

Condemnation Notice and Tender of Payment (continued)

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS
C/A NO.

COUNTY OF LEXINGTON/RICHLAND

Road/Route I-20/I-26/I-126 (Carolina Crossroads)

Project ID No. P027662

Tract 382

South Carolina Department of Transportation

Condemnor,

VS.

Fabia Hargrove

Landowner(s),

and

**U.S. Bank Trust, National Association, not in
its Individual Capacity but solely as Owner
Trustee for Legacy Mortgage Asset Trust
2019-RPL1, Mortgagee, and LVNV Funding,
LLC, Judgment,**

Other Condemnee(s).

CONDEMNATION NOTICE
AND
TENDER OF PAYMENT
(JURY TRIAL DEMANDED)

TO: THE LANDOWNER(S) AND OTHER CONDEMNTEE(S) ABOVE NAMED:

Pursuant to the South Carolina Eminent Domain Procedure Act, Section 28-2-10, et seq., Code of Laws of South Carolina, 1976, as amended, you are hereby notified as follows:

1. The South Carolina Department of Transportation (SCDOT) is the Condemnor herein and seeks to acquire the real property described herein for public purposes.

2. **Fabia Hargrove is named as Landowner(s) in this action by virtue of her claim(s) of title (or other interests) as shown by that certain deed by John J. Hargrove dated February 29, 2012 and recorded March 27, 2012 in Deed Book R1752, Page 1871 in the ROD Office for Richland County.**

Project ID No. P027662 - I-20/I-26/I-126 (Carolina Crossroads) - Tract 382

Condemnation Notice and Tender of Payment (continued)

3. **U.S. Bank Trust, National Association, not in its Individual capacity but solely as Owner Trustee for Legacy Mortgage Asset Trust 2019-RPL1 is made a party in this action as "Other Condemnee(s) by virtue of its claims of interest in that certain Assignment of Mortgage dated May 12, 2020 and recorded June 13, 2020 in Deed Book 2497, Page 2618; Assigned from U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust dated September 18, 2015 and recorded April 6, 2020 in Deed Book 2482, Page 122; Assigned from CitiCorp Trust Delaware, National Association not in its individual capacity, but solely as owner trustee for CSMC 2015-RPL5 by Goldman Sachs Mortgage Company Its Attorney in Fact dated June 28, 2019 and recorded April 6, 2020 in Deed Book 2482, Page 121; Assignment of Mortgage dated February 24, 2014 and recorded March 14, 2014 in Book R1932, Page 1261; Assigned from Household Finance Corporation II dated June 1, 2012 and recorded June 5, 2012 in Book 1769, Page 3490; Assigned from Household Finance Corporation II dated December 28, 2007 and recorded January 23, 2008 in Book R1394, Page 2282; assigned from MERS as nominee for EquiFirst Corporation dated March 6, 2003 and recorded April 25, 2003 in Book R786, Page 2183.**

4. **LVNV Funding, LLC is made a party in this action as "Other Condemnee(s)" by virtue of its claims of interest in that certain Judgment filed January 3, 2012 in the Court of Common Pleas for Richland County as Case No. 11-CP-40-02967.**

5. The following is a description of the real property subject to this action and a description of the interest sought to be acquired in and to the property by the Condemnor:

All that parcel or strip of land, in fee simple, containing 0.072 of an acre (3,123 square feet), more or less, being a portion of the property and all improvements thereon, if any, owned by Fabia Hargrove, shown as the "Area of Acquisition" on Exhibit "A", attached hereto and made a part hereof, between approximate survey stations 9009+00 and 9012+00, left of Road S-2891 (Morninghill Drive Relocated). Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 8999+92.87 to 9029+82.97 S-2891 (Morninghill Drive).

Tax Map Number R05915-03-08

6. The SCDOT is vested with the power of eminent domain pursuant to Section 57-5-320 and Section 28-2-60, Code of Laws of South Carolina, 1976, as amended.

7. The property sought herein is to be acquired for public purposes, more particularly for the construction of **a section of I-20/I-26/I-126 (Carolina Crossroads), in Lexington/Richland Counties.**

8. This action is brought pursuant to Section 28-2-240, Code of Laws of South Carolina, 1976, as amended.

9. The SCDOT has complied with the requirements set forth in Section 28-2-70(a), Code of Laws of South Carolina, 1976, as amended, by having the subject property appraised and making the appraisal available to the Landowner(s) where required by law, and certifies to the Court that a negotiated resolution has been attempted prior to the commencement of this action, or pursuant to Section 12-28-2940, Code of Laws of South Carolina, 1976, as amended, an appraisal of this property was not required.

10. Project plans may be inspected at the office of **South Carolina Department of Transportation, Richland County Maintenance Office, 7201 Fairfield Road, Columbia, South Carolina 29203, under Project No. P027662, I-20/I-26/I-126 (Carolina Crossroads), Tract 382.**

11. THE CONDEMNOR HAS DETERMINED JUST COMPENSATION FOR THE PROPERTY AND RIGHTS TO BE ACQUIRED HEREUNDER, INCLUDING ALL DAMAGES (IF ANY), TO BE THE SUM OF **EIGHT THOUSAND THREE HUNDRED TEN AND NO/100 DOLLARS (\$8,310.00)** AND HEREBY TENDERS PAYMENT THEREOF TO THE LANDOWNER(S).

12. Payment of this amount will be made to the Landowner(s) if within thirty (30) days of service of this Condemnation Notice, the Landowner(s) in writing requests payment, and agrees to execute any instruments necessary to convey to the Condemnor the property interests and rights described hereinabove. The Agreement and Request for Payment must be sent by first class certified mail with return receipt requested or delivered in person to Director, Rights of Way, South Carolina Department of Transportation, 955 Park Street, Columbia, South Carolina 29202. If no Agreement and Request for Payment

Summons (continued)

is received by the Condemnor within the thirty (30) day period, the tender is considered rejected.

13. If the tender is rejected, the Condemnor has the right to file this Condemnation Notice with the Clerk of Court of the County where the property is situated and deposit the tender amount with the Clerk. The Condemnor shall give the Landowner(s) and Other Condemnee(s) notice that it has done so and may then proceed to take possession of the property interests and exercise the rights described in this Condemnation Notice.

14. AN ACTION CHALLENGING THE CONDEMNOR'S RIGHT TO ACQUIRE THE PROPERTY AND RIGHTS DESCRIBED HEREIN MUST BE COMMENCED IN A SEPARATE PROCEEDING IN THE COURT OF COMMON PLEAS WITHIN THIRTY DAYS OF THIS CONDEMNATION NOTICE, OR THE LANDOWNER(S) WILL BE CONSIDERED TO HAVE WAIVED THE CHALLENGE.

15. THE CONDEMNOR HAS ELECTED NOT TO UTILIZE THE APPRAISAL PANEL PROCEDURE. Therefore, if the tender herein is rejected, the Condemnor shall notify the Clerk of Court and shall demand a trial to determine the amount of just compensation to be paid. A copy of that notice must be served on the Landowner(s). That notice shall state whether the Condemnor demands a trial by jury or by the Court without a jury. The Landowner(s) has the right to demand a trial by jury. The case may not be called for trial before sixty (60) days after the service of that notice, but it may thereafter be given priority for trial over other civil cases. The Clerk of Court shall give the Landowner(s) written notice by mail of the call of the case for trial.

16. THEREFORE, IF THE TENDER HEREIN IS REJECTED, THE LANDOWNER(S) IS ADVISED TO OBTAIN LEGAL COUNSEL AT ONCE, IF NOT ALREADY OBTAINED.

17. In the event the Landowner(s) accepts the amount tendered in this Notice, the attached Agreement and Request for Payment form should be signed and returned to the Condemnor within thirty (30) days of your receipt of this Notice.

Summons (continued)

BY: s/S. Murry Kinard
Attorney for Condemnor (SCDOT)
Murry Kinard, Attorney At Law-Bar No.66590
Kinard & Jones, LLC
303 South Lake Drive, Lexington, SC 29072
Telephone: 803-359-1003

Lexington, South Carolina

October 2, 20 20

ELECTRONICALLY FILED - 2020 Oct 02 10:54 AM - RICHLAND - COMMON PLEAS - CASE#2020CP4004686

SCDOT R/W Form 814 (04-2017)

Summons (continued)

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCOD HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCOD STANDARD DRAWING 809-105-00.

RELOCATE S-2891 (MORNING HILL DR) CENTERLINE FROM STA 8999+92.87 TO STA 9029+82.97



STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS
C/A NO.

COUNTY OF LEXINGTON/RICHLAND

Road/Route **I-20/I-26/I-126 (Carolina Crossroads)**
Project ID No. **P07662**
Tract **382**

South Carolina Department of Transportation

Condemnor,

VS.

SUMMONS

Fabia Hargrove

Landowner(s),

and

**U.S. Bank Trust, National Association, not in
its Individual Capacity but solely as Owner
Trustee for Legacy Mortgage Asset Trust
2019-RPL1, Mortgagee, and LVNV Funding,
LLC, Judgment,**

Other Condemnee(s).

TO: THE LANDOWNER(S) AND OTHER CONDEMNEE(S) ABOVE NAMED:

YOU ARE HEREBY SUMMONED, advised and notified, that pursuant to the South Carolina Eminent Domain Procedures Act, Section 28-2-10, et seq., the within Condemnation Notice and Tender of Payment, a copy of which is herewith served upon you, has been filed with the Clerk of Court for Richland County. The purpose of this lawsuit is to enable the Condemnor, the South Carolina Department of Transportation, to acquire certain real property

Condemnation Notice and Tender of Payment (continued)

for its public purposes, as is more fully stated in the attached Condemnation Notice and Tender of Payment. Responsive pleadings to the Condemnation Notice and Tender of Payment are not necessary.

BY: s/S. Murry Kinard
Attorney for Condemnor (SCDOT)
Murry Kinard, Attorney At Law-Bar No.66590
Kinard & Jones, LLC
303 South Lake Drive, Lexington, SC 29072
Telephone: 803-359-1003

Lexington , South Carolina

October 2 , 20 20

STATE OF SOUTH CAROLINA

IN THE COURT OF COMMON PLEAS
C/A NO.

COUNTY OF LEXINGTON/RICHLAND

Road/Route I-20/I-26/I-126 (Carolina Crossroads)
Project ID No. P027662
Tract 382

South Carolina Department of Transportation

Condemnor,

VS.

LIS PENDENS

Fabia Hargrove,

Landowner(s),

and

**U.S. Bank Trust, National Association, not in
its Individual Capacity but solely as Owner
Trustee for Legacy Mortgage Asset Trust
2019-RPL1, Mortgagee, and LVNV Funding,
LLC, Judgment,**

Other Condemnee(s).

NOTICE IS HEREBY GIVEN that the Condemnor above named pursuant to the South Carolina Eminent Domain Procedures Act, Section 28-2-10, et seq., of the South Carolina Code of Laws, 1976, as amended, has brought an action against the Condemnee(s) above named to acquire the real property described herein for public purposes, to-wit:

All that parcel or strip of land, in fee simple, containing 0.072 of an acre (3,123 square feet), more or less, being a portion of the property and all improvements thereon, if any, owned by Fabia Hargrove, shown as the "Area of Acquisition" on Exhibit "A", attached hereto and made a part hereof, between approximate survey stations 9009+00 and 9012+00, left of Road S-2891 (Morninghill Drive Relocated). Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 8999+92.87 to 9029+82.97 S-2891 (Morninghill Drive).

Tax Map Number R05915-03-08

The property sought herein is to be acquired for public purposes, more particularly for the construction of a section of **I-20/I-26/I-126 (Carolina Crossroads), Lexington/Richland Counties.**

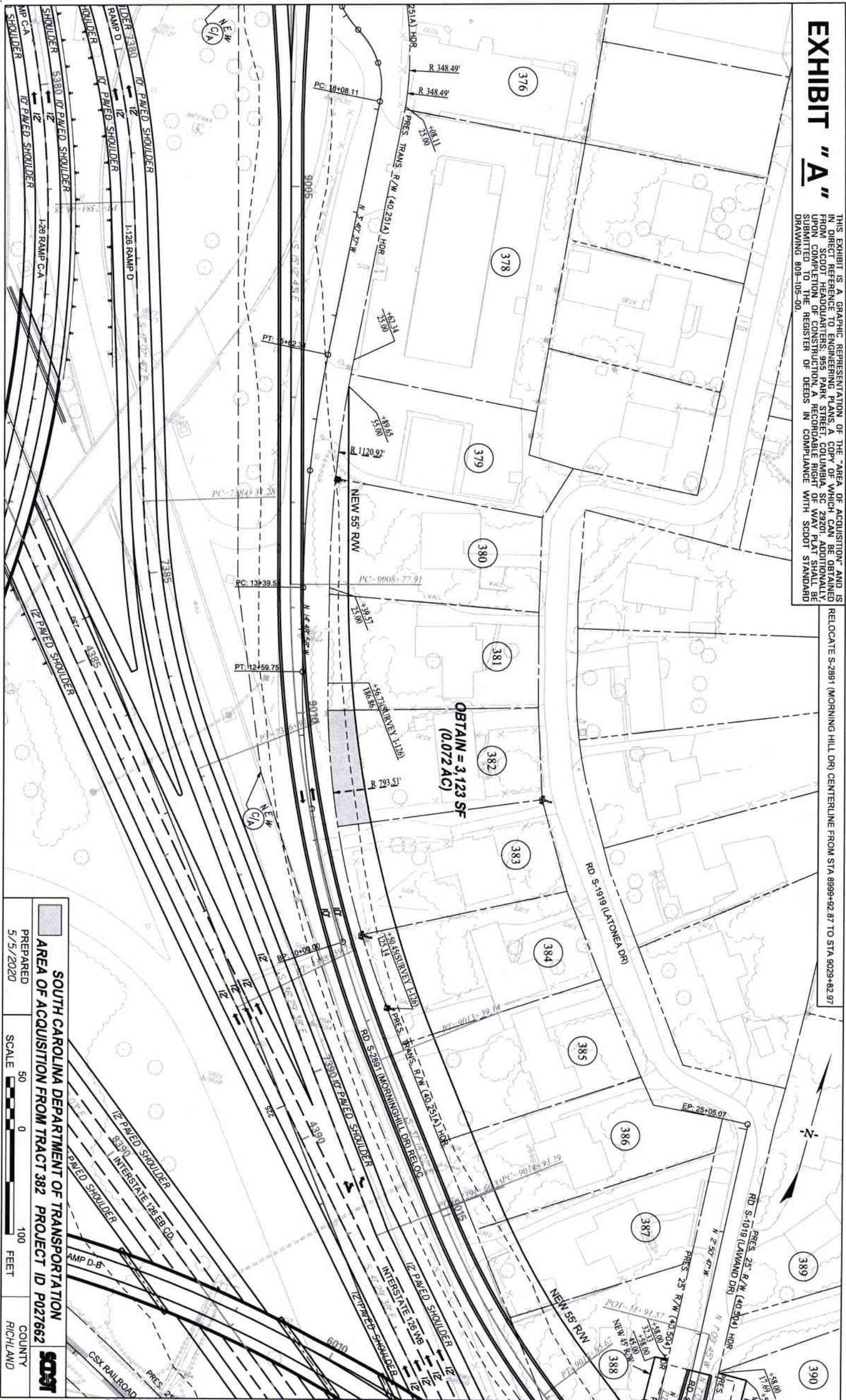
BY: s/S. Murry Kinard
Attorney for Condemnor (SCDOT)
Murry Kinard, Attorney At Law-Bar No.66590
Kinard & Jones, LLC
303 South Lake Drive, Lexington, SC 29072
Telephone: 803-359-1003

Lexington , South Carolina

October 2 , 20 20

THIS EXHIBIT A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

RELOCATE S-2891 (MORNING HILL DR) CENTERLINE FROM STA 8999+92.87 TO STA 9029+82.97



STATE OF SOUTH CAROLINA

**IN THE COURT OF COMMON PLEAS
C/A NO.**

COUNTY OF LEXINGTON/RICHLAND

Road/Route **I-20/I-26/I-126 (Carolina Crossroads)**
Project ID No. **P027662**
Tract **382**

South Carolina Department of Transportation

Condemnor,

AFFIDAVIT

VS.

Fabia Hargrove,

Landowner(s),

and

**U.S. Bank Trust, National Association, not in
its Individual Capacity but solely as Owner
Trustee for Legacy Mortgage Asset Trust 2019-
RPL1, Mortgagee, and LVNV Funding, LLC,
Judgment,**

Other Condemnee(s).

PERSONALLY APPEARED before me **William C. Johnston** who, being first duly sworn, says and deposes:

1. That the amount tendered by the Condemnor to the Landowner(s) in the Condemnation Notice has been rejected;
2. That the Condemnor demands a trial not earlier than sixty (60) days after the date of service of this affidavit upon the Landowner(s);
3. That the Condemnor demands a trial by jury;
4. That, at this time, the Condemnor does not demand that this action be given priority over other cases;

Affidavit (continued)

5. That the Clerk of Court should notify the following of the call of the case.

Fabia Hargrove
224 Latonea Drive
Columbia, South Carolina 29210

LVNV Funding, LLC
c/o S. Nelson Weston Jr./Adam S. Tesh
PO Drawer 7788
Columbia, South Carolina 29202

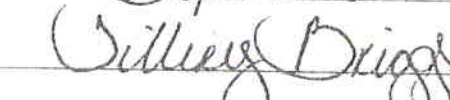
U.S. Bank Trust, National Association
Not in its Individual Capacity but solely as Owner
Trustee for Legacy Mortgage Asset Trust 2019-
RPL1
60 Livingston Avenue EP-MN-WS3D
St. Paul, Minnesota 55107



William C. Johnston
Assistant Director, Rights of Way for
Mega Projects

SWORN to before me this 16th

day of September, 20 20



Print or Type Notary Name Tillary Briggs

NOTARY PUBLIC FOR South Carolina

My Commission Expires: February 12, 2030

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON/RICHLAND

**AGREEMENT AND REQUEST
FOR PAYMENT**

Road/Route I-20/I-26/I-126 (Carolina Crossroads)
Project ID No. P027662
Tract 382

I (we), the landowner(s), request payment of the amount determined by the South Carolina Department of Transportation as just compensation for the property and rights to be acquired for the project mentioned above. By making this request I (we) agree to execute the instruments necessary to convey to the South Carolina Department of Transportation the property interests and rights described in the Condemnation Notice and Tender of Payment. Upon signing and payment of the agreed upon amount, the landowner waives any and all rights pursuant to the Code of Laws of South Carolina, 1976, as amended by the Eminent Domain Procedure Act.

_____ (L.S.)	_____ Fabia Hargrove (L.S.)
_____ (L.S.)	_____ (L.S.)
_____ (L.S.)	_____ (L.S.)

Dated the _____ day of

_____, 20 _____

Tract 382

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Road/Route **I-20/I-26/I-126 (Carolina Crossroads)**

Project ID No. **P027662**

Tract **382**

South Carolina Department of Transportation

Condemnor,

NOTICE OF FILING

VS.

Fabia Hargrove

Landowner(s),

and

**U.S. Bank Trust, National Association, not in
its Individual Capacity but solely as Owner
Trustee for Legacy Mortgage Asset Trust
2019-RPL1, Mortgagee, and LVNV Funding,
LLC, Judgment,**

Other Condemnee(s).

TO: THE LANDOWNER(S) AND OTHER CONDEMNEE(S) ABOVE NAMED:

Pursuant to the South Carolina Eminent Domain Procedure Act, Section 28-2-230(b), et seq., Code of Laws of South Carolina, 1976, as amended, you are hereby notified that as you have rejected the amount tendered as just compensation as stated in the Condemnation

Notice of Filing (continued)

Notice, the Condemnor has filed the Condemnation Notice with the Clerk of Court for **RICHLAND** County pursuant to Section 28-2-90, Code of Laws of South Carolina, 1976, as amended, may now proceed to take possession of the property or interest described in the Condemnation Notice.

BY: s/S. Murry Kinard
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