

March 18, 2019

Ms. Shelby Spencer

SC Court of Appeals

1220 Senate Street

Columbia, SC 29201

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SC Court of Appeals

RE: Leroy Hooks/ Wilmington Savings Fund Case

Case Number 2918-CP-14-00044

Dear Ms. Spenser;

I understand that you are the case manager for this civil action.

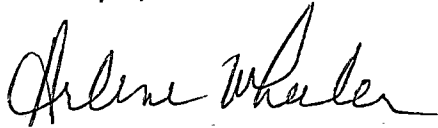
I am of the belief that this is a frivolous motion sought to delay the foreclosure. I and Maria Williams purchased this property at a foreclosure auction in Clarendon County on June 4, 2018, depositing the required 5% funds to the Special Referee and paying all sums due and closing on the property on July 11, 2018.

I was assured that the auction was properly advertised and notice served on Mr Hooks by courthouse documents. I myself spoke with Mr Hooks and his various family members on three separate occasions prior to closing on this property and advised him since he claimed the mortgage was paid up to obtain legal counsel, prior to closing. I was assured by the Special Referee that the foreclosure was lawful and valid. We paid \$140933.00 For the property, an additional \$1018.00 in deed stamps and attorney fees. We have also since paid \$1912.60 for insurance and \$40.00 for eviction costs. I have to say in 35 years of buying property at the foreclosure auctions, I have never seen such behavior by the courts. How can you buy a property and now we are waiting almost 9 months for possession????? I was told that Mr. Hooks would have to pay a bond if the decision was appealed. To my knowledge no bond has been paid. Would like to see a bond paid. I have absolutely no knowledge of what has transpired, I have never been served with any documents by anyone. The only way that I knew that the decision had been appealed was by re-filing the eviction notice and received notification from the Clarendon County Magistrate's office that Mr Hook's attorney, was contesting the eviction. I guess Mr Hooks had a good day when the Sheriff's office served eviction and reached out to his attorney, but couldn't do so prior to us closing on the property? He always had a beer in his hand when I visited, maybe he was not drinking the day the deputy visited? But as noted at the last hearing, he was capable of buying and selling property, and mortgaging property and did not have issues. I believe that Wilmington Savings should have had some knowledge of dealing with someone who has schizophrenia. Why would a family member who was present not have taken care of his affairs if they thought he was not capable?

At this point, I believe that no one is working to bring this to a conclusion. Why should they, the bank has possession of its funds for the mortgage and Mr. Hooks has unlawful possession of the property. I

feel that this is being dragged out, at our expense. I believe the Court of Appeals should act in a more expedient manner. I and the other owner are being harmed by this process, 9 months is more than enough time to rule on this matter and as a party to this action, I should have been given proper notification of actions taken. Please have this matter heard immediately.

Thank you,

A handwritten signature in cursive script that reads "Arlene Wheeler". The signature is written in black ink and is positioned below the "Thank you," text.

Arlene Wheeler

377 Summerset Lane

Summerville, SC 29483

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