 Wingo Way
Mount Pleasant, SC 29464

Sally Newman
Charleston Legal Access
1630 Meeting St.
Charleston, SC 29405

Todd Musheff
Law Offices of Todd M. Musheff
1121 Park West Blvd., Ste B, 148
Mount Pleasant, SC 29466

Churchill Park
Cedar Management Group
1320 Main St, Ste. 300 (Regus)
Columbia, SC 29201

Ryan McCabe
McCabe, Trotter, & Beverly, P.C.
P.O. Box 212069
Columbia, SC 29221

✓ Ms. Jenny Abbott Kitchings
Clerk of Court, SC Court of Appeals
P.O. Box 11629
Columbia, SC 29211

Robert Wood
Rogers, Townsend & Thomas, P.C.
220 Executive Center Drive
Columbia, SC 29210

Stephanie Trotter
McCabe, Trotter, & Beverly P.C.
P.O. Box 212069
Columbia, SC 29221

Kevin Steelman
LandTech / Park West Master Assoc. Inc
522 Lady Street, Ste. 200
Columbia, SC 29201

Ethan Nix
211 Posey Hill Rd.
Liberty, SC 29657

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Churchill Park,

Plaintiff,

v.

Alan G. Nix and Norma J. Nix
Defendant(s).

IN THE COURT OF COMMON PLEAS



NOTICE OF LIEN

017990/00010

YOU WILL PLEASE TAKE NOTICE that Churchill Park does hereby file the within Notice of Lien in connection with the unpaid assessments, fines, interest, costs and attorney's fees in the sum of \$658.03 on charges, accrued as of May 16, 2013 which amount is justly due and owed to Churchill Park.

The premises affected by the lien is described as follows:

1401 Densmore Circle
Located in Charleston County, South Carolina.
TMS NUMBER: 5980300096
Subdivision: Churchill Park
Lot: 22

This Notice of Lien shall not be construed to be cumulative of any other liens currently of record in Charleston County recorded by Churchill Park. The amount listed above as being due is the total amount due to Churchill Park as of the date of this Notice of Lien.

IN WITNESS WHEREOF, Churchill Park has hereunto set its hand and seal this 16th day of May, 2013.


WITNESS


WITNESS


Churchill Park

By: D. Ryan McCabe or Stephanie C. Trotter

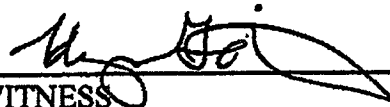
Its: Counsel


PO Box 212069

Columbia, SC 29221

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PERSONALLY appeared before me the undersigned, who states that (s)he saw the within Churchill Park by its Counsel, D. Ryan McCabe or Stephanie C. Trotter, sign seal and deliver the within Notice of Lien and that (s)he with the other witness witnessed the execution thereof.


WITNESS

SWORN to before me this 21
day of May, 2013

Notary Public of the State of South Carolina
My Commission Expires: 2-24-2021

RECORDER'S PAGE



NOTE: This page MUST remain with the original document

Filed By:

MCCABE TROTTER & BEVERLY
PO BOX 212069

COLUMBIA, SC 29221

RECORDED		
Date:	May 23, 2013	
Time:	12:38:51 PM	
Book	Page	DocType
0333	083	NoticeLn
Charlie Lybrand, Register Charleston County, SC		

MAKER:

NIX ALAN G AL

RECIPIENT:

CHURCHILL PARK

Original Book:

Original Page:

of Sats:

of Pages: 3

of References:

Note:

Recording Fee \$ 10.00

Extra Reference Cost \$ -

Extra Pages \$ -

Postage \$ -

Chattel \$ -

TOTAL \$ 10.00

DRAWER
CLERK

Drawer 3
ECP



0333
Book



083
Page



05/23/2013
Recorded Date



3
Pgs



Original Book



Original Page



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Doc Type



12:38:51
Recorded Time

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
Park West Master Association, Inc.,

Plaintiff,

v.

Alan G. Nix and Norma J. Nix
Defendant(s).

IN THE COURT OF COMMON PLEAS



BP0333103

NOTICE OF LIEN

017495/00107

YOU WILL PLEASE TAKE NOTICE that Park West Master Association, Inc. does hereby file the within Notice of Lien in connection with the unpaid assessments, fines, interest, costs and attorney's fees in the sum of \$831.99 on charges, accrued as of May 16, 2013 which amount is justly due and owed to Park West Master Association, Inc..

The premises affected by the lien is described as follows:


1401 Densmore Circle
Located in Charleston County, South Carolina.
TMS NUMBER: 5980300096
Subdivision: Churchill Park
Lot: 22

This Notice of Lien shall not be construed to be cumulative of any other liens currently of record in Charleston County recorded by Park West Master Association, Inc.. The amount listed above as being due is the total amount due to Park West Master Association, Inc. as of the date of this Notice of Lien.

IN WITNESS WHEREOF, Park West Master Association, Inc. has hereunto set its hand and seal this 16th day of May, 2013.


WITNESS


WITNESS


Park West Master Association, Inc.
By: D. Ryan McCabe or Stephanie C. Trotter
Its: Counsel
PO Box 212069
Columbia, SC 29221


STATE OF SOUTH CAROLINA

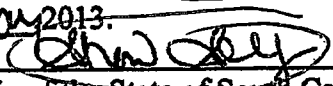
)

COUNTY OF RICHLAND

)

PERSONALLY appeared before me the undersigned, who states that (s)he saw the within Park West Maste Association, Inc. by its Counsel, D. Ryan McCabe or Stephanie C. Trotter, sign seal and deliver the withi Notice of Lien and that (s)he with the other witness witnessed the execution thereof.


WITNESS

SWORN to before me this 21
day of May 2013.

Notary Public of the State of South Carolina
My Commission Expires: 8-24-2021

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:
 MCCABE TROTTER & BEVERLY
 PO BOX 212069
 COLUMBIA, SC 29221

RECORDED		
Date:	May 23, 2013	
Time:	1:05:00 PM	
Book	Page	DocType
0333	103	Notice/Ln
Charlie Lybrand, Register Charleston County, SC		

MAKER:
 NIX ALAN G AL

of Sats: # of Pages:
 # of References:

RECIPIENT:
 PARK WEST MASTER ASSN

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

Original Book: **Original Page:**

DRAWER
CLERK



0333
Book



103
Page



05/23/2013
Recorded Date



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Original Book



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13:05:00
Recorded Time

1401 DENSMORE WIRCLE
MT. PLEASANT, SC 29466

CHARLESTON SC 294

23 MAY 2018 PM 2 J



RECEIVED

MAY 25 2018

SC Court of Appeals

Ms. JENNY ABBOTT KITCHINGS
CLERK OF COURT, SC COURT OF APPEALS
PO Box 11629
COLUMBIA, SC 29211

29211+1629

