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Exhibit

ELECTRONICALLY FILED - 2016 Aug 25 8:54 AM - GREENVILLE - COMMON PLEAS - CASE#2015CP2307093

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) IN THE COURT OF COMMON PLEAS  
2015-CP-23-07093

Lakeview Loan Servicing, LLC, )  
Plaintiff, )  
vs. )  
Donna Boyd; The Townes at Pelham )  
Owners' Association, Inc., )  
Defendants. )

TRANSCRIPT OF TESTIMONY

Foreclosure?

[ August 8, 2016  
Greenville, South Carolina ]

B E F O R E:

HONORABLE CHARLES B. SIMMONS, JR., MASTER IN EQUITY

A P P E A R A N C E S:

[ Alan M. Stewart, Esquire  
Attorney for the Plaintiff ]

Wanda E. Fudge, CCR  
Court Reporter

9 pages

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1 MR. STEWART: The next case I have is the case of Lakeview  
2 Loan Servicing versus Donna Boyd. It's a 2015 case, number 7093.

3 BY THE COURT: All right. The case is referred, be glad to  
4 hear from you.

5 MR. STEWART: Thank you, Your Honor. The borrowers in this  
6 case are due for the July 1, 2015 and all subsequent payments.

7 At the present time, the principal balance due is  
8 \$254,575.65; interest has accrued in the amount of \$12,830.18;  
9 there is an escrow account deficit of \$268.48; late charges have  
10 accrued in the amount of \$122.54; the Plaintiff's incurred  
11 property inspection expenses in the amount of \$126.00; and as  
12 provided by the terms of the loan documents, the Plaintiff would  
13 request reimbursement for the costs of the foreclosure in the  
14 amount of \$1,352.56; and attorney's fees in the amount of  
15 \$2,200.00, bringing the total amount of the debt to \$271,475.41.

16 The Plaintiff is waiving its right to a deficiency judgment  
17 in this case as well.

18 BY THE COURT: All right. Thank you, sir.

19 -----END OF REQUESTED TRANSCRIPT OF RECORD-----  
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The undersigned, Wanda E. Fudge, Court Reporter, Office of Master in Equity for Greenville County, South Carolina do hereby certify that the foregoing is a true, accurate and complete Transcript of Record of all of the proceedings had and evidence introduced in the hearing of the captioned case, relative to appeal, before The Honorable Charles B. Simmons, Jr., as Master in Equity for Greenville County, South Carolina on the 8th day of August, 2016.

I do further certify that I am neither of kin, counsel, nor interest to any parties hereto.

< August 15, 2016 >

Wanda E. Fudge

Wanda E. Fudge, CCR  
Certified Court Reporter

Exhibit

FORM 4

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUDGMENT IN A CIVIL CASE  
C/A NO: 2015-CP-23-07093

Lakeview Loan Servicing, LLC ,  
PLAINTIFF,

Donna Boyd; The Townes at Pelham  
Owners' Association, Inc.  
DEFENDANT(S).

Submitted by: Hutchens Law Firm  
Attorney for :  Plaintiff  Defendant  
or  
 Self-Represented Litigant

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.

**ACTION DISMISSED (CIRCLE REASON):** Rule 12(b), SCRPC; Rule 41(a), SCRPC (Vol. Nonsuit); Rule 43(k), SCRPC (Settled); Other \_\_\_\_\_

**ACTION STRICKEN (CIRCLE 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 (CIRCLE APPLICABLE):**  
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: \_\_\_\_\_

ORDER INFORMATION

This order ends  does not end the case.

Additional Information for the Clerk : Foreclosure Action

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Exhibit

INFORMATION FOR THE JUDGMENT 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)
Lakeview Loan Servicing, LLC		\$ N/A
		\$
		\$
If applicable, describe the property, including tax map information and address, referenced in the order: Property Address: 6 Pelham Townes Drive, Greenville, SC 29615TMS# 0540-45-01-028.00		

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.**

<b>CHARLES B. SIMMONS, JR. Master in Equity</b>	<b>Judge Code</b>	<b>Date</b>
<b>For Clerk of Court Office Use Only</b>		

This judgment was entered on the \_\_\_\_ day of \_\_\_\_\_, 2016 and a copy mailed first class or placed in the appropriate attorney's box on this \_\_\_\_ day of \_\_\_\_\_, 2016 to attorneys of record or to parties (when appearing pro se) as follows:

Hutchens Law Firm  
P.O. Box 8237  
Columbia, SC 29202  
**ATTORNEY FOR THE PLAINTIFF**

**GREENVILLE CLERK OF COURT**

**Court Reporter:** \_\_\_\_\_

Exhibit

ELECTRONICALLY FILED - 2018 Jan 29 11:37 AM - GREENVILLE - COMMON PLEAS - CASE#2015CP2307093

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

IN THE COURT OF COMMON PLEAS  
2015-CP-23-07093

Lakeview Loan Servicing, LLC, )  
Plaintiff, )  
vs. )  
Donna Boyd, et al, )  
Defendants. )

TRANSCRIPT OF TESTIMONY

2

January 12, 2018  
Greenville, South Carolina

B E F O R E:

HONORABLE CHARLES B. SIMMONS, JR., MASTER IN EQUITY

A P P E A R A N C E S:

Sarah Leonard, Esquire  
Stephanie Huggins, Esquire  
Attorneys for the Plaintiff

**Danette P. Hanks, CCR**  
**Court Reporter**

Exhibit

ELECTRONICALLY FILED - 2018 Jan 29 11:37 AM - GREENVILLE - COMMON PLEAS - CASE#2015CP2307093

1 MS. LEONARD: The next case I have is Lakeview Loan  
2 Servicing, LLC v. Donna Boyd; 2015-CP-23-7093. It's a second  
3 supplemental hearing.

4 THE COURT: Case is referred. No defendant is present.  
5 Notice of today's hearing was e-filed January 3rd. And be glad  
6 to hear from you.

7 MS. LEONARD: The total principal due as of July 1,  
8 2015 is \$254,575.65; with interest from June 1, 2015 through  
9 January 12, 2018; accruing at the current interest rate of 4.25%  
10 in the amount of \$28,276.29; escrow adjustments in the total  
11 amount of \$2,566.26, which includes insurance in the amount of  
12 \$3,272.89, an escrow credit of \$706.63; late charges of \$122.54;  
13 property inspections of \$266.00; bankruptcy fees and costs of  
14 \$1,681.00; BPO appraisal fee of \$1,085.00; foreclosure costs in  
15 the amount of \$2,345.06; attorney's fees in the amount of  
16 \$2,700.00; bringing the total debt to \$293,617.80. Plaintiff is  
17 waiving its right to a deficiency and seeking a March 5th sale  
18 date.

19 [ THE COURT: Go off the record just a minute. ]

20 (OFF THE RECORD)

21 [ THE COURT: So you're telling me that the modification ]  
22 [ was not granted based upon the financial issues of Ms. Boyd? ]

23 MS. LEONARD: Yes, Your Honor, that's correct.

24 [ THE COURT: And her failure to meet certain mandated ]  
25 [ requirements financially? ]

Exhibit

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MS. LEONARD: That is correct.

THE COURT: All right. Thank you.

-----END OF REQUESTED TRANSCRIPT OF RECORD-----

ELECTRONICALLY FILED - 2018 Jan 29 11:37 AM - GREENVILLE - COMMON PLEAS - CASE#2015CP2307093

# Exhibit

1 The undersigned, Danette P. Hanks, Court Reporter, Office of  
2 Master in Equity for Greenville County, South Carolina do hereby  
3 certify that the foregoing is a true, accurate and complete  
4 Transcript of Record of all of the proceedings had and evidence  
5 introduced in the hearing of the captioned case, relative to  
6 appeal, before The Honorable Charles B. Simmons, Jr., as Master  
7 in Equity for Greenville County, South Carolina on the 11th day  
8 of January, 2018.

9 I do further certify that I am neither of kin, counsel, nor  
10 interest to any parties hereto.

11  
12 January 25, 2018



13 Danette P. Hanks, CCR  
14

88683  
88684

South Carolina Court of Appeals,

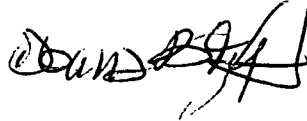
Enclosed is the Fifty (\$50) dollar fee for the Petition for Rehearing. The Appellant asserts that should not have to pay the fee since the Court denied the Appellant the opportunity to file her appeal. Also enclosed are the "Transcripts" for the alleged foreclosure on August 11, 2016, and the second alleged supplemental hearing held on January 12, 2018. The Appellant noted that the purported foreclosure transcript dated August 8, 2016, but electronically filed August 25, 2016. But, the Form 4, (2015-CP-23-07093-Judgment in Civil Case ) dated August 12, 2016. Also, the record does not indicate that a foreclosure happened on August 8, 2018, or any later date. **THERE IS NO FORECLOSURE IN THE RECORD!**

Further, the purported second supplemental hearing held on January 12, 2018, but suspiciously electronically filed on January 29, 2018. The Court indicated that the Appellant is not present and that "Notice" of that day's hearing e-filed January 3, 2018. The Court failed to serve "Notice" of a hearing upon the Appellant.

**The Appellant demands the expedited return of her home!**

This Court demonstrates a wanton disregard for the rule of law. The Appellant asks that this Court expedite its ruling on the Appellant's petition so that the Appellant can seek justice in the proper court. Further, the Appellant demands that this Court without further delay decide the case of Billy Roy Boyd. (APPELLATE CASE NO 2018-000961). South Carolina Court of Appeals, your actions are abominable.

In the relentless pursuit of justice,



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SC Court of Appeals

cc: SC Court Administration  
9 pages  
2018-001515



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