

RECEIVED  
DEC 12 2024  
SC Court of Appeals



## NOTICE OF EVICTION

An Order has been issued by the Magistrate's Court for an eviction of the people and goods at this address. If you have not moved by 12/12/24 at 10:00 a.m., we will be forced to evict you.

DEPUTY SHERIFF *G. CHANDLER*  
Richland County Sheriff's Office  
5623 Two Notch Road  
Post Office Box 143  
Columbia, SC 29202

STATE OF SOUTH CAROLINA )  
 )  
 )  
 COUNTY OF RICHLAND )  
 )  
 )  
 )

2024CV4010702206  
CIVIL CASE NUMBER  
MAGISTRATE'S COURT

BOND TO STAY EXECUTION  
ON APPEAL

Garden Lakes Lp  
6725 N. Main St.  
Columbia, SC 29203  
(803) 999-5801

LANDLORD

Vs

Jessica Golston  
6725 N Main St Apt 308  
Columbia, SC 29203

All Occupants  
6725 N Main St Apt 308  
Columbia, SC 29203

TENANT(S)

RECEIVED  
DEC 12 2024  
SC Court of Appeals

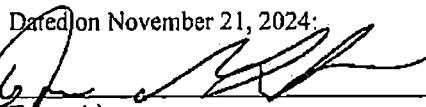
TO: Circuit Court (Case Number 2024CP4006722):

Now comes the Tenant(s) in the above entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on November 7, 2024, by the Magistrate. Tenant(s) has appealed the Judgment to the Circuit Court.

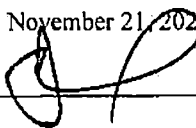
Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to pay rent in the amount of \$1,099.00 due on the 1st-5th day of each month by 4:00PM. Payments are to be made at the Upper Township Magistrate's office located at 7615-A Wilson Blvd., Columbia, SC 29203. The first payment is due on: 12/1/24 by 4:00PM and each month.

Additional Stipulations:  
afterwards between the 1st-5th by 4:00PM.

Tenant(s) hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejectment until this matter is heard on appeal and decided by the Circuit Court.

Dated on November 21, 2024:  
  
\_\_\_\_\_  
Tenant(s)

Upon execution of the above bond, execution on the Judgment of Ejectment is hereby stayed until the action is heard on appeal and decided by the Circuit Court. If Tenant(s) fails to make any rental payment within the court ordered due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant(s) to the Circuit Court on issues dealing with possession must be dismissed and the Sheriff may dispossess the Tenant(s).

Dated on November 21, 2024:  
  
\_\_\_\_\_  
JUDGE

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579

**STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND**

**Jessica Golston  
6725 N Main St Apt 308  
Columbia, SC 29203**

**MAGISTRATE SUMMONS**

You are hereby summoned to be and appear personally in the Court of the Upper Township Magistrate, located at 7615 A Wilson Boulevard Columbia, SC 29203 on November 21, 2024 at 9:00 AM to determine if and of what amount and what type of bond must be posted during the duration of the civil action noted herein:

**RE: Garden Lakes Lp**

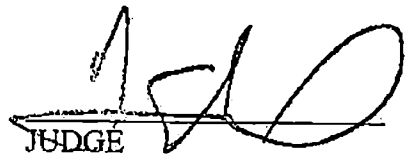
**Vs Jessica Golston  
All Occupants**

\_\_\_\_\_  
**PLAINTIFF(S)**

\_\_\_\_\_  
**DEFENDANT(S)**

Civil Case Number: 2024CV4010702206.

**HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN  
SUCH CASE MADE AND PROVIDED.**

  
\_\_\_\_\_  
**JUDGE**

**Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579**

**November 15, 2024**

**STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND**

**All Occupants  
6725 N Main St Apt 308  
Columbia, SC 29203**

**MAGISTRATE SUMMONS**

You are hereby summoned to be and appear personally in the Court of the **Upper Township Magistrate**, located at **7615 A Wilson Boulevard Columbia, SC 29203** on **November 21, 2024** at **9:00 AM** to determine if and of what amount and what type of bond must be posted during the duration of the civil action noted herein:

**RE: Garden Lakes Lp**

**Vs Jessica Golston  
All Occupants**

\_\_\_\_\_  
**PLAINTIFF(S)**

\_\_\_\_\_  
**DEFENDANT(S)**

Civil Case Number: 2024CV4010702206.

**HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN  
SUCH CASE MADE AND PROVIDED.**

  
\_\_\_\_\_  
**JUDGE**

**Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579**

**November 15, 2024**

**STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND**

**Garden Lakes Lp  
6725 N. Main St.  
Columbia, SC 29203**

**MAGISTRATE SUMMONS**

You are hereby summoned to be and appear personally in the Court of the **Upper Township Magistrate**, located at **7615 A Wilson Boulevard Columbia, SC 29203** on **November 21, 2024 at 9:00 AM** to determine if and of what amount and what type of bond must be posted during the duration of the civil action noted herein:

**RE: Garden Lakes Lp**

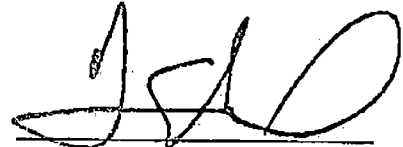
**Vs Jessica Golston  
All Occupants**

\_\_\_\_\_  
**PLAINTIFF(S)**

\_\_\_\_\_  
**DEFENDANT(S)**

Civil Case Number: **2024CV4010702206**.

**HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN  
SUCH CASE MADE AND PROVIDED.**

  
\_\_\_\_\_  
**JUDGE**

**Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579**

**November 15, 2024**

STATE OF SOUTH CAROLINA

COUNTY OF Richland

Garden Lakes LP

Plaintiff(s)

vs.

Jessica Golston

Defendant(s)

Submitted By: Jessica Golston  
Address: 6725 North Main St Apt 308

IN THE COURT OF COMMON PLEAS

CIVIL ACTION COVERSHEET

**2024CP4006722**

SC Bar #: \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Other: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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 cases that are NOT E-Filed. 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. This form is NOT required to be filed in E-Filed Cases.

**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. (Certificate Attached)

**NATURE OF ACTION (Check One Box Below)**

- |  |   |  |   |
|--|---|--|---|
| <p><b>Contracts</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Constructions (100)</li> <li><input type="checkbox"/> Debt Collection (110)</li> <li><input type="checkbox"/> General (130)</li> <li><input type="checkbox"/> Breach of Contract (140)</li> <li><input type="checkbox"/> Fraud/Bad Faith (150)</li> <li><input type="checkbox"/> Failure to Deliver/Warranty (160)</li> <li><input type="checkbox"/> Employment Discrim (170)</li> <li><input type="checkbox"/> Employment (180)</li> <li><input type="checkbox"/> Other (199) _____</li> </ul> <p><b>Inmate Petitions</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> PCR (500)</li> <li><input type="checkbox"/> Mandamus (520)</li> <li><input type="checkbox"/> Habeas Corpus (530)</li> <li><input type="checkbox"/> Other (599) _____</li> </ul> | <p><b>Torts - Professional Malpractice</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Dental Malpractice (200)</li> <li><input type="checkbox"/> Legal Malpractice (210)</li> <li><input type="checkbox"/> Medical Malpractice (220)</li> <li>Previous Notice of Intent Case #<br/>20 <u>-NI-</u></li> <li><input type="checkbox"/> Notice/ File Med Mal (230)</li> <li><input type="checkbox"/> Other (299) _____</li> </ul> <p><b>Administrative Law/Relief</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Reinstate Drv. License (800)</li> <li><input type="checkbox"/> Judicial Review (810)</li> <li><input type="checkbox"/> Relief (820)</li> <li><input type="checkbox"/> Permanent Injunction (830)</li> <li><input type="checkbox"/> Forfeiture-Petition (840)</li> <li><input type="checkbox"/> Forfeiture—Consent Order (850)</li> <li><input type="checkbox"/> Other (899) _____</li> </ul> | <p><b>Torts - Personal Injury</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conversion (310)</li> <li><input type="checkbox"/> Motor Vehicle Accident (320)</li> <li><input type="checkbox"/> Premises Liability (330)</li> <li><input type="checkbox"/> Products Liability (340)</li> <li><input type="checkbox"/> Personal Injury (350)</li> <li><input type="checkbox"/> Wrongful Death (360)</li> <li><input type="checkbox"/> Assault/Battery (370)</li> <li><input type="checkbox"/> Slander/Libel (380)</li> <li><input type="checkbox"/> Other (399) _____</li> </ul> <p><b>Judgments/Settlements</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Death Settlement (700)</li> <li><input type="checkbox"/> Foreign Judgment (710)</li> <li><input type="checkbox"/> Magistrate's Judgment (720)</li> <li><input type="checkbox"/> Minor Settlement (730)</li> <li><input type="checkbox"/> Transcript Judgment (740)</li> <li><input type="checkbox"/> Lis Pendens (750)</li> <li><input type="checkbox"/> Transfer of Structured Settlement Payment Rights Application (760)</li> <li><input type="checkbox"/> Confession of Judgment (770)</li> <li><input type="checkbox"/> Petition for Workers Compensation Settlement Approval (780)</li> <li><input type="checkbox"/> Incapacitated Adult Settlement (790)</li> <li><input type="checkbox"/> Other (799) _____</li> </ul> | <p><b>Real Property</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Claim &amp; Delivery (400)</li> <li><input type="checkbox"/> Condemnation (410)</li> <li><input type="checkbox"/> Foreclosure (420)</li> <li><input type="checkbox"/> Mechanic's Lien (430)</li> <li><input type="checkbox"/> Partition (440)</li> <li><input type="checkbox"/> Possession (450)</li> <li><input type="checkbox"/> Building Code Violation (460)</li> <li><input type="checkbox"/> Other (499) _____</li> </ul> <p><b>Appeals</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Arbitration (900)</li> <li><input checked="" type="checkbox"/> Magistrate-Civil (910)</li> <li><input type="checkbox"/> Magistrate-Criminal (920)</li> <li><input type="checkbox"/> Municipal (930)</li> <li><input type="checkbox"/> Probate Court (940)</li> <li><input type="checkbox"/> SCDOT (950)</li> <li><input type="checkbox"/> Worker's Comp (960)</li> <li><input type="checkbox"/> Zoning Board (970)</li> <li><input type="checkbox"/> Public Service Comm. (990)</li> <li><input type="checkbox"/> Employment Security Comm (991)</li> <li><input type="checkbox"/> Other (999) _____</li> </ul> |
|--|---|--|---|
- Special/Complex /Other**
- Environmental (600)
  - Automobile Arb. (610)
  - Medical (620)
  - Other (699) \_\_\_\_\_
  - Sexual Predator (510)
  - Permanent Restraining Order (680)
  - Interpleader (690)
  - Pharmaceuticals (630)
  - Unfair Trade Practices (640)
  - Out-of State Depositions (650)
  - Motion to Quash Subpoena in an Out-of-County Action (660)
  - Pre-Suit Discovery (670)

Submitting Party Signature:

Jessica Golston

Date: 11/15/2023

FILED  
 RICHLAND COUNTY  
 NOV 15 AM 9:02  
 JESSICA W. BRIDGES  
 CLERK OF COURT  
 100 N. G.S. Bldg.

STATE OF SOUTH CAROLINA

COUNTY OF Richard

Jessica Golston  
APPELLANT(S)

VS.

Garden Lakes LP  
RESPONDENT(S)

2024CP4006722

COMMON PLEAS CASE NUMBER

2024CV4010702206  
MAGISTRATE CIVIL CASE NUMBER

IN THE COURT OF COMMON PLEAS

NOTICE OF CIVIL APPEAL

The plaintiff/defendant (circle one), Jessica Golston hereby gives notice of appeal from the judgment of the magistrate's court in the above action, to the Circuit Court of Common Pleas, in the county of Richard.

This notice of appeal is made subsequent to personal notice of the judgment which was received on the 15 day of November, 2024.

The appellant's exceptions to the judgment of the magistrate are set forth as follows:

Everytime it rain my livingroom become flooded. The carpet in the bedrooms now have a awful smell there will possible have black mold because of water my livingroom chairs is messed up there is black mold in the master bathroom where there is a unfix leak the mirror have came off of the wall. Handles on all cabinets is falling off.

FILED  
NOV 15 AM 9:02  
RICHMOND COUNTY  
CLERK  
W. McBRIDE

Dated: 11/15/2024

Jessi Ebert  
Appellant (or his attorney)

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

UPPER TOWNSHIP MAGISTRATE

Garden Lakes LP )  
Plaintiff )

ORDER OF EJECTMENT

Vs. )

Case No: 2024CV4010702206

Jessica Golston )  
All Other Occupants )  
Defendant )

**RECEIVED**

DEC 12 2024

SC Court of Appeals

Plaintiff  and Defendant  appeared before this court on November 7<sup>th</sup>, 2024.

The Defendant is in arrears for rent in the amount of \$ 4,866.78 and has no lawful defense.

The rental agreement expired and the landlord is due possession.

Other circumstances:  
\_\_\_\_\_  
\_\_\_\_\_

The Court herein awards possession of the subject premises to the Plaintiff and so ORDERS the Defendant(s) listed in the above caption to vacate the property on or before: 11/15/24 by 12pm

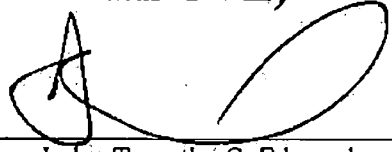
Other special requirements  
Writ - 11/18/24 - 20 days to file writ from today

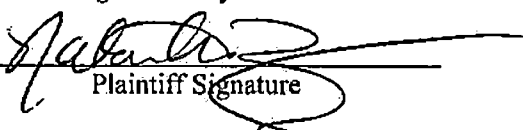
After the above date, if the premises have not been vacated voluntarily within 24 hours, a Deputy Sheriff may enter the premises and remove all property to a place at the nearest roadway. Refuse collectors may remove the tenant's property after a period of 48 hours or anytime in the normal course of debris collection.

**THIS ORDER EXPIRES 15 DAYS AFTER THE FINAL DATE (LISTED ABOVE)**

IT IS SO ORDERED.

This 7<sup>th</sup> Day of November, 2024

  
\_\_\_\_\_  
Judge Tomothy C. Edmond

  
\_\_\_\_\_  
Plaintiff Signature

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

2024CV4010702206  
CIVIL CASE NUMBER  
MAGISTRATE'S COURT  
RULE TO VACATE OR SHOW CAUSE (EVICTION)

FILED COPY  
OCT 17 2024  
PLAINTIFF(S)

Garden Lakes Lp  
6725 N. Main St.  
Columbia, SC 29203

Phone: (803) 999-5801

Vs  
Jessica Golston  
6725 N Main St Apt 308  
Columbia, SC 29203

All Occupants

Phone:

DEFENDANT(S)

TO Jessica Golston All Occupants : Garden Lakes Lp is asking this Court to evict you from the property located at 6725 N Main St Apt 308 Columbia, SC 29203 because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$3,564.07.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by: Non-payment.

You the defendant(s) and lessee(s) of the premises listed at the address listed above, and all others, are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR contact the:

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
(803) 576-2570, FAX 8035762579

within ten (10) days of receiving this notice, for the purpose of scheduling a hearing to show why you should not be evicted from these premises.

FAILURE TO VACATE THE PREMISES OR RESPOND WITHIN TEN (10) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT.

10/15/2024

Judge, Upper Township Magistrate

Personally appeared before me, the undersigned deponent, being duly sworn, , says s/he is a person over 18 years of age, not a party or attorney in this action and s/he to serve the Rule to Vacate or Show Cause on Jessica Golston All Occupants on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
10/17/24	6:37 AM	HC		
10/22/24	6:00 PM	HC		

SETTLED/DATE \_\_\_\_\_ VACANT/DATE \_\_\_\_\_

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

POSTED

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*[Signature]*  
SIGNATURE OF SERVER

NOTARY PUBLIC OR JUDGE

ON \_\_\_\_\_ I DEPOSITED IN THE UNITED STATES MAIL IN AN ENVELOPE ADDRESSED TO THE DEFENDANT(S) ABOVE WITH FIRST CLASS POSTAGE AFFIXED THERETO, A COPY OF THIS DOCUMENT.

MAGISTRATE'S CLERK

## Important Notice From Upper Township Magistrate

### \$5.00 Non-Service Mailing Fee Needed

Garden Lakes Lp  
6725 N. Main St.  
Columbia, SC 29203

The following tenants were unable to be personally served with the Rule to Vacate or Show Cause notice by the Sheriff's Deputy. The Rule was posted twice on the door. Now a \$5.00 fee is due to the court (on each case listed) to complete and verify a Non-Service Mailing to the tenant. If the tenant does not respond after 21 days you may begin the final step with a Writ of Ejectment (a \$10.00 filing fee). See section 27-40-710 2000 Supplement of SC Code of Laws and Section 8-21-1010 as amended.

**We cannot continue with the eviction process  
until we receive the \$5.00 Non-Service Mailing fee.**

If there is no response within 10 days from the date of this notice, this action will be removed from the active file.

**If the case settles or the tenant moves, please contact our office as soon as possible.**

Thank you for your assistance.

Case Number	Name of Tenant	Address
2024CV4010702206	Jessica Golston	6725 N Main St Apt 308

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579

October 24, 2024

## Important Notice From Upper Township Magistrate

### \$5.00 Non-Service Mailing Fee Needed

Garden Lakes Lp  
6725 N. Main St.  
Columbia, SC 29203

The following tenants were unable to be personally served with the Rule to Vacate or Show Cause notice by the Sheriff's Deputy. The Rule was posted twice on the door. Now a \$5.00 fee is due to the court (on each case listed) to complete and verify a Non-Service Mailing to the tenant. If the tenant does not respond after 21 days you may begin the final step with a Writ of Ejectment (a \$10.00 filing fee). See section 27-40-710 2000 Supplement of SC Code of Laws and Section 8-21-1010 as amended.

**We cannot continue with the eviction process  
until we receive the \$5.00 Non-Service Mailing fee.**

If there is no response within 10 days from the date of this notice, this action will be removed from the active file.

**If the case settles or the tenant moves, please contact our office as soon as possible.**

Thank you for your assistance.

Case Number	Name of Tenant	Address
2024CV4010702206	Jessica Golston	6725 N Main St Apt 308

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579

October 24, 2024

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

2024CV4010702206

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

APPLICATION FOR EJECTMENT

Garden Lakes LP  
6725 N. Main St.  
Columbia SC 29203

PLAINTIFF(S)

Vs

Jessica Golston Apt Occupants  
6725 N. Main St. Apt 308  
Columbia, SC 29203

DEFENDANT(S)

Plaintiff, Garden Lakes LP appearing before me states that s/he is the Landlord/Lessor of the premises within the jurisdiction of the RICHLAND COUNTY MAGISTRATE COURT, which are located at 6725 N. Main St Apt 308, Columbia, SC 29203, and which are further described as Apartment, and that a Landlord/Tenant relationship exists between him/herself and the Tenant(s)/Lessee(s), as evidenced by the attached  Lease or  Other written proof.

Plaintiff, Garden Lakes LP requests by this application that Ejectment Proceedings be initiated against the Defendant(s)/Tenant(s)/Lessee(s) based on the facts described below:

Such tenant/lessee has failed or refused to pay rent when due or demanded. \$ 3564.07

The Term of Tenancy or occupancy has ended.

The terms or conditions of the lease have been violated. Non-payment

Sworn to before me on 10/15, 2024

[Signature]  
JUDGE or Notary Public  
My Commission Expires: 2/5/29

[Signature]  
Plaintiff/Attorney  
6725 N. Main St.  
Address Columbia SC 29203  
City/State/Zip 803-949-5801  
Phone Number

Upper Township Magistrate's Office  
7615 A Wilson Blvd  
Columbia, SC 29203  
(803)576-2570

NOTICE TO PAY

Resident Name: Jessica Golston Date: 09/9/2024  
Resident Address: 6725 N. Main Street, Apt.308  
Columbia, SC 29203

This notice is to inform you that, pursuant to the Lease Contract dated 07/12/2024 by which you hold possession of the apartment described above, you are in default for non-payment of rent in the aggregate amount of:

\$ 1099.00 Rent  
\$ 59.00 Late Fees (as of above-date).  
\$ \_\_\_\_\_ NSF Fee  
\$ \_\_\_\_\_ Other

\$ 1158.00 Total

This amount is due immediately. WITHIN FIVE DAYS of this notice, you are required to pay the aggregate amount in full. Otherwise, your security deposit will be retained and be applied against the amount you owed, your Lease Contract will terminate, and legal proceedings will be commenced against you to (1) recover all monies due; (2) recover possession of the apartment; (3) to the extent permitted by applicable law, recover reasonable attorney's fees and costs; and (4) recover actual damages in addition to monies due under the Lease Contract.

If payment is not made as requested, demand is hereby made for you to vacate the apartment and return possession to the landlord.

Owner: Garden Lakes LP

Apartment Community: Garden Lakes

Address: 6725 N. Main Street

By: Gateway Management Company, LLC  
As agent for Owner

City/State: Columbia, SC 29203


By: Natasha Thompson  
Senior Property Manager

I hereby certify that I served a true and correct copy of the foregoing notice on the above-named resident this 9<sup>th</sup> day of August 2024 in the following manner:

hand-delivered to resident

Certified or registered mail

Signature: \_\_\_\_\_



**INSTRUCTIONS FOR EVICTION HEARINGS**

1. Both plaintiff and defendant have the right to come to court and give his/her side of the case.
2. If either party desires a jury trial, s/he must request one in writing at least 5 business days before the date originally scheduled for the hearing.
3. Parties may come to court and speak for themselves, or they may have a lawyer represent them. If you want a lawyer, you should get one right away.
4. Parties may call the South Carolina Lawyer Referral Service at (800) 868-2284 and ask them to refer you to a lawyer if you do not have one.
5. If the defendant cannot afford a lawyer, you may call South Carolina Legal Services at (888) 346-5592 to see if you qualify for free legal assistance.
6. It is the parties' responsibility to bring any witnesses or other evidence they want the Court to consider because the Court does not accept written witness statements, even notarized ones.
7. The Court will not telephone a witness to take testimony.
8. The Court cannot reschedule a case because a witness is not present *unless* the witness is under subpoena.
9. The Court will issue subpoenas to any witnesses if you advise the Court at least 10 days before trial of the name, address, and phone number of the witness. If you wish to subpoena a witness in your county, you will have to mail or deliver a fee of \$8.00 to the magistrate's court for preparing and serving a subpoena. The party requesting the subpoena is required to pay to the subpoenaed witness a fee of \$25.00 plus mileage for each day's attendance. (See Rule 45(b)(1) of the South Carolina Rules of Civil Procedure.)
10. If an emergency arises (not a mere inconvenience or a conflict) and you cannot be in Court at your scheduled time, you must notify the Court immediately.
11. If you are an active member of the Armed Services of the United States, please advise the Court immediately upon receipt of this notice.
12. If you are a business and are going to be represented by someone who is not an attorney, a Non-Lawyer Authorization Form *must* be on file at the Magistrate's Office before trial. (See Rule 21 of the South Carolina Civil Rules of Magistrate Court, Business Representation.)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

2024CV4010702206  
CIVIL CASE NUMBER  
MAGISTRATE'S COURT  
RULE TO VACATE OR SHOW CAUSE (EVICTION)

Garden Lakes Lp  
6725 N. Main St.  
Columbia, SC 29203

Phone: (803) 999-5801

PLAINTIFF(S)

Vs

Jessica Golston  
6725 N Main St Apt 308  
Columbia, SC 29203

All Occupants

Phone:

DEFENDANT(S)

TO Jessica Golston All Occupants : Garden Lakes Lp is asking this Court to evict you from the property located at 6725 N Main St Apt 308 Columbia, SC 29203 because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$3,564.07.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by: Non-payment.

You the defendant(s) and lessee(s) of the premises listed at the address listed above, and all others, are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR contact the:

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
(803) 576-2570, FAX 8035762579

within ten (10) days of receiving this notice, for the purpose of scheduling a hearing to show why you should not be evicted from these premises.

**FAILURE TO VACATE THE PREMISES OR RESPOND WITHIN TEN (10) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT.**

10/15/2024

Judge, Upper Township Magistrate

Personally appeared before me, the undersigned deponent, being duly sworn, , says s/he is a person over 18 years of age, not a party or attorney in this action and s/he to serve the Rule to Vacate or Show Cause on Jessica Golston All Occupants on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. _____	_____	_____	SETTLED/DATE _____	VACANT/DATE _____
2. _____	_____	_____	PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT	
3. _____	_____	_____	_____	

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC OR JUDGE

SIGNATURE OF SERVER

ON \_\_\_\_\_ I DEPOSITED IN THE UNITED STATES MAIL IN AN ENVELOPE ADDRESSED TO THE DEFENDANT(S) ABOVE WITH FIRST CLASS POSTAGE AFFIXED THERETO, A COPY OF THIS DOCUMENT.

MAGISTRATE'S CLERK

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

Jessica Golston  
6725 N Main St Apt 308  
Columbia, SC 29203

MAGISTRATE SUMMONS

You are hereby summoned to be and appear personally in the  
Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC

on November 7, 2024 at 9:00 AM to serve as a party in a Bench Trial in the case of:

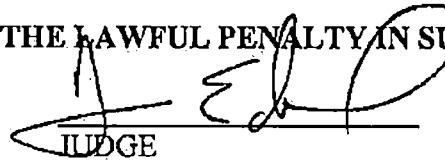
RE: Garden Lakes Lp Vs Jessica Golston  
All Occupants

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: 2024CV4010702206, Rule to Vacate \$40.

HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN SUCH CASE MADE  
AND PROVIDED.



JUDGE

INSTRUCTIONS FOR TRIALS

- It is the responsibility of each party to bring any witnesses and other evidence which they wish the Court to consider.
- The Court does not accept written statements or estimates, even notarized ones.
- The Court does not telephone witnesses to take testimony.
- The Court cannot continue a case because a witness isn't present unless the witness is under subpoena.  
The Court will issue subpoenas to witnesses if you advise the Court of the name, address and phone number of the witnesses at least four (4) working days before the trial date. **THERE ARE ADDITIONAL FEES THAT MUST BE MAILED OR DELIVERED TO THE MAGISTRATE'S OFFICE. 1) \$25.00 WITNESS FEE PAYABLE TO THE WITNESS BY THE COMPELLING PARTY 2) \$3.00 PAYABLE TO THE MAGISTRATE TO PREPARE AND MAIL THE SUBPOENA 3) \$8.00 PAYABLE TO THE MAGISTRATE IF THE SUBPOENA MUST BE SERVED BY A DEPUTY**
- The parties should meet 15 minutes before Court time to exchange copies of any documents they plan to use; to show each other any photographs and/or exhibits they plan to use and to discuss possible settlement of their differences.
- If an emergency arises (not mere inconvenience) and you cannot be in Court on the scheduled date, you must notify the Court immediately.

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579  
Email:  
October 28, 2024

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

All Occupants  
6725 N Main St Apt 308  
Columbia, SC 29203

MAGISTRATE SUMMONS

You are hereby summoned to be and appear personally in the

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC

on November 7, 2024 at 9:00 AM to serve as a party in a Bench Trial in the case of:

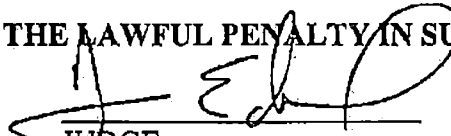
RE: Garden Lakes Lp Vs Jessica Golston  
All Occupants

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: 2024CV4010702206, Rule to Vacate \$40.

HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN SUCH CASE MADE AND PROVIDED.



JUDGE

INSTRUCTIONS FOR TRIALS

- It is the responsibility of each party to bring any witnesses and other evidence which they wish the Court to consider.
- The Court does not accept written statements or estimates, even notarized ones.
- The Court does not telephone witnesses to take testimony.
- The Court cannot continue a case because a witness isn't present unless the witness is under subpoena. The Court will issue subpoenas to witnesses if you advise the Court of the name, address and phone number of the witnesses at least four (4) working days before the trial date. **THERE ARE ADDITIONAL FEES THAT MUST BE MAILED OR DELIVERED TO THE MAGISTRATE'S OFFICE. 1) \$25.00 WITNESS FEE PAYABLE TO THE WITNESS BY THE COMPELLING PARTY 2) \$3.00 PAYABLE TO THE MAGISTRATE TO PREPARE AND MAIL THE SUBPOENA 3) \$8.00 PAYABLE TO THE MAGISTRATE IF THE SUBPOENA MUST BE SERVED BY A DEPUTY**
- The parties should meet 15 minutes before Court time to exchange copies of any documents they plan to use; to show each other any photographs and/or exhibits they plan to use and to discuss possible settlement of their differences.
- If an emergency arises (not mere inconvenience) and you cannot be in Court on the scheduled date, you must notify the Court immediately.

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579  
Email:  
October 28, 2024

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

Garden Lakes Lp  
6725 N. Main St.  
Columbia, SC 29203

MAGISTRATE SUMMONS

You are hereby summoned to be and appear personally in the

Upper Township Magistrate

7615 A Wilson Boulevard

Columbia, SC

on November 7, 2024 at 9:00 AM to serve as a party in a Bench Trial in the case of:

RE: Garden Lakes Lp

Vs Jessica Golston  
All Occupants

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: 2024CV4010702206, Rule to Vacate \$40.

HEREIN FAIL NOT, ON PAIN OF FORFEITING THE LAWFUL PENALTY IN SUCH CASE MADE AND PROVIDED.



JUDGE

INSTRUCTIONS FOR TRIALS

- It is the responsibility of each party to bring any witnesses and other evidence which they wish the Court to consider.
- The Court does not accept written statements or estimates, even notarized ones.
- The Court does not telephone witnesses to take testimony.
- The Court cannot continue a case because a witness isn't present unless the witness is under subpoena. The Court will issue subpoenas to witnesses if you advise the Court of the name, address and phone number of the witnesses at least four (4) working days before the trial date. **THERE ARE ADDITIONAL FEES THAT MUST BE MAILED OR DELIVERED TO THE MAGISTRATE'S OFFICE. 1) \$25.00 WITNESS FEE PAYABLE TO THE WITNESS BY THE COMPELLING PARTY 2) \$3.00 PAYABLE TO THE MAGISTRATE TO PREPARE AND MAIL THE SUBPOENA 3) \$8.00 PAYABLE TO THE MAGISTRATE IF THE SUBPOENA MUST BE SERVED BY A DEPUTY**
- The parties should meet 15 minutes before Court time to exchange copies of any documents they plan to use; to show each other any photographs and/or exhibits they plan to use and to discuss possible settlement of their differences.
- If an emergency arises (not mere inconvenience) and you cannot be in Court on the scheduled date, you must notify the Court immediately.

Upper Township Magistrate  
7615 A Wilson Boulevard  
Columbia, SC 29203  
Phone: (803) 576-2570  
Fax: (803) 576-2579  
Email:  
October 28, 2024

**ALYCIA HATCHER**

---

**From:** Jessica Golston <khristianmommy0629@icloud.com>  
**Sent:** Monday, October 28, 2024 8:47 AM  
**To:** Upper Township Magistrate  
**Subject:** 2024cv4010702206

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning my name is Jessica Golston my case number is 2024cv4010702206 I'm emailing to request a hiring for my case. My phone number is (803) 873-8415 Sent from my iPhone

2024cv4010702206  
Upper Township Magistrate  
October 28, 2024

ORIGINAL

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )  
 )  
Garden Lakes, LP )  
 )  
Plaintiff/Respondent )  
 )  
v. )  
 )  
Jessica Golston )  
 )  
All Occupants )  
 )  
Defendant/Appellant )  
 )  
\_\_\_\_\_ )

IN THE MAGISTRATE'S COURT  
UPPER TOWNSHIP MAGISTRATE

Civil Case Number: 2024CV4010702206  
Common Pleas Case Number: 2024CP4006722

Appeal Return and Order

2024 DEC -9 PM 3:14  
FILED  
RICHLAND COUNTY  
KAREN L. W. McBRIDE  
CLERK, S.C. JUD. S. & F.C.

Introduction

The above captioned rule to vacate was filed in the Upper Township Magistrate's Office on October 15<sup>th</sup>, 2024. The parties in this action include Garden Lakes, LP being represented by property manager; Natasha Thompson *Pro Se*; hereinafter referred to as Plaintiff and Jessica Golston; *Pro Se*; hereinafter referred to as Defendant. This matter is on appeal from the Upper Township Magistrate Court of Richland County, South Carolina. The Honorable Judge Tomothy C. Edmond presided over the proceedings.

Findings of Fact

The court has jurisdiction on this matter pursuant to S.C. Code § 22-3-10 (10). The cause of action in reason to the plaintiff/landlord filing against the Defendant/Tenant was for grounds due to non-payment of rent in the amount of \$3,564.07 and violation of the lease agreement by non-payment. The property in question is a residential property located at 6725 N. Main St; Apt 308; Columbia, SC 29203. On October 22<sup>nd</sup>, 2024 a Rule to Vacate or Show Cause (Eviction) second notice was posted on the defendant residence according to the Richland County Sherriff's Department. On October 28<sup>th</sup>, 2024, the defendant requested a show cause hearing.

Factual Background

On November 7<sup>th</sup>, 2024 this matter was heard in a bench trial before me. The plaintiff; Garden Lakes, LP being represented by property manager; Natasha Thompson *Pro Se*; and

Jessica Golston; *Pro Se*; hereinafter referred to as Defendant. The court heard testimony from both parties and the plaintiff testified to having a landlord/tenant relationship with the defendant and testified that the defendant current arrears were \$4,866.78 and the monthly rent is \$1,099.00 with a current lease that expires on July 11<sup>th</sup>, 2025. The defendant; Jessica Golston stated that she just started a job and can pay the full amount next Friday. A finding to the plaintiff was entered, granting the plaintiff the right to seek a Writ of Ejectment. I informed all parties that the defendant must vacate the premises by 12:00pm on November 15<sup>th</sup>, 2024 and the writ of ejectment can be filed on November 18<sup>th</sup>, 2024 and instructed the landlord that they have 20 days from the bond hearing date to file the writ of ejectment.

#### **Plaintiff Exhibit 1- Lease & Notice**

The plaintiff provided documentation of the lease between the parties; Garden Lakes Lp, referred to as the Landlord, and Jessica Golston, referred to as the Tenant as well as the written notice to vacate that was provided to the tenant.

This case was appealed on November 15<sup>th</sup>, 2024 in the Court of Common Pleas. The defendant's notice of appeal was served to the Upper Township Magistrate on the same day.

The Bond to Stay Execution Hearing was heard before me on November 21<sup>st</sup>, 2024. Attending the Bond Hearing was the plaintiff; Natasha Thompson and Jessica Golston; referred to as Defendant. All parties agreed that the defendant monthly rent is a total of \$1,099.00. I ordered the defendant to pay \$1,099.00 per month beginning on 12/1/2024 by 4:00pm and on the 1<sup>st</sup> of each month & no later than the 5<sup>th</sup> of each month by 4:00pm to the Upper Township Magistrate as well as future monthly rent; also, I advise the defendant that the payments are to be made at the Upper Township Magistrate; this was stated on record and it was written on the order to stay. I informed the defendant if this is not met then this will dissolve her appeal and the defendant agreed; also, if the 5<sup>th</sup> falls on a weekend then she would be able to pay the following Monday. I ordered that it would be no arrears because it's not effective in this case & also advised the defendant to make the payments out to the court and the funds will be released to the plaintiff. Both parties received the signed clocked copy.

**Conclusion of Law**

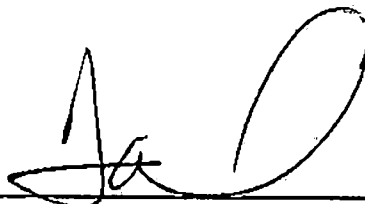
Pursuant to S.C. Code § 27-37-130, the Magistrate has authority to set the bond on payment of all costs and damages the property owner must sustain. The tenant must pay the assigned amount set by the Magistrate. In the event that the established court order is not followed, the appeal does not remain in effect and is considered dissolved.

The defendant failed to comply with the issued order ruling a deadline of paying the bond payment between December 1<sup>st</sup>, 2024 and no later than December 5<sup>th</sup>, 2024 by 4:00pm as the Court ordered. The Writ of Ejectment was granted to the Respondent on December 6<sup>th</sup>, 2024.

**Copies Attached.**

**AND IT IS SO ORDERED**

**Respectfully Submitted,**

A handwritten signature in black ink, appearing to be 'T. Edmond', written over a horizontal line.

**The Honorable Tomothy C. Edmond  
Upper Township Magistrate  
7615-A Wilson Blvd; Columbia, SC 29203  
Phone (803) 576-2570; Facsimile (803) 576-2579**

**December 6, 2024**