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IN THE COURT OF COMMON PLEAS
FOR THE STATE OF SOUTH CAROLINA
BERKELEY COUNTY

MASTER-IN-EQUITY HEARING
JULY 23, 2020

1250 OLD GILLIARD ROAD,

Plaintiffs,

vs.

CASE NO. 2015-CP-08-0803

THE OMEGA GROUP, LLC, ET AL,

Defendants.

RECEIVED

Nov 20 2020

SC Court of Appeals

BEFORE: Honorable Dale Van Slambrook

TIME: 9:30 a.m.

LOCATION: Berkeley County Courthouse
Moncks Corner, SC

REPORTED BY: JENNIFER M. ADAMS
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843-762-6294
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A P P E A R A N C E S

ON BEHALF OF PLAINTIFFS:

SPITZ & NEVILLE, LLC
BY: I. RYAN NEVILLE, ESQ.
151 Meeting St
Suite 350
Charleston, SC 29401

ON BEHALF OF DEFENDANTS:

LAW OFFICE OF JEFFREY T. SPELL
BY: JEFFREY T. SPELL, ESQ.
1721 Ashley River Road
Charleston, SC 29407

Also present:

Don Muhammad, Danny Cooper

1 THE COURT: We are here on South
2 Carolina Community Bank versus the Omega Group,
3 et al, 2015-CP-08-00803. Mr. Neville is here on
4 behalf of the moving party. Mr. Spell, Attorney
5 Spell is here as well along with others.

6 And, Mr. Spell, you were getting ready
7 to explain to me who was who and who was
8 represented by who; is that right?

9 MR. SPELL: Yes, Your Honor. I'm
10 Jeff Spell. I represent the Omega Group, which
11 is an LLC, which has four members. I also
12 represent Don Muhammad, who is one of those
13 members, and who was a party of this suit as the
14 guarantor under the original mortgage or the
15 original note and remains a party of this suit as
16 a member of Omega Group.

17 I do not represent Danny Cooper, who is
18 here today, Samuel Daniel Cooper, who is an
19 occupant of the building. And this Court has
20 previously issued orders directed at Omega Group
21 and at the occupants. Mr. Cooper is not a member
22 of Omega Group; however, he has been an occupant
23 of the building.

24 And I believe -- and Ryan can straighten
25 us out. I don't want to misrepresent. I believe

1 the issue is that the new owner wants possession
2 of the property free of the occupant, Mr. Cooper;
3 and although I don't represent him, I discussed
4 with him the possibility of an agreement.

5 And I believe we've all reached an
6 agreement that would allow the Court to issue an
7 order today that would assure the possession of
8 the property free of the occupant. Does that in
9 general --

10 MR. NEVILLE: Yes, Your Honor.
11 Ryan Neville here on behalf of 1250 Old Gilliard,
12 LLC, the owner of the subject property.

13 And we're here today on my client's
14 motion for contempt of court for failure to the
15 other parties to adhere to Your Honor's order
16 back in -- I can't even remember when it was now
17 because every day just seems like Groundhog
18 Day -- but issuing an order to have everybody
19 evicted out of the property.

20 That's not happened, and as Mr. Spell
21 indicated, there has been a proposal that the
22 occupants -- and I want to make sure that the
23 court reporter is getting it clearly. I say
24 occupants with an "S" on the end of it, plural,
25 like I don't care who is in this building.

1 Like, they've got to get out or the
2 Court has ordered the property to be vacated.
3 And I wasn't quite sure if Mr. Spell was saying
4 occupant singular.

5 But whoever is there. I don't care if
6 it's -- you know, it does not matter who it is,
7 needs to be out; and if not, then there's already
8 been an order in place ordering a put out.

9 And if those people won't go out,
10 then -- then the order that we would seek today
11 for the contempt would be that those people are
12 in violation of a court order, and that the
13 sheriff has the authority to lock them up and
14 place them in jail and get them out of the
15 property, because my clients have owned this
16 property since, I think it's October 4th maybe or
17 your October sale, when that was completed.

18 And they've been paying -- I've
19 submitted, Your Honor, an affidavit yesterday
20 from my client's owner. They've been paying
21 taxes. They've been paying insurance.

22 They've been doing everything as if they
23 own the property because they do except they
24 haven't been able to utilize the property and
25 have information and believe that Mr. Cooper and

1 several other people are acting as if they own
2 it, almost -- not almost, but acting as if they
3 own it and are collecting rent from other
4 occupants in the building and just -- it's almost
5 like the Wild Wild West.

6 We need to make sure that the defendants
7 and any occupants there understand that we're not
8 in the time of Wyatt Earp and the O.K. Corral,
9 and that, if they're in violation of the court
10 order, they go to jail; and so, if the Court is
11 so inclined to issue an order, that the property
12 can be used for the next 30 days.

13 And if on day 31, these people aren't
14 out or anybody is not out, people in the
15 building -- I don't care if they're tenants,
16 because there shouldn't be any tenants because
17 there's not any leases in place.

18 But whoever is in there gets out or they
19 go to jail unless they have -- the one exception
20 would be is, unless they have an agreement with
21 my clients, who are the owners, to stay past day
22 30.

23 And if Your Honor is inclined to grant
24 such an order, I can prepare one with Mr. Spell's
25 input for submission to the Court. I don't know,

1 give me until next Friday, and I can put
2 something together.

3 But the 30-day clock would -- would
4 be -- that I would put in that order is going to
5 be running from whatever today is, July-something
6 23rd. So they would have until August 23rd to
7 get out or make a deal with my guys to stay in,
8 so that would be okay.

9 I just talked to Chris Calabrese, who is
10 the owner of 1250 Old Gilliard, LLC, and he's
11 okay with that. But the concern we have is that
12 on day 29, they're going to file some court
13 action in Federal Court at the United States
14 Supreme Court, at the Fourth Circuit Court.

15 Somewhere they're going to do something
16 that's going to try to prohibit them being
17 physically removed, and we need to understand
18 that, unless the world ends on day 31, they're
19 going to jail if they're not in there -- if
20 they're not -- if they've not made a deal with my
21 client to stay in or if they're still in there.
22 So that would fine.

23 THE COURT: And that would be --
24 the agreement that you're talking about is --
25 addresses as all other requests, fees, sanctions,

1 fines, recovery of any money; is that right?

2 MR. NEVILLE: That's accurate. My
3 clients understand that, if they get a piece of
4 paper that says, these people owe them money,
5 they might -- it's not worth the paper it's
6 printed on. They just want possession of the
7 building that they own and the property that they
8 own.

9 THE COURT: All right. So
10 Mr. Spell?

11 MR. SPELL: Your Honor, I think
12 it's important to understand that there are three
13 tenants in this property based on the affidavit
14 that -- that has been filed with the Court, which
15 we would object to being admitted as evidence
16 because it's about 42 percent hearsay.

17 His client claims he's communicated with
18 tenants or somebody operating a hair salon and a
19 grocery store or something. I don't believe that
20 they could possibly -- those people could
21 possibly enter into any agreement today because
22 they're not here today. I don't know if they
23 were summoned to be here today or not.

24 And so -- and so I think it's important
25 that, if we reach an agreement, that it includes

1 Omega Group and Mr. Cooper and Mr. Neville's
2 client.

3 But I don't represent these tenants. I
4 have no communication with any of those tenants.
5 I have no -- I just don't believe that we can
6 enter into any kind of an -- the Court can order
7 -- certainly order them to be gone. The Court
8 already has ordered the occupants to be gone.

9 But since the Court ordered that, it
10 appears that the owner has reached out and
11 communicated with these tenants, which we
12 would -- which we would argue are his tenants,
13 that he can keep them, and they can pay him rent
14 or whatever.

15 But I don't think we can enter into an
16 order today that says, 31 days from now, these
17 individuals, the tenants of this new owner, are
18 to be incarcerated if they're not here today
19 before the Court. And that's really not my
20 argument to make. I have no connection
21 whatsoever with these tenants. I'm basing it on
22 the information provided in the -- in the
23 admissible affidavit.

24 THE COURT: So as far as the folks
25 that are here today, what you're telling me is

1 that your client, Mr. Muhammad, individually and
2 as a member of the LLC, agrees to vacate the
3 property within 30 days?

4 MR. SPELL: And --

5 THE COURT: Is that right?

6 MR. SPELL: Yes, Your Honor. And
7 to remove his -- his company has personal
8 property on -- like furniture and things on there
9 that he will --

10 THE COURT: Okay.

11 MR. SPELL: Omega Group will agree
12 to remove all of the personal property and to
13 completely vacate the premises, and Mr. Cooper
14 can speak for himself, but I believe coming
15 into --

16 THE COURT: Yeah. We'll come back
17 to Mr. Cooper.

18 MR. SPELL: That was the spirit of
19 the discussion prior to coming in.

20 THE COURT: Okay.

21 MR. NEVILLE: And Your Honor, if I
22 may, I'm sorry. I just can't help myself, I've
23 got to talk. The Omega Group doesn't exist
24 anymore. It was dissolved in 2017. It -- for
25 failure to -- not shockingly -- pay filing fees,

1 and so I am a little concerned that if anything
2 is ordered today that is short of everybody on
3 this property must get out on day 31.

4 I don't care if your name is John,
5 James, Joe, Jesus Christ, like they are getting
6 out of this property on day 31 unless they've
7 made a deal with 1250 Old Gilliard.

8 MR. SPELL: And we would agree to
9 that. I just don't think we have the --

10 THE COURT: And I think I agree
11 with Mr. Spell. I think we can only address the
12 parties and/or the folks that are -- that are
13 here. I'm not going to issue an order binding
14 the tenants.

15 I can issue an order binding
16 Mr. Mohammed's dealings with the tenants and the
17 basis for that, but I don't think I can issue an
18 order that finds that tenants that may be
19 separate from either Mr. Muhammad, the Omega
20 Group, whether its status is -- completely
21 remains with the Secretary of State or not or
22 with Mr. Cooper, who is here.

23 So I believe that the only -- what it
24 sounds like, the agreement that I can give effect
25 to would be, I will be out; anybody underneath me

1 or under my authority will be out, or they have
2 no further authority and won't give any authority
3 to anybody else to remain in the -- in the
4 property beyond the 30 days; would remove all
5 personal property; that anything remaining after
6 30 days would be considered abandoned, relative
7 to -- right now we're only talking about
8 Mr. Muhammad.

9 I'm going to come back to Mr. Cooper;
10 otherwise, the sheriff could continue whatever
11 efforts to remove the folks, and then we could
12 revisit the sanctions.

13 MR. NEVILLE: Sure.

14 THE COURT: Essentially, that's --
15 I think that's about it. I'm not going to go --
16 I'm not going to put in there that they're going
17 to be hauled off to jail at that point in time.

18 MR. NEVILLE: Sure. So then the
19 proper procedure would just be to start an
20 eviction action against any tenants otherwise
21 have not --

22 THE COURT: Including any -- and
23 thereafter, the -- this Court wouldn't step in,
24 wouldn't interfere with any eviction action
25 relative to any tenants, other than the -- it

1 wouldn't deal with anybody other than who we're
2 dealing with today.

3 MR. NEVILLE: Sure. And so in the
4 order that Your Honor issued many moons ago where
5 you retained jurisdiction over writs of
6 assistance and eviction, that would not apply to
7 these other tenants that we --

8 THE COURT: Not applied to --

9 MR. NEVILLE: -- and so we would
10 just --

11 THE COURT: -- third parties.

12 MR. NEVILLE: Correct. So we would
13 just start those eviction proceedings in
14 Magistrates Court?

15 THE COURT: Yes.

16 MR. NEVILLE: Okay. So that's
17 fine, Your Honor.

18 THE COURT: Is that understood?

19 MR. SPELL: Yes, Your Honor. The
20 other thing that -- and, again, I don't represent
21 Mr. Cooper.

22 And I do believe that he has requested a
23 jury trial, and I believe that it would be
24 appropriate if he withdraws that or abandons that
25 for the purpose of having an agreement that we

1 can all agree to so that there's no question that
2 there's nothing left on responding to.

3 THE COURT: No, that's a good
4 point, and we'll address that.

5 Mr. Cooper, how are you today?

6 MR. COOPER: I'm well, sir, how
7 about you?

8 THE COURT: I'm doing well. You've
9 been listening intently?

10 MR. COOPER: Yes, I have.

11 THE COURT: Okay. Are you a member
12 of, or were you a member of the Omega Group?

13 MR. COOPER: Other than family
14 relation, no.

15 THE COURT: Okay. So you weren't
16 one of the listed parties or one of the partners
17 or principals or whatever the proper term is for
18 an LLC; is that right?

19 MR. COOPER: No, I was not. I am
20 not.

21 THE COURT: Okay. And you either
22 are or have been a tenant to this property; is
23 that right?

24 MR. COOPER: Not only a tenant, but
25 I've been the authorized representative for the

1 Omega Group. I've done leases. I've collected
2 the rent, done the maintenance, taken care of a
3 myriad of issues dealing with the property and
4 have continued to do so.

5 THE COURT: So you have been
6 considered possibly an employee or representative
7 of some sort of the Omega Group; is that right?

8 MR. COOPER: Authorized
9 representative, yes.

10 THE COURT: Acting with the
11 authority of the principals or the owners of the
12 Omega Group, LLC; is that right?

13 MR. COOPER: Yes, I have.

14 THE COURT: Okay. All right. And
15 the discussion today revolves around the Omega
16 Group and its members to the -- to the degree
17 that the Omega Group is still a viable legal
18 entity, which I'm not make a decision on that.
19 There's a contention that it's not. It very well
20 could be. I'm not going to make a decision on
21 that.

22 MR. COOPER: Well, contrary --

23 THE COURT: But what I'm going to
24 address is, is the Omega Group and anybody
25 operating under it or the people under it today.

1 And what my understanding is, that the
2 Omega Group, including Mr. Muhammad and you, to
3 the extent that you're involved in the Omega
4 Group, have agreed to vacate the property on or
5 before August 23rd, 2020; is that right?

6 MR. COOPER: That's correct.

7 THE COURT: Okay. And that any
8 personal property remaining there would be
9 considered abandoned; is that right?

10 MR. COOPER: That would be correct,
11 yes.

12 THE COURT: Okay. And that any --
13 there wouldn't be any further either leases or
14 agreements with the Omega Group or its principals
15 with any of the existing tenants or what might be
16 new tenants that would somehow interfere with the
17 use and enjoyment of the property by the
18 purchaser, Mr. Neville's client. Is that your
19 understanding as well?

20 MR. COOPER: That is true. And for
21 the record, I haven't attempted to collect any
22 rent from any of the tenants since January.

23 THE COURT: Okay. Well, that's
24 pretty much going by the wayside.

25 MR. COOPER: Okay.

1 THE COURT: My understanding is
2 that, if everybody is out on or before that date,
3 then there would be no further claims to any
4 monies or any issues or attempts to dispute or
5 deal with any of that. That would be drawing the
6 line. That's the apparent exchange that's going
7 on; vacate on or before that date.

8 In exchange for that, any further claims
9 to rent, collection of rent or costs or fees or
10 damages, whatever they may be -- and I'm not
11 saying I agree or disagree with any of them, just
12 that those would be -- those would be waived.
13 And you can -- do you think you can comply with
14 all of that?

15 MR. COOPER: Yes.

16 THE COURT: Okay. And there were
17 some things in there -- I do recall seeing a
18 request possibly for a jury trial, and it was --
19 it was filed.

20 And I'm not sure as to whether that's
21 something that was proper or appropriate for
22 where we're at in the proceedings; but, again,
23 I'm not going to rule on any of that because my
24 understanding is, you're going to withdraw any
25 other requests for relief that you have in this

1 pending case as a part of the agreement; is that
2 right?

3 MR. COOPER: Yes.

4 THE COURT: Okay. You hesitated.
5 Are you -- is that right?

6 MR. COOPER: Yes, that's correct.

7 THE COURT: Okay. All right. And,
8 likewise, Mr. Spell, on behalf of your client,
9 the Omega Group and the principals that you're
10 representing, the same thing.

11 MR. SPELL: Absolutely, Your Honor.

12 THE COURT: Okay. Okay. Yeah.
13 And the simplest parlance, the invasive way, it
14 would be over as to any claim to the property,
15 any issues between the parties once they vacated
16 within the 30 days; is that right, Mr. Cooper?

17 MR. COOPER: Yes.

18 THE COURT: And if you're not out,
19 then we're going to be back here again and the
20 door is wide open relative to damages, claims,
21 and so forth and the potential for being held in
22 contempt for violating the order. Do you
23 understand that --

24 MR. COOPER: Yes.

25 THE COURT: -- Mr. Cooper?

1 MR. COOPER: Yes.

2 THE COURT: Mr. Muhammad, do you
3 understand that?

4 MR. MUHAMMAD: Yes, sir.

5 THE COURT: Okay. Mr. Spell, does
6 your client understand that and you've explained
7 that?

8 MR. SPELL: I have, yes, Your
9 Honor.

10 THE COURT: Okay. And, of course,
11 if I say contempt, that means I can fine folks
12 for violating the order. I can require them to
13 pay attorney's fees. I can order them to pay
14 damages, a whole manner of things that would not
15 be a good thing, if we had to come back.

16 And I'm sure y'all are probably tired of
17 this thing and want to have it past you. And I
18 hope y'all will be able to finish it up.

19 Mr. Neville, I'm going to ask you to
20 draw the order on the -- on this, and I ask you
21 to send it to Mr. Spell. Do you have
22 Mr. Cooper's e-mail address?

23 MR. NEVILLE: I do not.

24 MR. COOPER: I sent you an e-mail.

25 MR. NEVILLE: Okay.

1 MR. COOPER: Yeah, I sent it to
2 you.

3 THE COURT: The reason I ask is,
4 I'm going to ask him to send me that order, the
5 proposed order, by e-mail so I can look at it,
6 change any words on it that I wish.

7 As it -- as it exists, it's not the
8 order until I sign it, but I'm going to ask him,
9 when he sends it to me by e-mail, at the exact
10 same moment, copy it to Mr. Spell; copy it to
11 you, Mr. Cooper. Okay?

12 MR. COOPER: Okay.

13 THE COURT: All right. And that's
14 going to set forth the agreement on that. Okay?
15 Any questions on that?

16 MR. NEVILLE: I guess the only
17 question I have, Your Honor, is if the order that
18 I'm going to submit for your consideration can
19 contemplate that on day 31, if they're not out,
20 that they can be, at that point, already held in
21 contempt for violation, or do we then have got to
22 come back and have another --

23 THE COURT: I think you're going to
24 have to come back because under the standard
25 necessary for contempt, the evidence, there could

1 possibly -- I'm not going to prejudge --

2 MR. NEVILLE: Okay.

3 THE COURT: -- the circumstances on
4 that. It's hard for me to imagine circumstances
5 that would allow them to stay past the 30 days.

6 I'm not -- I don't have that big of an
7 imagination. At this point in time, there
8 certainly is a possibility that that would occur.

9 MR. NEVILLE: Okay.

10 THE COURT: But the likelihood that
11 there would be findings thereafter, well, I'll
12 let y'all deal with that.

13 MR. NEVILLE: Okay. All right.

14 THE COURT: Okay.

15 MR. NEVILLE: Very well.

16 THE COURT: Mr. Spell?

17 MR. SPELL: In an abundance of
18 caution, should we, or is it even possible for us
19 to agree -- and I don't want to monkey wrench
20 anything -- that the Supreme Court has, during
21 the pandemic, stopped eviction procedures and
22 then restarted it.

23 And with the pandemic seeming to get
24 worse, the Supreme Court might issue a ruling.
25 Would it be appropriate for us to agree that --

1 that this agreement is absolute and finite.

2 I mean, we certainly couldn't say,
3 regardless of whatever the Supreme Court says,
4 but that -- that somehow it's no longer an
5 eviction; it's no longer a procedure that the
6 Supreme Court, you know, could stop. It's an
7 agreement of the parties to quit the premises or
8 vacate the premises regardless of anything else.

9 And, again, I don't want to monkey
10 wrench it. I'm just thinking, you said, I can't
11 think of anything in the next 30 days that
12 would -- but I did think of something. The
13 pandemic gets worse and the Court says, we are
14 not evicting anybody. Could we -- could we agree
15 that it's not an eviction although it clocks like
16 one?

17 THE COURT: And I'm not sure. I
18 would have to look back at that. The -- my end
19 of the -- dealing with the Supreme Court orders
20 relative to the moratoriums forbearance and stuff
21 were primarily dealing with foreclosure actions.

22 But I'm told the element relative to the
23 evictions primarily had to do with whether there
24 was a forbearance agreement or a -- whether it
25 was -- fell within some of the federally backed

1 mortgages that were eligible for it.

2 I don't anticipate and wouldn't expect
3 the Supreme Court to issue an overriding
4 moratorium relative to evictions that would go
5 beyond what they've already done. It's entirely
6 possible.

7 If y'all want to discuss language in
8 there, don't put it in there until you've run it
9 by Mr. Spell on there. But I'm a little hesitant
10 to the -- to put language in there that says, I'm
11 not going to pay any attention to the Supreme
12 Court relative to some order that hadn't yet been
13 issued.

14 MR. SPELL: Certainly.

15 THE COURT: I think we have -- that
16 would put us in perilous grounds relative to the
17 entire agreement. So after I've given voice to
18 that, maybe we'll just not put that -- not put
19 anything in there and deal with that in the
20 unlikely event something like that happens -- or
21 unfortunate, not unlikely, but unfortunate event
22 that that happens. Okay?

23 MR. SPELL: Okay.

24 THE COURT: All right.

25 Mr. Cooper, any questions?

1 MR. COOPER: Will that be 30 days
2 from the date of -- would that be 30 days from
3 the date of your signing or 30 days from today's
4 date?

5 THE COURT: From today.

6 MR. COOPER: From today?

7 THE COURT: Yeah, the 23rd of
8 August, which is a Sunday. Okay?

9 MR. COOPER: Okay.

10 THE COURT: All right.

11 Mr. Muhammad, any questions? Do you got
12 anything you need to talk to your lawyer in
13 private or anything like that?

14 MR. MUHAMMAD: No, sir.

15 THE COURT: And y'all are capable
16 of performing under this, Mr. Muhammad?

17 MR. MUHAMMAD: Yes, sir.

18 THE COURT: Mr. Cooper?

19 MR. COOPER: Yes, sir.

20 THE COURT: Okay. And you
21 understand the implications if you do not?

22 MR. COOPER: Understood.

23 THE COURT: Okay. All right.

24 Anything further, gentlemen?

25 MR. NEVILLE: No, Your Honor.

1 Thank you very much.

2 THE COURT: Okay. And you'll get
3 that to me within the week?

4 MR. NEVILLE: Yes, Your Honor. I
5 should get it to you by Friday.

6 THE COURT: Okay. Thank y'all for
7 working this out, I appreciate it.

8 (The hearing was concluded at
9 9:58 A.M.)

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1 CERTIFICATE OF REPORTER
2 STATE OF SOUTH CAROLINA
3 COUNTY OF DORCHESTER

4 I, Jennifer M. Adams, Certified
5 Shorthand Reporter and Notary Public for the
6 State of South Carolina at Large, do hereby
7 certify that the witness whose attached in the
8 foregoing deposition was by me duly sworn to
9 testify to the truth, the whole truth, and
10 nothing but the truth in the within-entitled
11 cause; that said deposition was taken at the time
12 and location therein stated; that the testimony
13 of the witness and all objections made at the
14 time of the examination were recorded
15 stenographically by me and were thereafter
16 transcribed by computer-aided transcription; that
17 the foregoing is a full, complete and true record
18 of the testimony of the witness and of all
19 objections made at the time of the examination;
20 and that the witness was given an opportunity to
21 read and correct said deposition and to subscribe
22 the same.

23 Should the signature of the witness
24 not be affixed to the deposition, the witness
25 shall not have availed himself/herself of the
opportunity to sign or the signature has been
waived.

I further certify that I am neither
related to nor counsel for any party to the cause
pending or interested in the events thereof.

Witness my hand, I have hereunto
affixed my official seal on August 4th, 2020 at
Charleston, Charleston County, South Carolina

Jennifer M. Adams
Court Reporter And Notary Public
My commission expires: 02/07/2022

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door (1)	federally (1)	hard (1)	Jesus (1)
DORCHESTER (1)	fees (4)	hailed (1)	Joe (1)
draw (1)	fell (1)	HEARING (2)	John (1)
drawing (1)	file (1)	hearsay (1)	JULY (1)
duly (1)	filed (2)	held (2)	July-something (1)
< E >	filing (1)	help (1)	jurisdiction (1)
Earp (1)	findings (1)	help (1)	jury (2)
effect (1)	finds (1)	hereunto (1)	< K >
efforts (1)	fine (3)	hesitant (1)	keep (1)
either (3)	finer (1)	hesitated (1)	kind (1)
element (1)	finish (1)	himself/herself (1)	know (4)
eligible (1)	finite (1)	Honor (15)	< L >
e-mail (4)	folks (4)	Honorable (1)	language (2)
employee (1)	forbearance (2)	Honor's (1)	Large (1)
ends (1)	foreclosure (1)	hope (1)	LAW (1)
enjoyment (1)	foregoing (2)	< I >	lawyer (1)
enter (3)	forth (2)	imagination (1)	leases (3)
entire (1)	four (1)	imagine (1)	left (1)
entirely (1)	Fourth (1)	implications (1)	legal (1)
entity (1)	free (2)	important (2)	likelihood (1)
ESQ (2)	Friday (2)	incarcerated (1)	likewise (1)
Essentially (1)	full (1)	inclined (2)	line (1)
ET (2)	furniture (1)	includes (1)	listed (1)
event (2)	further (6)	Including (2)	listening (1)
events (1)	< G >	indicated (1)	little (2)
everybody (3)	general (1)	individually (1)	LLC (8)
evicted (1)	gentlemen (1)	individuals (1)	LOCATION (2)
evicting (1)	getting (3)	information (2)	lock (1)
eviction (7)	GILLIARD (4)	input (1)	longer (2)
evictions (2)	give (3)	insurance (1)	look (2)
evidence (2)	given (2)	intently (1)	< M >
exact (1)	go (5)	interested (1)	Magistrates (1)
examination (2)	going (25)	interfere (2)	maintenance (1)
exception (1)	good (2)	invasive (1)	manner (1)
exchange (2)	grant (1)	involved (1)	MASTER-IN-
exist (1)	grocery (1)	issue (8)	EQUITY (1)
existing (1)	Groundhog (1)	issued (3)	matter (1)
exists (1)	grounds (1)	issues (3)	mean (1)
expect (1)	GROUP (21)	issuing (1)	means (1)
expires (1)	guarantor (1)	its (3)	
explain (1)			

Meeting (1)	order (26)	private (1)	represented (1)
member (5)	ordered (4)	probably (1)	representing (1)
members (3)	ordering (1)	procedure (2)	request (1)
misrepresent (1)	orders (2)	procedures (1)	requested (1)
Mohammed's (1)	original (2)	proceedings (2)	requests (2)
moment (1)	overriding (1)	prohibit (1)	require (1)
Moncks (1)	owe (1)	proper (3)	responding (1)
money (2)	owned (1)	property (25)	restarted (1)
monies (1)	owner (6)	proposal (1)	retained (1)
monkey (2)	owners (2)	proposed (1)	revisit (1)
moons (1)		provided (1)	revolves (1)
moratorium (1)	< P >	Public (2)	right (21)
moratoriums (1)	pandemic (3)	purchaser (1)	River (1)
mortgage (1)	paper (2)	purpose (1)	ROAD (2)
mortgages (1)	parlance (1)	put (9)	rule (1)
motion (1)	part (1)		ruling (1)
moving (1)	parties (6)	< Q >	run (1)
Muhammad (12)	partners (1)	question (2)	running (1)
myriad (1)	party (4)	questions (3)	RYAN (3)
	pay (5)	quit (1)	
< N >	paying (3)	quite (1)	< S >
name (1)	pending (2)		sale (1)
necessary (1)	people (8)	< R >	salon (1)
need (3)	percent (1)	reach (1)	Samuel (1)
needs (1)	performing (1)	reached (2)	sanctions (2)
neither (1)	perilous (1)	read (1)	saying (2)
NEVILLE (23)	personal (4)	ready (1)	says (5)
Neville's (2)	physically (1)	really (1)	SC (4)
new (3)	piece (1)	reason (1)	seal (1)
Notary (2)	place (3)	recall (1)	Secretary (1)
note (1)	Plaintiffs (2)	record (2)	seeing (1)
	PLEAS (1)	recorded (1)	seek (1)
< O >	plural (1)	recovery (1)	send (2)
O.K. (1)	point (4)	regardless (2)	sends (1)
object (1)	possession (3)	related (1)	sent (2)
objections (2)	possibility (2)	relation (1)	separate (1)
occupant (5)	possible (2)	relative (8)	set (1)
occupants (6)	possibly (5)	relief (1)	sheriff (2)
occur (1)	potential (1)	remain (1)	shockingly (1)
October (2)	prejudge (1)	remaining (2)	short (1)
OFFICE (1)	premises (3)	remains (2)	SHORTHAND (2)
official (1)	prepare (1)	remember (1)	sign (2)
okay (36)	present (1)	remove (4)	signature (2)
OLD (4)	pretty (1)	removed (1)	signing (1)
OMEGA (21)	previously (1)	rent (6)	simplest (1)
once (1)	primarily (2)	REPORTED (1)	singular (1)
open (1)	principals (4)	REPORTER (5)	sir (5)
operating (2)	printed (1)	represent (6)	Slambrook (1)
opportunity (2)	prior (1)	representative (3)	somebody (1)

sorry (1)	Thank (2)	we're (6)
sort (1)	thereof (1)	West (1)
sounds (1)	thing (4)	we've (1)
SOUTH (5)	things (3)	whatsoever (1)
speak (1)	think (14)	wide (1)
SPELL (29)	thinking (1)	Wild (2)
Spell's (1)	third (1)	wish (1)
spirit (1)	three (1)	withdraw (1)
SPITZ (1)	TIME (7)	withdraws (1)
St (1)	tired (1)	within-entitled (1)
standard (1)	today (18)	witness (7)
start (2)	today's (1)	words (1)
STATE (4)	told (1)	working (1)
stated (1)	transcribed (1)	world (1)
States (1)	transcription (1)	worse (2)
status (1)	trial (2)	worth (1)
stay (4)	true (2)	wrench (2)
stenographically (1)	truth (3)	writs (1)
step (1)	try (1)	WWW.CLARK-ASSOCIATES.COM
stop (1)	< U >	(1)
stopped (1)	underneath (1)	Wyatt (1)
store (1)	understand (8)	< Y >
straighten (1)	understanding (4)	y'all (6)
stuff (1)	understood (2)	Yeah (4)
subject (1)	unfortunate (2)	yesterday (1)
submission (1)	United (1)	
submit (1)	use (1)	
submitted (1)	utilize (1)	
subscribe (1)	< V >	
suit (2)	vacate (5)	
Suite (1)	vacated (2)	
summoned (1)	Van (1)	
Sunday (1)	versus (1)	
Supreme (8)	viable (1)	
sure (9)	violating (2)	
sworn (1)	violation (3)	
< T >	voice (1)	
taken (2)	vs (1)	
talk (2)	< W >	
talked (1)	waived (2)	
talking (2)	want (7)	
taxes (1)	wants (1)	
telling (1)	way (1)	
tenant (2)	wayside (1)	
tenants (19)	week (1)	
term (1)	well (9)	
testify (1)		
testimony (2)		