

89004

THE STATE OF SOUTH CAROLINA
In the Court of Appeals
Appellate Case No. 2016-001044

Appeal from the Circuit Court of Lexington County, South Carolina

The Honorable Jocelyn Newman

Case No. 2017-CP-32-03043
2017-LP-32-745

RECEIVED
FEB 08 2019
SC Court of Appeals

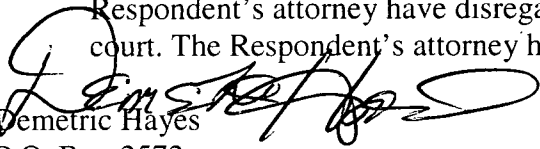
STEPHENS REMODELING, LLC.....Respondent

v.

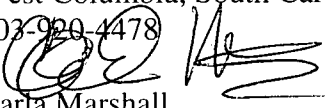
Demetric Hayes and Carla Marshall.....Appellant

MOTION TO STAY PROCEEDINGS DUE TO RESPONDENT'S UNLAWFUL SALE OF PROPERTY

1. Respondent has unlawfully and illegally sold the property located at 232 Edinfield Ct. Gaston, South Carolina 29053, in which this appeal pertains to. The property was sold to a Ms. Ericka Oree in July 2018 and recorded in "DEED Book 20155 and Page114" in the Lexington County R.O.D. office on 19 July 2018. The Respondent and the Respondent's attorney have disregarded the laws that have been put in place by this court. The Respondent's attorney has intentionally misled the court.


Demetric Hayes
P.O. Box 2572

West Columbia, South Carolina 29171
803-920-4478


Carla Marshall
P.O. Box 2572

West Columbia, South Carolina 29171
843-260-9068

Counsel of Record for the respondent:
Moore Taylor Law Firm
William Edwards

P.O. Box 5709
West Columbia, South Carolina 29171

**THE STATE OF SOUTH CAROLINA
In the Court of Appeals
Appellate Case No. 2016-001044**

Appeal from the Circuit Court of Lexington County, South Carolina

The Honorable Jocelyn Newman

Case No. 2017-CP-32-03043
2017-LP-32-745

RECEIVED
FEB 08 2019
SC Court of Appeals

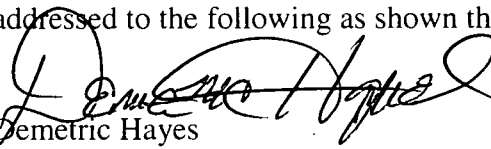
STEPHENS REMODELING, LLC.....Respondent

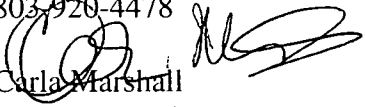
V.

Demetric Hayes and Carla Marshall.....Appellant

Certificate of Service

I certify that a copy of the foregoing Motion to Stay Processings Due to Respondent's Unlawful Sale of Property has been served upon the Respondent by placing the same in the U.S. mail addressed to the following as shown this 4th February 2019 .


Demetric Hayes
P.O. Box 2572
West Columbia, South Carolina 29171
803-920-4478


Carla Marshall
P.O. Box 2572
West Columbia, South Carolina 29171
843-260-9068

Cc:
Counsel of Record for the respondent:
Moore Taylor Law Firm
William Edwards
P.O. Box 5709
West Columbia, South Carolina 29171

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

)
)
)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 232 Edinfield Ct, Gaston, SC 29053, bearing Lexington County Tax Map Number, and was transferred by Stephens Remodeling, LLC to Ericka Oree on July, 2018.
3. Check one of the Following: The Deed is
 - (a) XX Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ Exempt from the deed recording fee because (See Information section of this affidavit);

(If exempt, please skip items 4-7, and go on to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase realty? Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$161,000.00.
 - (b) _____ The fee is computed on the fair market value of the realty which is .
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes _____ which is .

5. Check Yes () or No (X) to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is:

6. The deed recording fee is computed as follows:	
(a) Place the amount listed in item 4 above here:	<u>\$161,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>\$ 0</u>
(c) Subtract line 6(b) from line 6(a) and place result here:	<u>\$161,000.00</u>

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$595.70.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Stephens Remodeling, LLC (Seller/Grantor).

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 12th day of July, 2018

Leah N. Stallings
Notary Public for South Carolina
My Commission Expires: 3/17/25
Notary (printed): Leah N. Stallings

Stephens Remodeling, LLC (Seller/Grantor)
Philip K. Stephens
BY: Philip K. Stephens
ITS: Managing Member

