

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)
)
BIF Summerville Station LLC)
& PAC d/b/a Summerville)
Station,)
)
Plaintiff(s)/Respondent,)
)
vs.)
)
Sharon Johnson,)
)
)
)
Defendant(s)/Appellant.)

**IN THE COURT OF COMMON PLEAS
CASE NO.: 2024-CP-18-00932**

**ORDER SETTING BOND TO STAY
EXECUTION ON APPEAL FOR
APPELLATE CASE NO. 2024-001195**

RECEIVED
Dec 09 2024
SC Court of Appeals

This matter came before this Court on November 12, 2024, after Plaintiff(s)/Respondent(s) (hereinafter "Respondent") filed an application for ejectment (eviction) action against Defendant/Appellant (hereinafter "Appellant") (2024CV1810302144), resulting in the magistrate court ruling in favor of Respondent, thereafter Appellant appealed said magistrate court ruling to the circuit court (2024CP1800932), thereafter Appellant defaulted on the bond payments ordered by the magistrate court on June 17, 2024 resulting in the magistrate court ruling/ordering the dismissal of said appeal. Thereafter Appellant appealed said magistrate court ruling to the court of appeals (2024-001195) resulting in the Court of Appeals issuing an order on or about July 23, 2024 which ordered that "We remand this case to the circuit court for a hearing on whether to grant Appellant an appeal bond" for this Court to determine the amount of appeal bond Appellant must pay Respondent pursuant to SC Code Ann. 27-40-800(f)(1). Respondent appeared with counsel, Chase M. Cooke. Appellant failed to appear for the hearing.

After hearing from Respondent's counsel, I find the following:

1. Appellant shall pay Respondent an appeal bond in the amount of \$9,670.00, which is the sum of the bond amount that should have been set during the months of July 2024 through

November 2024, for the first payment, which is to take place no later than five (5) days of this order. Thereafter, Appellant shall pay a monthly bond amount of \$1,934.00 being due monthly on the first (1st) of the month and to be paid no later than the fifth (5th) day of the month (e.g., payment of \$1,934.00 shall be due and must be paid on December 1, 2024 and is considered non-compliant if payment is not made by December 5, 2024); and

2. If Appellant shall fail to comply with these terms of appeal bond, this Court shall dismiss the appeal(s) of Appellant and facilitate issuance of a warrant of ejectment so Respondent shall be placed in full possession of the premises for which the eviction has been sought.

IT IS SO ORDERED.



Dorchester Common Pleas

Case Caption: Sharon Johnson VS BIF Summerville Station LLC & PAC dba
Summerville Station
Case Number: 2024CP1800932
Type: Order/Other

So Ordered

s/ Maite Murphy 2166

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)
)
BIF Summerville Station LLC & PAC)
d/b/a Summerville Station,)
)
Plaintiff(s)/Respondent,)
)
vs.)
)
Sharon Johnson,)
)
Defendant(s)/Appellant.)
_____)

IN THE COURT OF COMMON PLEAS
CASE NO: 2024-CP-18-00932

CERTIFICATE OF SERVICE

This is to certify that on **December 9, 2024**, the undersigned has served a copy of the foregoing **Order Setting Bond to Stay Execution on Appeal for Appellate Case No. 2024-001195** upon the Defendant(s)/Appellant by Certified Mail, Return Receipt Requested and email properly addressed to Defendant(s)/Appellant at the following address:

Sharon Johnson
1660 Old Trolley Road, Apt. F04
Summerville, SC 29485
Ranashia123@gmail.com

s/ Chase M. Cooke
Chase M. Cooke, SC Bar #104618
Brownlee Whitlow & Praet, PLLC
P.O. Box 62975
North Charleston, SC 29419
Tel/Fax: (843) 480-0247
Email: ccooke@bwpf-law.com
Attorneys For Plaintiff(s)/Respondent



Brownlee Whitlow & Praet
PROPERTY SOLUTIONS LAW

December 9, 2024

Chase M. Cooke
Associate Attorney
Licensed in SC
ccooke@bwpf-law.com
Phone/Fax: (843) 480-0247

Via Certified Mail and Email

Sharon Johnson
1660 Old Trolley Road, Apt. F4
Summerville, SC 29485
Ranashia123@gmail.com

Re: BIF Summerville Station LLC & PAC d/b/a Summerville Station v. Sharon Johnson
Case No: 2024-CP-18-00932
Our File No.: 30055-00045

Dear Ms. Johnson:

Enclosed for service upon you are the Order Setting Bond to Stay Execution on Appeal for Appellate Case No. 2024-001195 and Certificate of Service in the above-referenced matter.

With kindest regards, I am

Sincerely yours,

BROWNLEE WHITLOW & PRAET, PLLC

Chase M. Cooke

CMC/jlw
Enclosures
cc: Summerville Station (via email)