

RECEIVED

Mar 24 2025

SC Court of Appeals

IN THE SOUTH CAROLINA COURT OF APPEALS

Sam Investment Properties, LLC, n/k/a Archangel Investments, LLC,
Respondent,

v.

Stephanie Hatton and Brandon Deubell,
Appellants.

Case No.: 2025-000445

MOTION TO SUSPEND APPEAL AND REMAND TO CIRCUIT COURT

Appellants, Stephanie Hatton and Brandon Deubell, move this Court pursuant to Rule 240, SCACR, for an order suspending this appeal and remanding the case to the Circuit Court of Horry County to rule on a pending Rule 60(b)(2) and (3), SCRCP, motion, and in support state:

1. Background

On February 4, 2025, the Circuit Court of Horry County entered a judgment in Case No. 2022-CP-26-08003 regarding an eviction dispute. Appellants filed a Notice of Appeal on March 7, 2025, now pending under Case No. 2025-000445. The judgment relied, in part, on falsified documents concealed within Respondent's Residential Rental Agreement exhibit (see Exhibits 1-2).

2. Rule 60(b) Motion Filed

On March 22, 2025, Appellants filed a Motion for Relief from Judgment under Rule 60(b)(2) and (3), SCRCP, in the Circuit Court of Horry County, seeking to vacate part or all of the judgment based on newly discovered evidence and fraud. The motion was served on Respondent on March 21, 2025, by U.S. Mail (see motion 60 b, cover sheet and certificate service)

3. Discovery of Fraud and New Evidence

On March 10, 2025, Appellants discovered Respondent had hidden an unsigned, partially completed "Vacate or Show Cause" order and an unsigned, partially completed "Writ of Ejectment" within the Residential Rental Agreement exhibit. These documents were misrepresented as authentic, misleading the court into ruling on an incorrect eviction date of July 2022, when the correct date was June 28, 2022. This is newly discovered evidence (Rule

60(b)(2), SCRCP) not previously discoverable with due diligence, and fraud (Rule 60(b)(3), SCRCP) due to Respondent's misconduct, affecting rent and damage rulings.

4. Need for Remand

Under Rule 60(b), SCRCP, the circuit court has authority to grant relief for newly discovered evidence and fraud. However, because this appeal is pending, the circuit court lacks jurisdiction without this Court's action. Rule 240(a), SCACR, authorizes motions to remand, allowing the circuit court to hear the Rule 60(b) motion and assess the judgment's validity.

5. Need for Suspension

Suspending this appeal under Rule 240(b), SCACR, prevents conflicting proceedings and conserves judicial resources. The circuit court's ruling on the Rule 60(b) motion may resolve or alter the issues on appeal.

6. Legal Authority

- Rule 60(b)(2), SCRCP: Relief for "newly discovered evidence which by due diligence could not have been discovered in time to move for a new trial under Rule 59(b)."
- Rule 60(b)(3), SCRCP: Relief for "fraud..., misrepresentation, or other misconduct of an adverse party."
- Rule 240(a), SCACR: Authorizes motions to remand to the lower court.
- Rule 240(b), SCACR: Authorizes this Court to suspend proceedings when ordered.

WHEREFORE, Appellants respectfully request this Court:

- a. Suspend all proceedings in this appeal per Rule 240(b), SCACR;
- b. Remand the case to the Circuit Court of Horry County per Rule 240(a), SCACR, to rule on the pending Rule 60(b)(2) and (3) motion;
- c. Grant such other relief as this Court deems just and proper.

Respectfully submitted this 22nd day of March, 2025.

S/ Stephanie Hatton

Stephanie Hatton (843) 780-1916

S/ Brandon Deubell

Brandon Deubell (843)213-8262

2379 Clandon Dr, Myrtle Beach, SC 29579

Appellants, Pro Se

Certificate of Service

I certify that on March 22, 2025, I served a copy of this Motion to Suspend Appeal and Remand to Circuit Court, with attached exhibits, on Jay G. Anderson, Attorney for Respondent, at 4447 Highway 17 Business, Suite 101, Post Office Box 969, Murrells Inlet, SC 29576, by depositing it in the United States Mail, first-class, postage prepaid, per Rule 240(c), SCACR.

S/ Stephanie Hatton

Stephanie Hatton (843) 780-1916

S/ Brandon Deubell

Brandon Deubell (843)213-8262

Stephaniebrandon777@gmail.com

2379 Clandon Dr,

Myrtle Beach , South Carolina ,

29579

Appellants Pro Se

Exhibits:

- 1. Copy of Rule 60(b)(2) and (3) Motion filed in Circuit Court with Affidavits and exhibits**
- 2. Certificate of Service for Rule 60(b) Motion**
- 3 Affidavit of James Hatton/ with exhibits**
- 4 Affidavit of Stephanie Hatton/ with exhibits**

Jay G. Anderson,

(843)545-6001

Attorney for Respondent,

4447 Highway 17 Business, Suite 101

Post Office Box 969

Murrells Inlet, SC 29576

jga@jayanderson.com

3

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Mar 24 2025

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In the Appellate Court

APPEAL FROM HORRY COUNTY
David P. Caraker, Circuit Court Judge

Circuit Court Judge

Sam Investment Properties, LLC, n/k/a Archangel Investments LLC,

Respondent,

v.

Stephanie Hatton and Brandon Deubell, Appellants.

Appellate Case No. 2025-000445

Motion to Remand and Suspend

Jay G. Anderson
4447 Highway 17 Business, Suite 101
Post Office Box 969
Murrells Inlet, South Carolina 29576
Attorney for Respondent
(843) 545-6001

Stephanie Hatton
(843) 780-1916
Brandon Deubell
(843) 213-8262
2379 Clandon Dr,
Myrtle Beach S.C. 29579
Appellant, Pro Se

3/22/2025

Sam Investment Properties, LLC, n/k/a Archangel Investments LLC,
Respondent,

v.

Stephanie Hatton and Brandon Deubell, Appellants.

Case No. 2025-000445

Motion to Suspend and Remand

Table of Contents

Letter for Motion to Suspend and remand w/ cover letter

Motion for relief filed 3/21/25 with cover letter and service

Affidavit of James Hatton with exhibits

Affidavit of Stephanie Hatton with Exhibits

Extra Exhibits

Money order for \$50.00 for filing

Proof of service on Respondent

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

2022 CV 2610-40833
CIVIL CASE NUMBER
MAGISTRATE'S COURT
RULE TO VACATE OR SHOW CAUSE (EVICTION)

Sam Investment Properties, Llc
N/K/A Archangel Investments,

Phone:

PLAINTIFF(

Vs

Stephanie Hatton
1702 Holly Drive 201
North Myrtle Beach, SC 29582

Brandon Deubell

Phone:

DEFENDANT(

TO Stephanie Hatton and Brandon Deubell: Sam Investment Properties, Llc N/K/A Archangel Investments, is asking this Court to evict you from the property located at because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by:

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:

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
(843) 915-5291

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.

05/23/2022

M. CLARK
Judge, Surfside Beach Magistrate Court

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 Stephanie Hatton Brandon Deubell on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. 6-1-22	9:45	SKC	6/1	6:45
2. _____	_____	_____	SETTLED/DATE _____	VACANT/DATE _____
3. _____	_____	_____	PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT	

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

Brandon Deubell

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 HORRY

Stephanie Hatton & Brandon Deubell
1702 Holly Drive 201
North Myrtle Beach, SC 29582

MAGISTRATE SUMMONS

You are hereby summoned to be and appear personally in the

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC

on **June 28, 2022 at 8:30 AM** to serve as a party in a Bench Trial in the case of:

RE: **Sam Investment Properties,** Vs **Stephanie Hatton**
Llc N/K/A
Archangel
Investments,

Brandon Deubell

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: **2022CV261040833, Rule to Vacate §55.**

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

Manuela A. Clayton / lh
Judge

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
Phone: (843) 915-5291
Fax: (843) 915-6291

Exhibit D2

June 10, 2022



Horry County Home Page South Carolina Judicial Department Home Page SC.GOV Home Page

Sam Investment Properties, LLC n/k/a Archangel Investments, VS Stephanie Hatton , defendant, et al

Case Number:	2022CV261040833	Court Agency:	Surfside Beach Magistrate Court	Filed Date:	05/23/2022
Case Type:	Civil	Case Sub Type:	Rule to Vacate \$55	File Type:	
Status:	Disposed	Assigned Judge:	Clayton, Manuela Ardeljan		
Disposition:	Find for Plaintiff	Disposition Date:	06/28/2022	Disposition Judge:	Clayton, Manuela Ardeljan
Original Source Doc:		Original Case #:			
Judgment Number:	2022CV261040833	Court Roster:			

Case Parties Judgments Tax Map Information Associated Cases Actions Financials

For:	Sam Investment Properties, LLC n/k/a Archangel Investments,	Against:	Hatton, Stephanie	Judg. Amount:	\$0.00	Judgment Date:	06/28/2022
Description:		Disposition:		Disp. Date:		Date Entered/Last Changed	06/28/2022 --
Notes:	None						

Judgment Details

Claims Code	Detail Desc.	Detail Amount	Detail Date
None			
For:	Sam Investment Properties, LLC n/k/a Archangel Investments,	Against:	Deubell, Brandon
Judg. Amount:	\$0.00	Judgment Date:	06/28/2022
Description:		Disposition:	
Disp. Date:		Date Entered/Last Changed	06/28/2022 --
Notes:	None		

Judgment Details

Claims Code	Detail Desc.	Detail Amount	Detail Date
None			

Exhibit D4

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BANK OF AMERICA

STEPHANIE NICOLE HATTON | Account # [REDACTED] | May 7, 2022 to June 7, 2022

Check images

Account number: [REDACTED]
Check number: 5095 | Amount: \$1,300.00

5095
STEPHANIE NICOLE HATTON
MAY 07 2022

PAY TO THE ORDER OF
LAWRENCE UNIVERSITY, LLC
\$ 1,300.00
ONE THOUSAND THREE HUNDRED
DOLLARS

Bank of America
STEPHANIE NICOLE HATTON

Check number: 5097 | Amount: \$1,425.00

5097
STEPHANIE NICOLE HATTON
MAY 07 2022

PAY TO THE ORDER OF
LAWRENCE UNIVERSITY, LLC
\$ 1,425.00
ONE THOUSAND FOUR HUNDRED TWENTY FIVE
DOLLARS

Bank of America
STEPHANIE NICOLE HATTON

Exhibit D5

Stephstalk

2:29 PM, Jun 1



STATE OF SOUTH CAROLINA)
COUNTY OF Horry)
) **2022 CV 261048833**
) **CIVIL CASE NUMBER**
) **MAGISTRATE'S COURT**
) **RULE TO VACATE OR SHOW CAUSE (EVICTION)**

Sam Investment Properties, Llc
N/K/A Archangel Investments,
Phone: _____ **PLAINTIFF(S)**

Vs
Stephanie Hatton **Brandon Deubell**
1702 Holly Drive 201
North Myrtle Beach, SC 29582
Phone: _____ **DEFENDANT(S)**

TO Stephanie Hatton and Brandon Deubell: Sam Investment Properties, Llc N/K/A Archangel Investments, is asking this Court to evict you from the property located at because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
- The terms of your tenancy or occupancy have ended
- You have violated the terms or conditions of your lease by:

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:

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
(843) 915-5291

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.

05/23/2022 M. Cleary
Judge, Surfside Beach Magistrate Court

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 is serve the Rule to Vacate or Show Cause on Stephanie Hatton Brandon Deubell on the following date/time:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
6-1-22	0745	WCC	6/1	6:45
2.				
3.				

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT
Brandon Deubell

Sworn to and subscribed before me
This _____ day of _____, 20____

NOTARY PUBLIC OR JUDGE _____ SIGNATURE OF SERVER [Signature]

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

_____ MAGISTRATE'S CLERK

MV220
SCCA/731A (Amended 11/2019)



Save



Share

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

CIVIL CASE NUMBER
IN THE MAGISTRATE'S COURT

SAM INVESTMENT PROPERTIES,)
LLC n/k/a ARCHANGEL)
INVESTMENTS, LLC)

PLAINTIFF(S))

VS.)

STEPHANIE HATTON and)

BRANDON DEUBELL)

DEFENDANT(S))

RULE TO VACATE OR SHOW CAUSE
(Eviction)

TO [Defendant(s)]: SAM INVESTMENT PROPERTIES, LLC n/k/a ARCHANGEL INVESTMENTS, LLC is asking this Court to evict you from the property located at 1702 HOLLY DRIVE #201 NORTH MYRTLE BEACH, SC 29582, because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by: Multiple pets in excess of number permitted; additional tenants not listed on lease; failure to maintain property

You, STEPHANIE HATTON and BRANDON DEUBELL, the defendant and lessee of the premises listed above, and all others are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR to contact Magistrate _____ located at _____, SC _____, PHONE: _____ 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.

Dated: _____

MAGISTRATE JUDGE

Personally appeared before me, the undersigned deponent who, being duly sworn, says that s/he is a person over 18 years of age not a party or attorney in this action and that s/he attempted to serve the Rule to Vacate or Show Cause on [Defendant(s)] on the following dates/times:

	DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE	SETTLED/DATE	VACANT/DATE
1.	_____	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____	_____

SWORN to and Subscribed before me)
This _____ Day of _____, _____)

NOTARY PUBLIC OR JUDGE)

SIGNATURE OF SERVER

On _____, I deposited a copy of this document in the United States Mail in an envelope addressed to the Defendant(s) above with first class postage affixed thereto.

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

SAM INVESTMENT PROPERTIES, LLC)
n/k/a ARCHANGEL INVESTMENTS, LLC)

PLAINTIFF(S))

VS.)

STEPHANIE HATTON and BRANDON)
DEUBELL)

DEFENDANT(S))

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT
(Eviction)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon the judgment of this court, rendered on _____ day of _____, 2022; you are hereby ordered to proceed to the premises located at 1702 HOLLY DRIVE #201, NORTH MYRTLE.

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them that they have **twenty-four (24) hours to voluntarily vacate** the premises. **If the premises appear unoccupied and no one responds** to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, a deputy sheriff may enter the premises using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall **remove from the premises any occupants and all items of personal property found on the premises**. Such property may be deposited beside the public street or roadway. All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty-eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty-eight (48) hours.

Dated: _____

MAGISTRATE

_____, being duly sworn state that:

- I personally served a copy of this Writ on _____, an occupant of the rental unit.
- On _____, 20_____, at _____, the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premises. On _____, 20_____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.
- Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.
- The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.
- Informed by Plaintiff that case is settled.

Date: _____, 20_____

 Sheriff/Deputy Sheriff/Constable

Exhibit 2

RECEIPT FOR EXHIBITS

CASE NO. 2022-CP-26-C8003 JUDGE Canaker

PLANTIFF Sam Investment PLTF'S ATTY. J. Anderson

DEFENDANT: Stephanie Hatten DEF'D ATTY. pro se

DATE TRIAL STARTED: 1-27-25 DATE TRIAL ENDED: 1-27-25

Received of Martalia Pella, Court Reporter for the above case, these exhibits:

	This space for Clerk of Court's use
1. <u>residential rental agreement</u>	
2. <u>copies of checks</u>	
3. <u>invoices</u>	
4.	
5.	
6. <u>Deft's</u>	
7. <u>1 - photos (3 pg)</u>	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

This 27 day of January, 2025

Page 1 of 1

(11)

HORRY COUNTY CLERK OF COURT

By: Bridget Williams

IN THE COURT OF COMMON PLEAS, HORRY COUNTY, SOUTH CAROLINA

Case No.: 2022-CP-26-08003

Sam Investment LLC k/n/a Archangel Investments LLC

V

Stephanie Hatton and Brandon Deubell

3/21/2025

FILED
HORRY COUNTY
2025 MAR 21 P 4: 58
RENEE N. ELVIS
CLERK OF COURT
HORRY COUNTY SC

AFFIDAVIT OF James J. Hatton IN SUPPORT OF MOTION FOR RELIEF UNDER RULE 60(b)

I, James J. Hatton being duly sworn, state under penalty of perjury:

1. I am the father of Defendant Stephanie Hatton and have personal knowledge of the facts herein.
2. I was present as a witness at the trial in this Court on January 27, 2025 as well at the Eviction trial dated June 28, 2022.
3. During the trial, January 27, I heard Plaintiff's counsel state that only the lease agreement and addendums were being introduced as evidence.
4. Despite this, Plaintiff submitted an unsigned, partially completed vacate or rule to show cause notice and an unsigned writ of ejectment (Exhibits 1 and 2), presented as if they were magistrate rulings suggesting a lease termination date of July 1, 2022 .
5. As a layperson assisting my daughter, who was pro se, I did not realize these documents were being relied upon, given counsel's statement of entering the Lease agreement and addendums.
6. After judgment was entered on January 31, 2025, and filed February 4, 2025, I obtained the following documents on or around March 10 to March 15 2025 from files and Folders in boxes and Binders from Stephanie Hatton as well as from my phone in text messages between me and Stephanie Hatton
 - a. A signed vacate or rule to show cause notice, served June 1, 2022 (Exhibit D1).
 - b. A letter notifying Stephanie Hatton of a hearing, dated June 10, 2022, for June 28, 2022 (Exhibit D2).
 - c. A signed Writ of ejectment, issued and delivered to my Daughter ,June 28, 2022, by Judge Manuela A. Clayton (Exhibit D3). I give witness to it being given to my Daughter on that date at the Magistrates Court.
 - d. Horry County Public Index record showing disposition on June 28, 2022 (Exhibit D4).
 - e. Canceled checks proving rent paid for May and June 2022 both written in the month of May. (Exhibit D5).
 - f. text message between me and my Daughter about the Rule to Vacate or Show cause

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g. Exhibit 1 and Exhibit 2 received from Horry County Clerks office

7. I provided these documents to my daughter on different dates after the trial from records , Documents , papers and pictures she gave me and from what I had in my possession , and they are attached to my affidavit and to her Affidavit in Support as Exhibits D1-D5. Exhibit 1 and exhibit 2, as well as text messages

8. These documents show a magistrate terminated the lease no later than June 28, 2022, and rent was paid through June, contrary to Plaintiff's claim for July 2022 rent.

9. The facts herein are true to the best of my knowledge.

James J Hatton,

Po Box 51763

Jhatton138@gmail.com

854 600 9312



State of SC County of Horry
Subscribed and sworn to (or affirmed) before me on this
21 day of March, 2025 by
James J Hatton proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature Tara Hepler

TARA HEPLER
Notary Public - State of South Carolina
My Commission Expires
October 03, 2034

2

STATE OF SOUTH CAROLINA)
)
COUNTY OF Horry)

2022CV261040833
CIVIL CASE NUMBER
MAGISTRATE'S COURT
RULE TO VACATE OR SHOW CAUSE (EVICTION)

Sam Investment Properties, Llc
N/K/A Archangel Investments,

Phone:

PLAINTIFF

Vs
Stephanie Hatton
1702 Holly Drive 201
North Myrtle Beach, SC 29582

Brandon Deubell

Phone:

DEFENDANT

TO Stephanie Hatton and Brandon Deubell: Sam Investment Properties, Llc N/K/A Archangel Investments, is asking this Court to evict you from the property located at because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
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- You have violated the terms or conditions of your lease by:

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:

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
(843) 915-5291

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.

05/23/2022

M. Clant
Judge, Surfside Beach Magistrate Court

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 Stephanie Hatton Brandon Deubell on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. 6-1-22	9:45	SLC	6/1	6:45
2. _____	_____	_____	SETTLED/DATE _____	VACANT/DATE _____
3. _____	_____	_____	_____	_____

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

Brandon Deubell

Sworn to and subscribed before me
This _____ day of _____, 20____.

NOTARY PUBLIC OR JUDGE

[Signature]
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



Horry County Home Page South Carolina Judicial Department Home Page SC.GOV Home Page

Sam Investment Properties, LLC n/k/a Archangel Investments, VS Stephanie Hatton , defendant, et al					
Case Number:	2022CV261040833	Court Agency:	Surfside Beach Magistrate Court	Filed Date:	05/23/2022
Case Type:	Civil	Case Sub Type:	Rule to Vacate \$55	File Type:	
Status:	Disposed	Assigned Judge:	Clayton, Manuela Ardeljan		
Disposition:	Find for Plaintiff	Disposition Date:	06/28/2022	Disposition Judge:	Clayton, Manuela Ardeljan
Original Source Doc:		Original Case #:			
Judgment Number:	2022CV261040833	Court Roster:			

Case Parties								Judgments	Tax Map Information	Associated Cases	Actions	Financials
For:	Sam Investment Properties, LLC n/k/a Archangel Investments,	Against:	Hatton, Stephanie	Judg. Amount:	\$0.00	Judgment Date:	06/28/2022					
Description:		Disposition:		Disp. Date:		Date Entered/Last Changed	06/28/2022 --					
Notes:	None											
Judgment Details												
Claims Code		Detail Desc.				Detail Amount		Detail Date				
None												
For:	Sam Investment Properties, LLC n/k/a Archangel Investments,	Against:	Deubell, Brandon	Judg. Amount:	\$0.00	Judgment Date:	06/28/2022					
Description:		Disposition:		Disp. Date:		Date Entered/Last Changed	06/28/2022 --					
Notes:	None											
Judgment Details												
Claims Code		Detail Desc.				Detail Amount		Detail Date				
None												

Exhibit D4

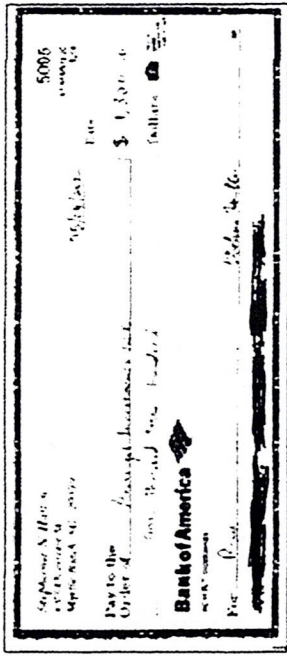
6



STEPHANIE NICOLE HATTION | Account # ~~XXXXXXXXXXXX~~ | May 7, 2022 to June 7, 2022

Check images

Account number: ~~XXXXXXXXXXXX~~
Check number: 5095 | Amount \$1,300.00



Check number: 5097 | Amount \$1,425.00

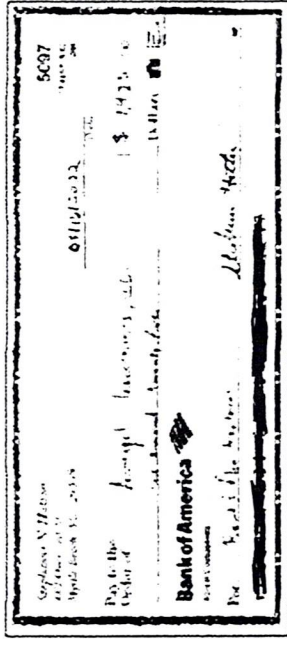


Exhibit D5

Stephstalk
2:29 PM, Jun 1



STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

2022CV2610-00033
CIVIL CASE NUMBER
MAGISTRATE'S COURT
RULE TO VACATE OR SHOW CAUSE (EVICTION)

Sam Investment Properties, LLC
N/K/A Archangel Investments,
Phone: _____ PLAINTIFF(S)

Vs
Stephanie Hutton
1702 Holly Drive 201
North Myrtle Beach, SC 29582
Phone: _____ DEFENDANT(S)

Brandon Deubell

TO Stephanie Hutton and Brandon Deubell: Sam Investment Properties, LLC N/K/A Archangel Investments, is asking this Court to evict you from the property located at because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
- The terms of your tenancy or occupancy have ended
- You have violated the terms or conditions of your lease by:

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:

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
(843) 915-5291

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.

05/23/2022 M. Deuhl
Judge, Surfside Beach Magistrate Court

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 is to serve the Rule to Vacate or Show Cause on Stephanie Hutton Brandon Deubell on the following date/time:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. 6-1-22	0745	SKC	6/1	0745
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT
Brandon Deubell

Sworn to and subscribed before me
This _____ day of _____, 20____.

NOTARY PUBLIC OR JUDGE _____ SIGNATURE OF SERVER [Signature]

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

MV220
SCCA/731A (Amended 11/2019)



Save



Share

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

CIVIL CASE NUMBER
IN THE MAGISTRATE'S COURT

SAM INVESTMENT PROPERTIES,)
LLC n/k/a ARCHANGEL)
INVESTMENTS, LLC)

PLAINTIFF(S))

VS.)

STEPHANIE HATTON and)
BRANDON DEUBELL)

DEFENDANT(S))

RULE TO VACATE OR SHOW CAUSE
(Eviction)

TO [Defendant(s)]: SAM INVESTMENT PROPERTIES, LLC n/k/a ARCHANGEL INVESTMENTS, LLC is asking this Court to evict you from the property located at 1702 HOLLY DRIVE #201 NORTH MYRTLE BEACH, SC 29582, because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by: Multiple pets in excess of number permitted; additional tenants not listed on lease; failure to maintain property

You, STEPHANIE HATTON and BRANDON DEUBELL, the defendant and lessee of the premises listed above, and all others are ordered to vacate the premises immediately pursuant to S.C. Code Ann. §27-37-10 OR to contact Magistrate _____ located at _____, SC _____, PHONE: _____ 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.

Dated: _____

MAGISTRATE JUDGE

Personally appeared before me, the undersigned deponent who, being duly sworn, says that s/he is a person over 18 years of age not a party or attorney in this action and that s/he attempted to serve the Rule to Vacate or Show Cause on [Defendant(s)] on the following dates/times:

	DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE	SETTLED/DATE	VACANT/DATE
1.	_____	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____	_____

SWORN to and Subscribed before me)
This _____ Day of _____)

NOTARY PUBLIC OR JUDGE)

SIGNATURE OF SERVER

On _____, I deposited a copy of this document in the United States Mail in an envelope addressed to the Defendant(s) above with first class postage affixed thereto.

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

SAM INVESTMENT PROPERTIES, LLC)

n/k/a ARCHANGEL INVESTMENTS, LLC)

PLAINTIFF(S))

VS.)

STEPHANIE HATTON and BRANDON)

DEUBELL)

DEFENDANT(S))

CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT
(Eviction)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon the judgment of this court, rendered on _____ day of _____, 2022; you are hereby ordered to proceed to the premises located at 1702 HOLLY DRIVE #201, NORTH MYRTLE.

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them that they have **twenty-four (24) hours to voluntarily vacate** the premises. **If the premises appear unoccupied and no one responds** to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, a deputy sheriff may enter the premises using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall remove from the premises any occupants and all items of personal property found on the premises. Such property may be deposited beside the public street or roadway. All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty-eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty-eight (48) hours.

Dated: _____

MAGISTRATE

_____, being duly sworn state that:

- I personally served a copy of this Writ on _____, an occupant of the rental unit.
- On _____, 20_____, at _____, the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premises. On _____, 20_____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.
- Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.
- The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.
- Informed by Plaintiff that case is settled.

Date: _____, 20 _____

 Sheriff/Deputy Sheriff/Constable

Exhibit 2

Sam Investment LLC, n/k/a
Archangel Investments

Case Number 2022-CP-26-08003

Plaintiff

V

Stepahnie Hatton
and Brandon Deubell

Defendant

3/21/2025

FILED
HORRY COUNTY
2025 MAR 21 PM 3:59
RENEE N. LAVIS
CLERK OF COURT
HORRY COUNTY, MS

AFFIDAVIT IN SUPPORT OF MOTION FOR RELIEF UNDER RULE 60(b)

I, Stephanie Hatton, being duly sworn, state under penalty of perjury:

1. I am the Defendant in this case and have personal knowledge of the facts herein.
2. On January 27, 2025, at trial in this Court, Plaintiff's counsel stated that only the lease agreement and addendums were being introduced as evidence.
3. Despite this, Plaintiff submitted an unsigned, partially completed vacate or rule to show cause notice and an unsigned, partially completed writ of ejectment, (Exhibits 1 and 2), presented as if they were magistrate rulings suggesting a lease termination date of July 1, 2022.
4. As a pro se litigant, I relied on counsel's statement and did not introduce my own documents, believing the notice and writ were not at issue just the lease and addendums, which prejudiced my defense.
5. After judgment was entered on January 31, 2025, and filed February 4, 2025, I obtained the following documents on @ March 2025 from My Father, from Paperwork I stored and gave to him from trial as well as text messages from him to me and me to him, In addition I received exhibit 1 and Exhibit 2 from the Clerk of the Court in Horry County, Plaintiffs exhibits (See attached Receipt for Exhibits).
 - a. A signed vacate or rule to show cause notice, served June 1, 2022 (Exhibit D1).
 - b. A letter notifying me of a hearing, dated June 10, 2022, for June 28, 2022 (Exhibit D2).
 - c. A signed writ of ejectment, issued June 28, 2022, by Judge Manuela A. Clayton (Exhibit D3).
 - d. Horry County Public Index record showing disposition on June 28, 2022 (Exhibit D4).
 - e. Canceled checks proving rent paid for May and June 2022. (Exhibit D5).

F. Text Messages from my Father and me showing Rule to Vacate or Show cause.

g. Exhibit 1 and Exhibit 2 from the Clerks Office in Horry County.

h. Receipt for Exhibits

6. These documents, attached hereto, show a magistrate terminated the lease no later than June 28, 2022, and rent was paid through June, negating July 2022 rent liability.

7. I could not present Exhibits D1-D5 at trial because I obtained them post-trial and was misled by Plaintiff's counsel's representation limiting evidence to the lease and addendums.

8. The facts herein are true to the best of my knowledge.

Stephanie Hatton (843) 780 1916 *Stephanie Hatton*

2379 Clandon dr

Myrtle Beach , South Carolina, 29579

Stephaniebrandon777@gmail.com

State of SC County of Horry
Subscribed and sworn to (or affirmed) before me on this
21 day of March, 2025 by
Stephanie Hatton proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature Tara Hepler



STATE OF SOUTH CAROLINA)
)
COUNTY OF Horry)

2022 CV 261040833
CIVIL CASE NUMBER
MAGISTRATE'S COURT
RULE TO VACATE OR SHOW CAUSE (EVICTION)

Sam Investment Properties, Llc
N/K/A Archangel Investments,

Phone:

PLAINTIFF

Vs

Stephanie Hatton
1702 Holly Drive 201
North Myrtle Beach, SC 29582

Brandon Deubell

Phone:

DEFENDANT(S)

TO Stephanie Hatton and Brandon Deubell: Sam Investment Properties, Llc N/K/A Archangel Investments, is asking this Court to evict you from the property located at because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by:

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:

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
(843) 915-5291

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.

05/23/2022

M. CLAMT
Judge, Surfside Beach Magistrate Court

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 Stephanie Hatton Brandon Deubell on the following dates/times:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. 6-1-22	9:45	ICLC	6/1	6:45
2. _____	_____	_____	SETTLED/DATE _____	VACANT/DATE _____
3. _____	_____	_____	_____	_____

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT

Brandon Deubell

Sworn to and subscribed before me
This _____ day of _____, 20____.

NOTARY PUBLIC OR JUDGE

[Signature]
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 HORRY

Stephanie Hatton & Brandon Deubell
1702 Holly Drive 201
North Myrtle Beach, SC 29582

MAGISTRATE SUMMONS

You are hereby summoned to be and appear personally in the

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC

on **June 28, 2022** at **8:30 AM** to serve as a party in a Bench Trial in the case of:

RE: **Sam Investment Properties,** Vs **Stephanie Hatton**
 Llc N/K/A
 Archangel
 Investments,

Brandon Deubell

PLAINTIFF(S)

DEFENDANT(S)

Civil Case Number: **2022CV261040833, Rule to Vacate \$55.**

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

Manuela A. Clayton / lh

Judge

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
Phone: (843) 915-5291
Fax: (843) 915-6291

Exhibit D2

June 10, 2022

(4)

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)
)
)
)
)

2022CV261040833
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT
WRIT OF EJECTMENT

Sam Investment Properties, LLC
n/k/a Archangel Investments,

PLAINTIFF(S)

Vs
Stephanie Hatton Brandon Deubell
1702 Holly Drive 201 1702 Holly Drive 201
North Myrtle Beach, SC 29582 North Myrtle Beach, SC 29582

DEFENDANT(S)
TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon Judgment of this Court, rendered on the , you are hereby Ordered to proceed to the premises located at
1702 Holly Drive 201
North Myrtle Beach, SC 29582.

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them they have **until 5:00 p.m. on 7/3/2022 to voluntarily vacate the premises. If the premises appear unoccupied and no one responds** to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 5:00 p.m. on 7/3/2022 following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, a **deputy sheriff may enter the premises** using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall **remove from the premises any occupants and all items of personal property found on the premises. Such property may be deposited beside the public street or roadway.** All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty eight (48) hours.

June 28, 2022

W. C. [Signature]
Surfside Beach Magistrate Court

[Signature], being duly sworn state that:

- I personally served a copy of this Writ on Stephanie Hatton an occupant of the rental unit
- On _____ 20____, at _____ the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premise.
- On _____ 20____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.
- Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.
- The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.
- Informed by Plaintiff that case is settled.

Date: _____, 20_____

6-28-22

[Signature]
Sheriff/Deputy Sheriff/Constable

0900

Exhibit D3

5



Horry County Home Page South Carolina Judicial Department Home Page SC.GOV Home Page

Sam Investment Properties, LLC n/k/a Archangel Investments, VS Stephanie Hatton , defendant, et al

Case Number:	2022CV261040833	Court Agency:	Surfside Beach Magistrate Court	Filed Date:	05/23/2022
Case Type:	Civil	Case Sub Type:	Rule to Vacate \$55	File Type:	
Status:	Disposed	Assigned Judge:	Clayton, Manuela Ardeljan		
Disposition:	Find for Plaintiff	Disposition Date:	06/28/2022	Disposition Judge:	Clayton, Manuela Ardeljan
Original Source Doc:		Original Case #:			
Judgment Number:	2022CV261040833	Court Roster:			

Case Parties	Judgments	Tax Map Information	Associated Cases	Actions	Financials		
For:	Sam Investment Properties, LLC n/k/a Archangel Investments,	Against:	Hatton, Stephanie	Judg. Amount:	\$0.00	Judgment Date:	06/28/2022
Description:		Disposition:		Disp. Date:		Date Entered/Last Changed	06/28/2022 -- Changed
Notes:	None						
Judgment Details							
Claims Code		Detail Desc.		Detail Amount		Detail Date	
None							
For:	Sam Investment Properties, LLC n/k/a Archangel Investments,	Against:	Deubell, Brandon	Judg. Amount:	\$0.00	Judgment Date:	06/28/2022
Description:		Disposition:		Disp. Date:		Date Entered/Last Changed	06/28/2022 -- Changed
Notes:	None						
Judgment Details							
Claims Code		Detail Desc.		Detail Amount		Detail Date	
None							

Exhibit D4

6

7



STEPHANIE NICOLE HATTON | Account # [REDACTED] | May 7, 2022 to June 7, 2022

Check images

Account number: [REDACTED]
Check number: 5095 | Amount \$1,300.00

5095
STEFANIE NICOLE HATTON
5400 ROCKY HILL RD
MAY 7 2022

Pay to the Order of Stephanie Hatton's Fund \$ 1,300.00
Five Hundred and 00/100 Dollars

Bank of America
FOR DEPOSIT ONLY

Per Stephanie Hatton

Check number: 5097 | Amount \$1,425.00

5097
STEFANIE NICOLE HATTON
5400 ROCKY HILL RD
MAY 7 2022

Pay to the Order of Stephanie Hatton's Fund \$ 1,425.00
One Thousand Four Hundred and 00/100 Dollars

Bank of America
FOR DEPOSIT ONLY

Per Stephanie Hatton

Exhibit D5

Stephstalk
2:29 PM, Jun 1

STATE OF SOUTH CAROLINA)
COUNTY OF Horry)
2022CV2610-00033
CIVIL CASE NUMBER
MAGISTRATE'S COURT
RULE TO VACATE OR SHOW CAUSE (EVICTION)

Sam Investment Properties, LLC
N/K/A Archangel Investments,
Phone: _____ **PLAINTIFF(S)**

Vs
Stephanie Hatton **Brandon Deubell**
1702 Holly Drive 201
North Myrtle Beach, SC 29582
Phone: _____ **DEFENDANT(S)**

TO Stephanie Hatton and Brandon Deubell: Sam Investment Properties, LLC N/K/A Archangel Investments, is asking this Court to evict you from the property located at because they claim that:

- You have failed to pay rent when due or demanded in the amount of \$1,300.00.
- The terms of your tenancy or occupancy have ended.
- You have violated the terms or conditions of your lease by:

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:

Surfside Beach Magistrate Court
9630 Scipio Lane
Myrtle Beach, SC 29588
~(843) 915-5291

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.

05/23/2022 W. Clark
Judge, Surfside Beach Magistrate Court

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 Stephanie Hatton Brandon Deubell on the following date/time:

DATE	TIME	INITIALS	DATE OF SERVICE	TIME OF SERVICE
1. 6-1-22	0745	WCC	6/1	0745
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____

PERSON SERVED & RELATIONSHIP IF NOT DEFENDANT
Brandon Deubell

Sworn to and subscribed before me
This _____ day of _____, 20____.

NOTARY PUBLIC OR JUDGE _____ SIGNATURE OF SERVER [Signature]

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

MV220
SCCA/733A (Amended 11/2019)

8



Save



Share

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)
)
SAM INVESTMENT PROPERTIES. LLC)
n/k/a ARCHANGEL INVESTMENTS. LLC)

PLAINTIFF(S))

VS.)

STEPHANIE HATTON and BRANDON)
DEUBELL)

DEFENDANT(S))

CIVIL CASE NUMBER _____
IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT
(Eviction)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon the judgment of this court, rendered on _____ day of _____, 2022; you are hereby ordered to proceed to the premises located at 1702 HOLLY DRIVE #201. NORTH MYRTLE.

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them that they have **twenty-four (24) hours to voluntarily vacate** the premises. **If the premises appear unoccupied and no one responds** to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, **a deputy sheriff may enter the premises** using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall **remove from the premises any occupants and all items of personal property found on the premises.** Such property may be deposited beside the **public street or roadway.** All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty-eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty-eight (48) hours.

Dated: _____

MAGISTRATE

_____, being duly sworn state that:

- I personally served a copy of this Writ on _____, an occupant of the rental unit.
 On _____, 20_____, at _____, the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premises. On _____, 20_____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.
 Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.
 The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.
 Informed by Plaintiff that case is settled.

RECEIPT FOR EXHIBITS

CASE NO. 2022-CP-26-C8003 JUDGE Canaker
 PLAINTIFF Sam Investment PLTF'S ATTY. J. Anderson
 DEFENDANT: Stephanie Hatten DEF'D ATTY. pro se
 DATE TRIAL STARTED: 1-27-25 DATE TRIAL ENDED: 1-27-25

Received of Martalia Paula, Court Reporter for the above case, these exhibits:

	This space for Clerk of Court's use
1. <u>identical rental agreement</u>	
2. <u>copy of chks</u>	
3. <u>invoices</u>	
4. _____	
5. _____	
6. <u>Deft's</u>	
7. <u>1 - photos (5 pg)</u>	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	
16. _____	
17. _____	
18. _____	
19. _____	
20. _____	

This 27 day of January, 2025

Page 1 of 1

HORRY COUNTY CLERK OF COURT

By: Bridget Williams

11

STATE OF SOUTH CAROLINA

COUNTY OF Horry

Sam Investment LLC/k/Infa Archangel LLC
Plaintiff,

vs.

Stephanie Hatton/Brandon Debell
Defendant.

IN THE COURT OF COMMON PLEAS
JUDICIAL CIRCUIT

CASE NO.: 2022-CP-26-08003

**MOTION AND ORDER INFORMATION
FORM AND COVERSHEET**

Plaintiff's Attorney: <u>Jay G. Anderson</u> , Bar No. _____ Address: <u>4447 Highway Bys. 17, Suite 101 P.O. Box 969 Myrtlebeach</u> Phone: <u>843-545-6001</u> Fax _____ S.C. 29576 E-mail: <u>jga@jayanderson.com</u> Other: _____	Defendant's Attorney: _____, Bar No. _____ Address: _____ Phone: <u>843-780-1916</u> Fax _____ E-mail: <u>stephanie.brandon777@gmail.com</u> Other: _____
---	---

- MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III)
- FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III)
- PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)

SECTION I: Hearing Information

Nature of Motion: _____

Estimated Time Needed: _____

Court Reporter Needed: YES / NO

SECTION II: Motion/Order Type

- Written motion attached
- 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 Plaintiff / Defendant

Date submitted _____

SECTION III: Motion Fee

- PAID - AMOUNT: \$ _____
- EXEMPT: _____

(check reason)

- Rule to Show Cause in Child or Spousal Support
 - Domestic Abuse or Abuse and Neglect
 - Indigent Status State Agency v. Indigent Party
 - Sexually Violent Predator Act Post-Conviction Relief
 - Motion for Stay in Bankruptcy
 - Motion for Publication Motion for Execution (Rule 69, SCRCP)
 - 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: _____
- Other: _____

JUDGE'S SECTION

- Motion Fee to be paid upon filing of the attached order.
- Other: _____

JUDGE CODE _____

Date: _____, 20

CLERK'S VERIFICATION

Collected by: [Signature]

Date Filed: March 21, 2025

- MOTION FEE COLLECTED: \$ 25.00
- CONTESTED - AMOUNT DUE: \$ _____

FILED
 2025 MAR 21 2 41:58
 HORRY COUNTY
 RENEE N. DENNIS
 CLERK OF COURT
 HORRY COUNTY, SC

STATE OF SOUTH CAROLINA
COUNTY OF HORRY
IN THE CIRCUIT COURT

Sam Investment LLC. N/K/A Archangel)
Investments LLC)
))
Plaintiff,)
))
vs.)
))
Stephanie Hatton and)
Brandon Deubell)
))
Defendant.)
_____)

Civil Action No.: 2022-CP-26-08003

FILED
HORRY COUNTY
2025 MAR 21 P 4: 58
RENEE N. ELVIS
CLERK OF COURT
HORRY COUNTY, SC

MOTION FOR RELIEF FROM JUDGMENT PURSUANT TO RULE 60(b), SCRPC

COMES NOW the Defendant, Stephanie Hatton, appearing pro se, and respectfully moves this Honorable Court, pursuant to Rule 60(b)(2) and Rule 60(b)(3) of the South Carolina Rules of Civil Procedure, for relief from the final Judgment entered on January 31, 2025 and filed on February 4, 2025 in the above-captioned case, wherein the Court awarded Plaintiff \$1,300 for rent, \$495.72 for an AC/heater, and \$1,500 for painting costs, \$7050.00 in Attorney fees and more. Defendant seeks to vacate the \$1,300 rent award based on newly discovered evidence and fraud or misrepresentation by Plaintiff as well as any other awards based on the following;

1. The Court entered Judgment on January 31, 2025 and filed on February 4, 2025 against Defendant, awarding Plaintiff \$1,300 for rent allegedly owed for July 2022, as well as other amounts.
2. At trial, Plaintiff introduced into evidence an unsigned, partially completed vacate or rule to show cause notice and an unsigned, partially completed writ of Ejectment, (Exhibit 1 and Exhibit 2 respectively) perhaps claiming these supported a lease termination date of July 1, 2022, and rent liability for July as well.
3. Plaintiff's counsel represented to the Court that only the lease and addendums were being introduced as evidence, not the aforementioned notice or writ.

4. Defendant, appearing pro se, did not introduce evidence at trial due to lack of legal knowledge and Plaintiff's misleading presentation, which obscured the relevance of Defendant's own documents.

5. Defendant has since identified and possesses the following documents, attached to Affidavit in support as Exhibits D1, D2, D3, D4, and D5.

a. A vacate or rule to show cause notice, signed by Defendant, served on June 1, 2022. (Exhibit D1) signed by Judge Clayton

b. A letter notifying Defendant of the ejectment trial, dated June 10, 2022, scheduling a hearing for June 28, 2022. (Exhibit D2) signed by Judge Clayton

c. A writ of ejectment, signed by Judge Manuela A. Clayton, issued on June 28, 2022. (Exhibit D3)

d. Horry County Public Index record of the Judgment/disposition and date of filing (Exhibit D4)

e. Canceled rent checks for May and June 2022 for (Exhibit D5)

6. These documents demonstrate that the lease terminated no later than June 28, 2022, prior to the July 1, 2022, rent due date, relieving Defendant of liability for July rent as well as showing all rent was paid up to date of eviction and the eviction was for late payment of rent on June 28, 2022 not nonpayment of rent in July 2022.

7. Plaintiff's re-rental of the property from August 1, 2022, to March 31, 2023, for \$12,000 further exceeds the \$11,700 originally sought, rendering the \$1,300 award an overcompensation.

Defendant seeks relief under Rule 60(b)(2) and Rule 60(b)(3), SCRC, for the following reasons:

A. Rule 60(b)(2) - Newly Discovered Evidence

8. The signed vacate notice, trial letter, writ of ejectment, horry county public index and canceled Rent Checks (Exhibits D1, D2, D3, D4, and D5) constitute newly discovered evidence that Defendant could not have presented at trial with reasonable diligence.

9. As a pro se litigant, Defendant was unaware of the need to introduce these documents, especially given Plaintiff's counsel's representation that only the lease and addendums were at issue, which misled Defendant as to the scope of evidence required.

10. This evidence is material and not merely cumulative, as it establishes that the lease terminated on or before June 28, 2022, negating any obligation for July rent, a fact that would likely have changed the trial outcome.

B. Rule 60(b)(3) - Fraud, Misrepresentation, or Misconduct

11. Plaintiff's presentation of an unsigned partially filled vacate notice and unsigned partially filled writ, coupled with counsel's statement that only the lease and addendums were being introduced, constitutes fraud, misrepresentation, or misconduct.

12. These incomplete documents were presented as valid proof of a July 1, 2022, termination, while Plaintiff withheld or failed to disclose the true, signed versions, misleading the Court and prejudicing Defendant's defense.

13. Had Plaintiff accurately presented the signed writ and notice, or disclosed their intent to rely on termination documents, Defendant could have countered with Exhibits D1,D2,D3,D4 and D5 demonstrating no July rent was owed and paid to date and was evicted on late payment not non payment

14. In addition to Rent, the partially filled items may have also influenced decisions inside this trial..

WHEREFORE, Defendant respectfully requests that this Court:

1. Grant relief from the judgment pursuant to Rule 60(b)(2) and Rule 60(b)(3), SCRPC.
2. Vacate the portion of the judgment awarding Plaintiff \$1,300 for July 2022 rent as well as any other damages tied to the unsigned, partially filled rule to vacate or show cause and the unsigned, partially filled Writ of Ejectment, as they are as illusory without a signature or date or other from the Magistrate.
3. Conduct an expedited hearing on this motion, given Defendant's pending appeal with a brief due April 10, 2025.
4. Grant such other and further relief as the Court deems just and proper.

Status of Appeal

5. This Case is pending Appeal in the South Carolina Court of Appeals. Defendants will request a stay and remand to allow this Court to hear this motion (Appellate Case No. 2025-000445)

Respectfully submitted this 21st day of March, 2025.

Stephanie Hatton
Brandon Deubell

Stephanie Hatton (843) 780-1916 Defendant Pro Se
Brandon Deubell (843) 213-8262 Defendant Pro Se
2379 Clandon Dr, Myrtle Beach S.C. 29579
Stephaniebrandon777@gmail.com

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State of SC County of Horry
Subscribed and sworn to (or affirmed) before me on this
21 day of March, 2025 by
Stephanie Hatton/Brandon Deubell proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature Tara Hepler



CERTIFICATE OF SERVICE

I hereby certify that on March 21, 2025, I served a true and correct copy of the foregoing Motion for Relief from Judgment Pursuant to Rule 60(b), SCRPC, along with attached Affidavits and exhibits, on Plaintiff's counsel by depositing the same in the United States Mail, postage prepaid, addressed to:

Jay G. Anderson
4447 Highway 17 Business, Suite 101
Post Office Box 969
Murrells Inlet, South Carolina

State of 29586 County of Horry
Subscribed and sworn to (or affirmed) before me on this
21 day of March, 20 25 by
Stephanie Hatton proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature [Signature]

ERIN LEWIS
Notary Public - State of South Carolina
My Commission Expires
September 24, 2034

[Signature]
[Signature]

Stephanie Hatton (843) 780-1916 Defendant Pro Se
Brandon Deubell (843) 213-8262 Defendant Pro Se
2379 Clandon Dr, Myrtle Beach S.C. 29579
Stephaniebrandon777@gmail.com

Affidavit of James Hatton

Affidavit of Stephanie Hatton

- Exhibit D1: Signed vacate/rule to show cause (e.g., served June 1, 2022).
- Exhibit D2: Trial letter (e.g., hearing June 28, 2022).
- Exhibit D3: Signed writ of ejectment (e.g., issued June 28, 2022).
- Exhibit D4. Horry County Public Index Judgement and Disposition
- Exhibit D5 Cancelled Rent Checks May and June 2022
- Exhibit 1 Unsigned partially filled rule to Vacate or Show Cause
- Exhibit 2 Unsigned partially filled writ of Ejectment
- Receipts for exhibits