

Monday, March 3, 2015

Dear governor Perry,

On February 12, 2015 I mailed you correspondence certified mail # XXXX6037 in regards to a matter from the Court of Common Pleas, Beaufort, South Carolina. Among the correspondence was a copy of a letter to Judge Dukes. I have attached a correction to that letter. Please disregard the first copy that was sent and replace this corrected letter with your file.

In addition I have enclosed the full original complaint.

Kind regards,

By: 
Executor Office
THOMAS WILSON BEAUMONT III, Estate

CC judge Marvin Dukes

March 3, 2015,

MINC PRO TUNC February 12 2015

The Honorable Judge Dukes
Post Office Drawer 1128
Beaufort, South Carolina 29901

Re# TB-02413

Dear Judge Dukes,

The enclosed instrument # TB-02413 is being tendered for the full accord and satisfaction of said debt in civil case #2014-CP-07-2470.

I herein rebut the presumption of being responsible for any duties other than that of the registered agent or being in any agency agreement which makes me liable for the Entity / Estate in this matter. As such I am forwarding all this documentation to the Governors of South Carolina and Texas for processing and settlement of the account.

You will need to interface with these Governors as they are the presumed principals of the Entity / Estate and as such they are required to assist you in settling this matter.


However, in a good faith effort to settle the matter administratively with the Court, I have tendered payment in full for the accord and satisfaction of the debt. (See the enclosed accepted and endorsed complaint / document front and back).

Additionally, I hereby accept your position as the presumed Administrator of the THOMAS WILSON BEAUMONT III, Entity / Estate. In your respective role as Administrator I, as beneficiary herein order you to settle and close this account by making the appropriate bookkeeping entries necessary and send me notification thereof.

I accept your oath and bond as a public official / trustee over the bankruptcy as your guarantee and warranty that you will perform this function faithfully as is required of said position you hold.

Said funds are to be drawn from the THOMAS WILSON BEAUMONT III, Estate via. SSN 265-49-8639 / 26-5498639.

Govern yourself accordingly.

By: 
Executor Office
THOMAS WILSON BEAUMONT III, Estate

CC South Carolina governor Haley
1205 Pendleton Street
Columbia, South Carolina 29201

Texas governor Perry
State Capitol Bldg.
1100 Congress, Room 2S.1
Austin, TX 78701-2428

Erhick K Haight

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

WOODBIDGE PROPERTY OWNERS
ASSOCIATION, INC.,

Plaintiff(s)

vs.

THOMAS W. BEAUMONT, III, et al.,

Defendant(s)

IN THE COURT OF COMMON PLEAS

CIVIL ACTION COVERSHEET

2014-CP - 07- 2470

Submitted By: Ehrick K. Haight, Jr.

Address:

Minor, Haight & Arundell, P.C.

P.O. Drawer 6067

Hilton Head Island, SC 29938

SC Bar #:

2446

Telephone #:

(843) 785-8040

Fax #:

(843) 785-3506

Other:

E-mail: rick@mhalawfirm.com

NOTE: The coversheet and information contained herein neither replaces nor supplements the filing and service of pleadings or other papers as required by law. This form is required for the use of the Clerk of Court for the purpose of docketing. It must be filled out completely, signed, and dated. A copy of this coversheet must be served on the defendant(s) along with the Summons and Complaint.

DOCKETING INFORMATION (Check all that apply)

**If Action is Judgment/Settlement do not complete*

- ☐ JURY TRIAL demanded in complaint. ☒ NON-JURY TRIAL demanded in complaint.
☐ This case is subject to ARBITRATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
☒ This case is subject to MEDIATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
☐ This case is exempt from ADR. (Proof of ADR/Exemption Attached)

NATURE OF ACTION (Check One Box Below)

- | | | | |
|--|--|---|--|
| Contracts
<input type="checkbox"/> Constructions (100)
<input type="checkbox"/> Debt Collection (110)
<input type="checkbox"/> Employment (120)
<input type="checkbox"/> General (130)
<input type="checkbox"/> Breach of Contract (140)
<input type="checkbox"/> Other (199) | Torts - Professional Malpractice
<input type="checkbox"/> Dental Malpractice (200)
<input type="checkbox"/> Legal Malpractice (210)
<input type="checkbox"/> Medical Malpractice (220)
Previous Notice of Intent Case #
20-CP-
<input type="checkbox"/> Notice/ File Med Mal (230)
<input type="checkbox"/> Other (299) | Torts - Personal Injury
<input type="checkbox"/> Assault/Slander/Libel (300)
<input type="checkbox"/> Conversion (310)
<input type="checkbox"/> Motor Vehicle Accident (320)
<input type="checkbox"/> Premises Liability (330)
<input type="checkbox"/> Products Liability (340)
<input type="checkbox"/> Personal Injury (350)
<input type="checkbox"/> Wrongful Death (360)
<input type="checkbox"/> Other (399) | Real Property
<input type="checkbox"/> Claim & Delivery (400)
<input type="checkbox"/> Condemnation (410)
<input checked="" type="checkbox"/> Foreclosure (420)
<input type="checkbox"/> Mechanic's Lien (430)
<input type="checkbox"/> Partition (440)
<input type="checkbox"/> Possession (450)
<input type="checkbox"/> Building Code Violation (460)
<input type="checkbox"/> Other (499) |
| Inmate Petitions
<input type="checkbox"/> PCR (500)
<input type="checkbox"/> Mandamus (520)
<input type="checkbox"/> Habeas Corpus (530)
<input type="checkbox"/> Other (599) | Administrative Law/Relief
<input type="checkbox"/> Reinstate Drv. License (800)
<input type="checkbox"/> Judicial Review (810)
<input type="checkbox"/> Relief (820)
<input type="checkbox"/> Permanent Injunction (830)
<input type="checkbox"/> Forfeiture-Petition (840)
<input type="checkbox"/> Forfeiture-Consent Order (850)
<input type="checkbox"/> Other (899) | Judgments/Settlements
<input type="checkbox"/> Death Settlement (700)
<input type="checkbox"/> Foreign Judgment (710)
<input type="checkbox"/> Magistrate's Judgment (720)
<input type="checkbox"/> Minor Settlement (730)
<input type="checkbox"/> Transcript Judgment (740)
<input type="checkbox"/> Lis Pendens (750)
<input type="checkbox"/> Transfer of Structured Settlement Payment Rights Application (760)
<input type="checkbox"/> Confession of Judgment (770)
<input type="checkbox"/> Petition for Workers Compensation Settlement Approval (780)
<input type="checkbox"/> Other (799) | Appeals
<input type="checkbox"/> Arbitration (900)
<input type="checkbox"/> Magistrate-Civil (910)
<input type="checkbox"/> Magistrate-Criminal (920)
<input type="checkbox"/> Municipal (930)
<input type="checkbox"/> Probate Court (940)
<input type="checkbox"/> SCDOT (950)
<input type="checkbox"/> Worker's Comp (960)
<input type="checkbox"/> Zoning Board (970)
<input type="checkbox"/> Public Service Comm. (990)
<input type="checkbox"/> Employment Security Comm (991)
<input type="checkbox"/> Other (999) |
| Special/Complex /Other
<input type="checkbox"/> Environmental (600)
<input type="checkbox"/> Automobile Arb. (610)
<input type="checkbox"/> Medical (620)
<input type="checkbox"/> Other (699) | <input type="checkbox"/> Pharmaceuticals (630)
<input type="checkbox"/> Unfair Trade Practices (640)
<input type="checkbox"/> Out-of State Depositions (650)
<input type="checkbox"/> Motion to Quash Subpoena in an Out-of-County Action (660)
<input type="checkbox"/> Sexual Predator (510) | | |

Submitting Party Signature: 

Date: SEPTEMBER 26, 2014

Note: Frivolous civil proceedings may be subject to sanctions pursuant to SCRPC, Rule 11, and the South Carolina Frivolous Civil Proceedings Sanctions Act, S.C. Code Ann. §15-36-10 et. seq.

FOR MANDATED ADR COUNTIES ONLY

Aiken, Allendale, Anderson, Bamberg, Barnwell, Beaufort, Berkeley, Calhoun, Charleston, Cherokee, Clarendon, Colleton, Darlington, Dorchester, Florence, Georgetown, Greenville, Hampton, Horry, Jasper, Kershaw, Lee, Lexington, Marion, Oconee, Orangeburg, Pickens, Richland, Spartanburg, Sumter, Union, Williamsburg, and York

SUPREME COURT RULES REQUIRE THE SUBMISSION OF ALL CIVIL CASES TO AN ALTERNATIVE DISPUTE RESOLUTION PROCESS, UNLESS OTHERWISE EXEMPT.

You are required to take the following action(s):

1. The parties shall select a neutral and file a "Proof of ADR" form on or by the 210th day of the filing of this action. If the parties have not selected a neutral within 210 days, the Clerk of Court shall then appoint a primary and secondary mediator from the current roster on a rotating basis from among those mediators agreeing to accept cases in the county in which the action has been filed.
2. The initial ADR conference must be held within 300 days after the filing of the action.
3. Pre-suit medical malpractice mediations required by S.C. Code §15-79-125 shall be held not later than 120 days after all defendants are served with the "Notice of Intent to File Suit" or as the court directs. (Medical malpractice mediation is mandatory statewide.)
4. Cases are exempt from ADR only upon the following grounds:
 - a. Special proceeding, or actions seeking extraordinary relief such as mandamus, habeas corpus, or prohibition;
 - b. Requests for temporary relief;
 - c. Appeals
 - d. Post Conviction relief matters;
 - e. Contempt of Court proceedings;
 - f. Forfeiture proceedings brought by governmental entities;
 - g. Mortgage foreclosures; and
 - h. Cases that have been previously subjected to an ADR conference, unless otherwise required by Rule 3 or by statute.
5. In cases not subject to ADR, the Chief Judge for Administrative Purposes, upon the motion of the court or of any party, may order a case to mediation.
6. Motion of a party to be exempt from payment of neutral fees due to indigency should be filed with the Court within ten (10) days after the ADR conference has been concluded.

**Please Note: You must comply with the Supreme Court Rules regarding ADR.
Failure to do so may affect your case or may result in sanctions.**

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

WOODBIDGE PROPERTY
OWNERS' ASSOCIATION, INC.,)

Plaintiff,)

v.)

THOMAS W. BEAUMONT, III,)
TERRI L. BEAUMONT, BANK OF)
AMERICA, NA, Successor by)
Merger to BAC Home Loan)
Servicing, LP f/k/a Countrywide)
Home Loans Servicing, LP and)
SOUTH STATE BANK f/k/a)
South Carolina Bank and Trust,)

Defendants.)

IN THE COURT OF COMMON PLEAS
FOR THE FOURTEENTH JUDICIAL CIRCUIT
CIVIL ACTION NO. 2014-CP-07-2470

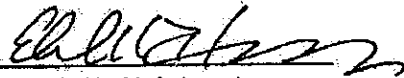
SUMMONS
(Non-Jury)

2014 SEP 29 PM 12:52

TO: THE DEFENDANTS ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to the Complaint on the subscriber at his office, 1000 William Hilton Parkway, The Clarendon Building, Suite 203, Village at Wexford, Post Office Drawer 6067, Hilton Head Island, South Carolina 29938, within thirty (30) days after the service hereof, exclusive of the day of such service, AND IF YOU FAIL TO APPEAR AND DEFEND THE ACTION AS REQUIRED BY LAW, JUDGMENT BY DEFAULT WILL BE RENDERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE COMPLAINT.

MINOR, HAIGHT & ARUNDELL, P.C.

By: 
Ehrick K. Haight, Jr.
P. O. Drawer 6067
Hilton Head Island, SC 29938
(843) 785-8040
Attorneys for Plaintiff

Hilton Head Island, South Carolina
This 26th day of September, 2014.

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
WOODBIDGE PROPERTY)
OWNERS' ASSOCIATION, INC.,)

Plaintiff,)

v.)

THOMAS W. BEAUMONT, III,)
TERRI L. BEAUMONT, BANK OF)
AMERICA, NA, Successor by)
Merger to BAC Home Loan)
Servicing, LP f/k/a Countrywide)
Home Loans Servicing, LP and)
SOUTH STATE BANK f/k/a)
South Carolina Bank and Trust,)

Defendants.)

IN THE COURT OF COMMON PLEAS
FOR THE FOURTEENTH JUDICIAL CIRCUIT
CIVIL ACTION NO. 2014-CP-07- 2470

COMPLAINT
(Non-Jury)

2014 SEP 23 PM 12:52

The Plaintiff, Woodbridge Property Owners' Association, Inc., complaining of the Defendant, would respectfully show this Court as follows:

1. That pursuant to the Declaration of Covenants, Conditions and restrictions for Woodbridge Property Owners' Association, Inc. and the By-Laws for the Woodbridge Property Owners' Association, Inc., as amended, the Plaintiff, Woodbridge Property Owners' Association, Inc. (hereinafter referred to as "Woodbridge"), is a non-profit corporation organized and existing under the laws of the State of South Carolina and the authorized management body of that certain residential community commonly known as Woodbridge, located in Bluffton Township, Beaufort County, South Carolina, and is subject to the jurisdiction of this Court.

2. That upon information and belief, Defendants Thomas W. Beaumont, III and Terri L. Beaumont ("Defendants Beaumont") are now citizens and residents of the State

of Pennsylvania, are the owners of the real property in Beaufort County, South Carolina, which is the subject of this action, and are subject to the jurisdiction of this Court.

3. That Defendants Beaumont, by Deed recorded in Book 1884 at Page 2335 in the Office of the Register of Deeds for Beaufort County, South Carolina, are the record owners of that certain real property more particularly described as:

ALL that certain piece, parcel or lot of land lying and being in Woodbridge, Beaufort County, South Carolina, being shown and described as Lot 94 on the Plat entitled "A Plat of Phase 1G, Being a Portion of Woodbridge (formerly known as Villages at Buckwalter), Beaufort County, South Carolina, prepared for Village Park L.L.C.." 1/7/02, and prepared by Thomas & Hutton Engineering Co., Savannah, Georgia, Boyce L. Young, S.C.R.L.S #11079, and recorded in the Beaufort County Records in Plat Book 85 at Page 153 as revised in Book 87 at Page 29. For a more detailed description as to the courses, metes and bounds of the above mentioned lot, reference is had to said plat of record.

This conveyance is subject to all matters of public record, including all easements as shown on the plat of record and to that certain Declaration of Covenants, Conditions and Restrictions for Woodbridge recorded in Book 1245 at Page 2353, First Supplemental Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners' Association, Inc. in Book 1385 at Page 55, Second Supplemental Declaration of Covenants and Restrictions for Woodbridge Property Owners' Association, Inc., recorded in Book 1440 at Page 1140, Third Supplemental Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners' Association, Inc., recorded in Book 1558 at Page 567, Fourth Amendment recorded in Book 1587 at Page 1392, Beaufort County Records, Beaufort County Records, Declaration of Restrictive Covenants pertaining to wetlands dated January 10, 2000, recorded in Book 1251 at Page 517 and Covenants and Restrictions contained in that certain Deed from Union Camp Corporation to Village Park, LLC recorded in Book 1119 at Page 1088, Beaufort County Records, and as may be amended from time to time.

This being the same property conveyed to Terri L. Beaumont and Thomas W. Beaumont, III, as Joint Tenants with the Right of Survivorship, by Deed of Craftbuilt Homes, LLC dated December

immediately due and payable in accordance with the preceding sentence), together with any delinquency charges, interest, costs of collection, including court costs, the expenses of sale, any expense required for the protection and preservation of the homesite or Lot, and reasonable attorneys' fees, shall be a binding personal obligation of such Owner, as well as a lien on such Owners's Homesite or Lot enforceable in accordance with the provisions of this Declaration. In addition to the above, if any Owner has not paid any assessment or installment, or any late charges or expenses related thereto, within sixty (60) days after the due date of the assessment or installment, the Association shall have the right to notify any or all Mortgagees having security interest in such Owner's Homesite or Lots that such Owner is in default in the performance of his obligations under these covenants, and of those actions taken or proposed to be taken by the Association as a result of the default.

6. That pursuant to the Declaration of Covenants, Conditions and Restrictions and By-Laws mentioned hereinabove, Woodbridge has levied assessments and other charges against the subject property in the sum of Three Thousand Three Hundred Forty and 56/100 (\$3,340.56) Dollars, which represents accumulated unpaid assessments, fines, costs and expenses, reasonable attorney's fees, interest and late charges on the property up to and including September 24, 2014.

7. That Woodbridge has filed that certain Notice and Certificate of Owners' Association Real Property Assessment Lien in the Office of the Register of Deeds for Beaufort County; a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

8. That Woodbridge has performed all of its obligations to Defendants Beaumont in accordance with the Declaration of Covenants, Conditions and Restrictions and By-Laws.

9. That Woodbridge has demanded payment of the amount due, but Defendants Beaumont have failed and refused to pay said delinquent amount, and said

10, 2003, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on December 15, 2003 in Deed Book 1884 at Page 2335.

Tax Map Ref.: R600-030-000-0504-0000

The above-referenced Declaration of Covenants, Conditions and Restrictions and By-Laws are incorporated herein by reference.

4. That the subject property is not the primary residence of Defendants Beaumont or a dependant of said Defendants; therefore, S.C. Code Ann. Section 15-41-30 (Supp. 2013) does not apply to this action.

5. That the Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners' Association, Inc. and By-Laws provide for the levying of assessments and for the collection of said assessments. Further, Article V, Section 5.6, of the Declaration of Covenants, Conditions and Restrictions provides as follows:

Section 5.6 Effect of Nonpayment of Assessment.

If any assessment or installment is not paid within fifteen (15) days after that due date there shall be imposed a late or delinquency charge in the amount of the greater of Ten Dollars (\$10.00) or ten percent (10%) of the amount of each assessment or installment not paid when due, whichever is greater. Any assessment or installment, and any late charge connected therewith, which is not paid within thirty (30) days after the due date of the assessment shall bear interest (from the due date such charge was imposed with respect to the late charge), at a rate of eighteen percent (18%) per annum or at such rate as the Board may from time to time establish; provided, however, that in no event shall the Board have the power to establish a rate of interest in violation of the laws of the State of South Carolina. If any one or more installment of ~~any assessment is not paid within thirty (30) days after the due~~ date the Board may declare any remaining balance of the assessment at once due and payable. In the event that an owner shall fail to pay fully any portion of any assessment or installment on or before the date on which payment is due, such unpaid portion (including any remaining balance declared

for Beaufort County in Book 3130 at Page 1718, and it may therefore have an interest in the subject property.

15. That Defendant South State Bank f/k/a South Carolina Bank and Trust, N.A., is made a party hereto by virtue of that certain second mortgage, in the original amount of \$60,000.00 recorded on December 31, 2007, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2667 at Page 1839, and it may therefore have an interest in the subject property.

16. That Woodbridge hereby asserts its right to a deficiency judgment against Defendants Beaumont, jointly and severally, in the event the sale of the subject property does not yield a sum sufficient to satisfy all indebtedness due it, including interest, costs and expenses, and reasonable attorneys' fees.

WHEREFORE, Woodbridge prays that this Court inquire into this matter and:

A. That a receiver be appointed to take possession of the subject property under S.C. Code Ann. §15-65-10, et seq. (2005);

B. That Woodbridge have judgment against Defendants Beaumont, jointly and severally, for the full amount found to be due, with the right to enter personal judgment against said Defendants for any deficiency in this action remaining after the sale of the subject property;

C. That it be determined and adjudged that Woodbridge has a valid and subsisting lien on the subject property for the amount of its claim;

D That Woodbridge have judgment of foreclosure for the foreclosure of its lien in the amount found to be due and owing, including costs and reasonable attorneys' fees;

Defendants are in breach and default of the agreements and covenants under the Deed and the Declaration of Covenants, Conditions and Restrictions and By-Laws.

10. That Woodbridge is entitled to recover interest on all past due assessments at the rate of eighteen (18%) percent per annum from the due date until paid and late charges. Woodbridge hereby elects to collect all sums due under the Declaration of Covenants, Conditions and Restrictions and By-Laws and secured by the assessment lien by foreclosure of the assessment lien.

11. That pursuant to S.C. Code Ann. §15-65-10, et seq. (2005), Woodbridge is entitled to the appointment of a receiver.

12. That upon information and belief, assessments are in the nature of continuing contractual obligations and unpaid assessments, interest, costs, fines, expenses and late charges accruing to and past due as of the time of trial should be added to Woodbridge's damages sought hereby.

13. That the obligation to pay assessments to an association is a personal obligation of the owner or owners pursuant to Declaration of Covenants, Conditions and Restrictions and By-Laws.

14. That Defendant Bank of America, NA, successor by merger to BAC Home Loan Servicing, LP f/k/a Countrywide Loans Servicing, LP, is made a party hereto by virtue of that certain first mortgage of MERS as nominee for Beach First National Bank in the original amount of \$300,000.00 recorded on April 4, 2007, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2548 at Page 2097 and by virtue of that Assignment of Mortgage recorded on March 29, 2012, in the Office of the Register of Deeds

E. That Defendants Beaumont and all persons claiming of Defendants Beaumont subsequent to the filing of the Lis Pendens in this action and every person whose conveyance or encumbrance is subsequent or subsequently recorded, filed or docketed, be forever barred and foreclosed of all right, title, interest, claim, lien and/or equity of redemption in said real property or any part thereof;

F. That the subject property be sold, subject to any mortgages or other liens having priority over the subject lien, on the direction of the Court after due advertisement according to law and the proceeds of the sale be applied first to the costs of this action and sale, second to the payment and discharge of the amount due on the subject lien, including costs and reasonable attorneys' fees, and third the surplus, if any, be distributed according to law; and

G. That the Court grant such other and further relief as may be just and proper.

MINOR, HAIGHT & ARUNDELL, P.C.

By: 

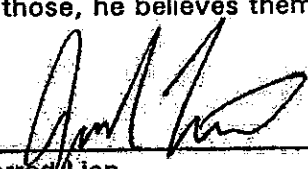
Ehrick K. Haight, Jr.
P. O. Drawer 6067
Hilton Head Island, SC 29938
(843) 785-8040
Attorneys for Plaintiff

Hilton Head Island, South Carolina
This 26th day of September, 2014.

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

VERIFICATION

PERSONALLY appeared before me Jarrod Lien who, being duly sworn, deposes and says: That he is the Management Agent for Woodbridge Property Owners' Association, Inc., and that the foregoing Complaint has been read by him and that the allegations contained therein are true to his knowledge or based upon the corporate records, except those stated upon information and belief and as to those, he believes them to be true.


Jarrod Lien
Management Agent for Woodbridge
Property Owners' Association, Inc.

SWORN TO AND SUBSCRIBED before me
this 25th day of September, 2014.

Elaine H. Bowen (L.S.)
Notary Public for South Carolina
My Commission Expires: 6/27/2016

2014 SEP 29 PM 12:52

if AW
to minor
6/17

BEAUFORT COUNTY SC - ROD
BK 98 Pgs 1546-1549
FILE NUM 2014018550
04/24/2014 11:18:16 AM
REC'D BY rwebb RCPT# 740922
RECORDING FEES \$10.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)
WOODBIDGE PROPERTY)
OWNERS ASSOCIATION, INC.,)
)
Lienor,)
)
v.)
)
TERRI L. BEAUMONT and)
THOMAS W. BEAUMONT, III,)
)
Lienees.)

NOTICE AND CERTIFICATE OF
OWNERS' ASSOCIATION REAL
PROPERTY ASSESSMENT LIEN

NOTICE IS HEREBY GIVEN that Woodbridge Property Owners' Association, Inc.
(hereinafter referred to as the "Association"), is due the sum of One Thousand Eight Hundred Forty
and 49/100 (\$1,840.49) Dollars, due April 17, 2014, according to the statement of just and true
indebtedness, with all just credits given, attached hereto and made a part hereof, plus Three
Hundred and No/100 (\$300.00) Dollars for costs and fees incurred in the filing of this lien, for a
TOTAL NOW DUE AND OWING of Two Thousand One Hundred Forty and 49/100 (\$2,140.49)
Dollars (hereinafter the "Debt").

The said Debt is due the Association, Bluffton, South Carolina, as more fully
described on the statement attached hereto and incorporated herein as Exhibit "A", all of which is
past due and payable April 17, 2014.

By virtue thereof, by the service and filing of this Notice and Certificate, pursuant to
the provisions of the statutes and laws in such cases made and provided and pursuant to the
applicable Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners
Association, Inc., the Association has and claims a lien to secure payment of the Debt, plus the

further costs and fees of enforcing such lien upon the following described real property:

ALL that certain piece, parcel or lot of land lying and being in Woodbridge, Beaufort County, South Carolina, being shown and described as Lot 94 on the Plat entitled "A Plat of Phase 1G, Being a Portion of Woodbridge (formerly known as Villages at Buckwalter), Beaufort County, South Carolina, prepared for Village Park L.L.C.." 1/7/02, and prepared by Thomas & Hutton Engineering Co., Savannah, Georgia, Boyce L. Young, S.C.R.L.S #11079, and recorded in the Beaufort County Records in Plat Book 85 at Page 153 as revised in Book 87 at Page 29. For a more detailed description as to the courses, metes and bounds of the above mentioned lot, reference is had to said plat of record.

This conveyance is subject to all matters of public record, including all easements as shown on the plat of record and to that certain Declaration of Covenants, Conditions and Restrictions for Woodbridge recorded in Book 1245 at Page 2353, First Supplemental Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners' Association, Inc. in Book 1385 at Page 55, Second Supplemental Declaration of Covenants and Restrictions for Woodbridge Property Owners' Association, Inc., recorded in Book 1440 at Page 1140, Third Supplemental Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners' Association, Inc., recorded in Book 1558 at Page 567, Fourth Amendment recorded in Book 1587 at Page 1392, Beaufort County Records, Beaufort County Records, Declaration of Restrictive Covenants pertaining to wetlands dated January 10, 2000, recorded in Book 1251 at Page 517 and Covenants and Restrictions contained in that certain Deed from Union Camp Corporation to Village Park, LLC recorded in Book 1119 at Page 1088, Beaufort County Records, and as may be amended from time to time.

This being the same property conveyed to Terri L. Beaumont and Thomas W. Beaumont, III, as Joint Tenants with the Right of Survivorship, by Deed of Craftbuilt Homes, LLC dated December 10, 2003, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on December 15, 2003 in Deed Book 1884 at Page 2335.

Tax Map Ref.: R600-030-000-0504-0000

MINOR, HAIGHT & ARUNDELL, P.C.

By: 

Ehrick K. Haight, Jr.

P. O. Drawer 6067

Hilton Head Island, SC 29938

(843) 785-8040

Attorneys for Lienor

This 23rd day of April, 2014
Hilton Head Island, South Carolina

EXHIBIT "A"

STATEMENT OF ACCOUNT

Debtors: Terri L. Beaumont and Thomas W. Beaumont, III

Assessments and other charges:	\$ 1,840.49
Attorneys' fees and costs (lien filing):	\$ 300.00

Total: \$2,140.49

Creditor:

Woodbridge Property Owners' Association, Inc.
c/o Association Services, Inc.
1040 Wm. Hilton Pkwy., Suite 200
Hilton Head Island, SC 29928

I swear that the Statement of Account herein was taken by me from the books of account of the Creditor and represents the true balance owing by Debtors.

ASSOCIATION SERVICES, INC.
Management Agent

BY: 
David Lien

SWORN to before me this 23rd
day of April, 2014.

 (L.S.)
Notary Public for South Carolina
My commission expires: 6/27/2016

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)
WOODBIDGE PROPERTY)
OWNERS' ASSOCIATION, INC.,)

Plaintiff,)

v.)

THOMAS W. BEAUMONT, III,)
TERRI L. BEAUMONT, BANK OF)
AMERICA, NA, Successor by)
Merger to BAC Home Loan)
Servicing, LP f/k/a Countrywide)
Home Loans Servicing, LP and)
SOUTH STATE BANK f/k/a)
South Carolina Bank and Trust,)

Defendants.)

IN THE COURT OF COMMON PLEAS
FOR THE FOURTEENTH JUDICIAL CIRCUIT
CIVIL ACTION NO. 2014-CP-07-2470
LIS PENDENS NO. 2014-LP-07-0715

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court, or is about to be commenced, upon a Complaint of the above-named Plaintiff against the above-named Defendants for the foreclosure of an Owners' Association Real Property Assessment Lien. The premises affected by said foreclosure is situated in the County of Beaufort, State of South Carolina, and is more fully and particularly described as follows:

ALL that certain piece, parcel or lot of land lying and being in Woodbridge, Beaufort County, South Carolina, being shown and described as Lot 94 on the Plat entitled "A Plat of Phase 1G, Being a Portion of Woodbridge (formerly known as Villages at Buckwalter), Beaufort County, South Carolina, prepared for Village Park L.L.C.." 1/7/02, and prepared by Thomas & Hutton Engineering Co., Savannah, Georgia, Boyce L. Young, S.C.R.L.S #11079, and recorded in the Beaufort County Records in Plat Book 85 at Page 153 as revised in Book 87 at Page 29. For a more detailed description as to the

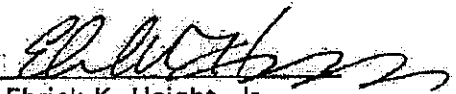
courses, metes and bounds of the above mentioned lot, reference is had to said plat of record.

This conveyance is subject to all matters of public record, including all easements as shown on the plat of record and to that certain Declaration of Covenants, Conditions and Restrictions for Woodbridge recorded in Book 1245 at Page 2353, First Supplemental Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners' Association, Inc. in Book 1385 at Page 55, Second Supplemental Declaration of Covenants and Restrictions for Woodbridge Property Owners' Association, Inc., recorded in Book 1440 at Page 1140, Third Supplemental Declaration of Covenants, Conditions and Restrictions for Woodbridge Property Owners' Association, Inc., recorded in Book 1558 at Page 567, Fourth Amendment recorded in Book 1587 at Page 1392, Beaufort County Records, Beaufort County Records, Declaration of Restrictive Covenants pertaining to wetlands dated January 10, 2000, recorded in Book 1251 at Page 517 and Covenants and Restrictions contained in that certain Deed from Union Camp Corporation to Village Park, LLC recorded in Book 1119 at Page 1088, Beaufort County Records, and as may be amended from time to time.

This being the same property conveyed to Terri L. Beaumont and Thomas W. Beaumont, III, as Joint Tenants with the Right of Survivorship, by Deed of Craftbuilt Homes, LLC dated December 10, 2003, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on December 15, 2003 in Deed Book 1884 at Page 2335.

Tax Map Ref.: R600-030-000-0504-0000

MINOR, HAIGHT & ARUNDELL, P.C.

By: 
Ehrick K. Haight, Jr.
P. O. Drawer 6067
Hilton Head Island, SC 29938
(843) 785-8040
~~Attorneys for Plaintiff~~

Hilton Head Island, South Carolina
This 26th day of September, 2014.

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

WOODBIDGE PROPERTY OWNERS
ASSOCIATION, INC.,

☒ Plaintiff

v.

Thomas W. Beaumont, Iii, Et Al.,

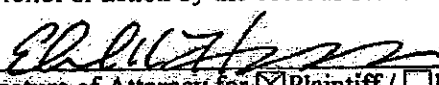
☐ Defendant.

IN THE COURT OF COMMON PLEAS

CASE NO.

2014-CP-07-2470

MOTION AND ORDER INFORMATION
FORM AND COVER SHEET

Plaintiff's Attorney: Ehrick K. Haight, Jr., Bar No. 2446 Address: MINOR, HAIGHT & ARUNDELL, P.C. P.O. Drawer 6067 Hilton Head Island, SC 29938 phone: (843) 785-8040 fax: (843) 785-3506 e-mail: rick@mhalaawfirm.com other:		Defendant's Attorney: _____, Bar No. ____ Address: _____ phone: _____ fax: _____ e-mail: _____ other: _____	
<input checked="" type="checkbox"/> MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III) <input type="checkbox"/> FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III) <input type="checkbox"/> PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)			
SECTION I: Hearing Information			
Nature of Motion: Motion for Appointment of Receiver Estimated Time Needed: 10 minutes Court Reporter Needed: <input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO			
SECTION II: Motion/Order Type			
<input checked="" type="checkbox"/> Written motion attached <input type="checkbox"/> Form Motion/Order I hereby move for relief or action by the court as set forth in the attached proposed order.			
 Signature of Attorney for <input checked="" type="checkbox"/> Plaintiff / <input type="checkbox"/> Defendant		September 25, 2014 Date submitted	
SECTION III: Motion Fee			
<input checked="" type="checkbox"/> PAID - AMOUNT: \$25.00 <input type="checkbox"/> EXEMPT: (check reason) <input type="checkbox"/> Rule to Show Cause in Child or Spousal Support <input type="checkbox"/> Domestic Abuse or Abuse and Neglect <input type="checkbox"/> Indigent Status <input type="checkbox"/> State Agency v. Indigent Party <input type="checkbox"/> Sexually Violent Predator Act <input type="checkbox"/> Post-Conviction Relief <input type="checkbox"/> Motion for Stay in Bankruptcy <input type="checkbox"/> Motion for Publication <input type="checkbox"/> Motion for Execution (Rule 69, SCRPC) <input type="checkbox"/> Proposed order submitted at request of the court; or, reduced to writing from motion made in open court per judge's instructions Name of Court Reporter: _____ <input type="checkbox"/> Other: _____			
JUDGE'S SECTION			
<input type="checkbox"/> Motion Fee to be paid upon filing of the attached order. <input type="checkbox"/> Other: _____		JUDGE _____ CODE: _____ Date: _____	
CLERK'S VERIFICATION			
Collected by: _____		Date Filed: _____	

☐ MOTION FEE COLLECTED: _____
☐ CONTESTED - AMOUNT DUE: _____

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

WOODBIDGE PROPERTY
OWNERS' ASSOCIATION, INC.,

Plaintiff,

v.:

THOMAS W. BEAUMONT, III,
TERRI L. BEAUMONT, BANK OF
AMERICA, NA, Successor by
Merger to BAC Home Loan
Servicing, LP f/k/a Countrywide
Home Loans Servicing, LP and
SOUTH STATE BANK f/k/a
South Carolina Bank and Trust,

Defendants.

IN THE COURT OF COMMON PLEAS
FOR THE FOURTEENTH JUDICIAL CIRCUIT
CIVIL ACTION NO. 2014-CP-07- 2470

NOTICE OF MOTION AND MOTION
FOR APPOINTMENT OF A RECEIVER

2014 SEP 29 PM 12:52

TO: THE DEFENDANTS ABOVE-NAMED:

YOU WILL PLEASE TAKE NOTICE that on the fourth day after completion of service of the Summons, Complaint and Lis Pendens in the foregoing action and this Notice, or as soon thereafter as counsel may be heard, the undersigned, as attorneys for the Plaintiff, will move before the Court for an Order appointing some suitable and proper person as Receiver of the property described in the Complaint in the foregoing action with authority to take possession of said property in accordance with the provisions of S. C. Code Ann. § 27-31-210 (2007), including the right to collect a reasonable rental from the Defendants, Thomas W. Beaumont, III and Terri L. Beaumont, or to rent or lease the same or any portion thereof and hold such rents pending further Order of the Court in the foregoing action.

MINOR, HAIGHT & ARUNDELL, P.C.

By: 

Ehrick K. Haight, Jr.

P. O. Drawer 6067

Hilton Head Island, SC 29938

(843) 785-8040

Attorneys for Plaintiff

Hilton Head Island, South Carolina

This 26th day of September, 2014.