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Apr 01 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

Please be advised that we amended the cover sheet for Horry County Circuit Court, Rule 60 (b), and the Plaintiff was served by putting the amended cover sheet and attachments in the USPS Mail on March 31, 2025 to the Attorney of the Respondent Jay G. Anderson, 4447 Highway 17 Business, Suite 101, Po Box 969, Murrells Inlet, S.C. 29576.

Stephanie Hatton s/ Stephanie Hatton Appellant Pro Se

Brandon Deubell s/Brandon Deuebell Appellant Pro Se

4/1/2025

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
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Myrtle Beach S.C. 29579

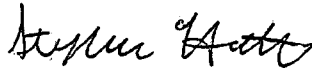
To Horry County Clerk of Court

Case no. 2022-cp-26-08003

Please be advised the attached cover sheet is a amended Cover sheet for the cover sheet filed on March 21, 2025

Thank You

Stephanie Hatton Pro Se (843) 780-1916



Brandon deubell Pro Se (843) 213- 8262

2379 Clandon dr

Myrtle Beach S.C. 29579

Stephaniebrandon 777@gmail.com

March 31, 2025

FILED
HORRY COUNTY
2025 MAR 31 P 2 08
RENEE M. ELVIS
CLERK OF COURT
HORRY COUNTY, SC

STATE OF SOUTH CAROLINA

COUNTY OF Horry

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

Plaintiff

v.

Stephanie Hatton and Brandon Deubell

Defendant.

IN THE Court of Common Pleas

CASE NO.

2022 - CP - 26 - 08003

MOTION AND ORDER INFORMATION
FORM AND COVER SHEET

Plaintiff's Attorney: <u>Jay G. Anderson</u> , Bar No. _____ Address: <u>4447 Highway 17 Business, suite 101</u> <u>po box 969, Murrells Inlet, S.C. 29576</u> phone: <u>(843) 545-6001</u> fax: _____ e-mail: <u>jga@jayanderson.com</u> her: _____		Defendant's Attorney: <u>Stephanie Hatton, Brandon Deubell Pro Se</u> , Bar No. _____ Address: <u>2379 Clandon Dr.</u> <u>Myrtle Beach, S.C. 23579</u> phone: <u>(843) 780-1916</u> fax: _____ e-mail: <u>stephaniebrandon777@gmail.com</u> her: _____	
<input checked="" type="checkbox"/> MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III) <input type="checkbox"/> FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III) <input type="checkbox"/> PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)			
SECTION I: Hearing Information Nature of Motion: <u>amended request for hearing on motion for relief under Rule 60(b), SCRPC (Fraud, Newly Discovered Evidence, and additional issues)</u> Estimated Time Needed: <u>1 hour</u> Court Reporter Needed: <input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO			
SECTION II: Motion/Order Type <input checked="" type="checkbox"/> Written motion attached <input type="checkbox"/> Form Motion/Order I hereby move for relief or action by the court as set forth in the attached proposed order. We hereby move for a hearing on our previously filed Rule 60(b) motion and for relief from the judgement filed February 4, 2025, vacating the award of rent, and other damages set forth in the attached proposed order originally filed March, 21, 2025.			
Signature of Attorney for <input type="checkbox"/> Plaintiff / <input type="checkbox"/> Defendant		Date submitted: <u>2/25/25</u>	
SECTION III: Motion Fee <input type="checkbox"/> PAID - AMOUNT: _____ <input type="checkbox"/> EXEMPT: <input type="checkbox"/> Rule to Show Cause in Child or Spousal Support (check reason) <input type="checkbox"/> Domestic Abuse or Abuse and Neglect <input type="checkbox"/> Indigent Status <input type="checkbox"/> State Agency v. Indigent Party <input type="checkbox"/> Sexually Violent Predator Act <input type="checkbox"/> Post-Conviction Relief <input type="checkbox"/> Motion for Stay in Bankruptcy <input type="checkbox"/> Motion for Publication <input type="checkbox"/> Motion for Execution (Rule 69, SCRPC) <input type="checkbox"/> Proposed order submitted at request of the court; or, reduced to writing from motion made in open court per judge's instructions Name of Court Reporter: _____ <input checked="" type="checkbox"/> Other: _____			
JUDGE'S SECTION <input type="checkbox"/> Motion Fee to be paid upon filing of the attached order. <input type="checkbox"/> Other: _____		JUDGE: _____ CODE: _____ Date: _____	
CLERK'S VERIFICATION Date Filed: _____ Collected by: _____ <input type="checkbox"/> MOTION FEE COLLECTED: _____ <input type="checkbox"/> CONTESTED - AMOUNT DUE: _____			

FILED
 CLERK OF COURT
 Horry County, S.C.
 FEB 25 2025 10:09 AM

THE STATE OF SOUTH CAROLINA
In the Appellate Court

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

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

Respondent,

v.

Stephanie Hatton and Brandon Deubell,

Appellants.

Cover sheet amended Circuit Court Rule 60(b)

Stephanie Hatton (843) 780-1926
Brandon Deuebell (843) 213-8262
2379 Clandon Dr.
Myrtle Beach , S.C., 23579
Appellants Pro Se

Jay G. Anderson (843) 545 6001
Attorney for Respondent
4447 Highway 17 Business, Suite 101
P.O. Box 969
Murrells Inlet, S.C., 29576

Appellate Case No. 2025-000445

3/27/2025

STATE OF SOUTH CAROLINA)
COUNTY OF Horry)

IN THE COURT OF COMMON PLEAS
JUDICIAL CIRCUIT

CASE NO.: 2022-CP-26-08003

Sam Investment LLC / K/Infa Archangel LLC
Plaintiff,

MOTION AND ORDER INFORMATION
FORM AND COVERSHEET

vs.

Stephanie Hatton / Brandon Deubell
Defendant.

Plaintiff's Attorney: <u>Jay G. Anderson</u> , Bar No. _____ Address: <u>4447 Highway Bys. 17, Suite 101 P.O. Box 969 Myrtle Lake</u> Phone: <u>843-545-6001</u> Fax: _____ S.C. <u>29576</u> E-mail: <u>jay@jayanderson.com</u> Other: _____		Defendant's Attorney: _____, Bar No. _____ Address: _____ Phone: _____ Fax: _____ E-mail: <u>stephanie.brandon777@gmail.com</u> Other: _____	
<input type="checkbox"/> MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III) <input type="checkbox"/> FORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III) <input type="checkbox"/> PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III)			
SECTION I: Hearing Information			
Nature of Motion: _____		Court Reporter Needed: <input type="checkbox"/> YES / <input type="checkbox"/> NO	
Estimated Time Needed: _____		SECTION II: Motion/Order Type	
<input type="checkbox"/> Written motion attached <input type="checkbox"/> Form Motion/Order		FILED Horry County 2025 MAR 21 11:58 RENEE M. WIS CLERK OF COURT HORROR 2025	
I hereby move for relief or action by the court as set forth in the attached proposed order.			
Signature of Attorney for <input type="checkbox"/> Plaintiff / <input type="checkbox"/> Defendant		Date submitted: _____	
SECTION III: Motion Fee			
<input type="checkbox"/> PAID - AMOUNT: \$ _____			
<input type="checkbox"/> EXEMPT: (check reason) <input type="checkbox"/> Rule to Show Cause in Child or Spousal Support <input type="checkbox"/> Domestic Abuse or Abuse and Neglect <input type="checkbox"/> Indigent Status <input type="checkbox"/> State Agency v. Indigent Party <input type="checkbox"/> Sexually Violent Predator Act <input type="checkbox"/> Post-Conviction Relief <input type="checkbox"/> Motion for Stay in Bankruptcy <input type="checkbox"/> Motion for Publication <input type="checkbox"/> Motion for Execution (Rule 69, SCRPC) <input type="checkbox"/> Proposed order submitted at request of the court; or, reduced to writing from motion made in open court per judge's instructions Name of Court Reporter: _____ <input type="checkbox"/> Other: _____			
JUDGE'S SECTION		JUDGE CODE _____	
<input type="checkbox"/> Motion Fee to be paid upon filing of the attached order. <input type="checkbox"/> Other: _____		Date: _____, 20__	
CLERK'S VERIFICATION			
Collected by: <u>[Signature]</u>		Date Filed: <u>March 21, 2025</u>	
<input checked="" type="checkbox"/> MOTION FEE COLLECTED: \$ <u>25.00</u> <input type="checkbox"/> CONTESTED - AMOUNT DUE: \$ _____			

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), SCRPC, 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.

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 29576 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]



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

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

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), SCRCF.
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

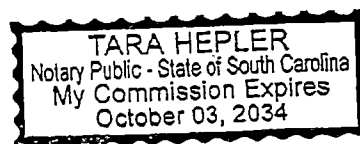
5. This Case is pending Appeal in the South Carolina Court of Appeals. Defendants will request a stay and remand to allow this Court to hear this motion (Appellate Case No. 2025-000445)

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.

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 [Signature]



3

CERTIFICATE OF SERVICE

I hereby certify that on March 31, 2025, I served a true and correct copy of the amended cover sheet, 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
29576

Stephanie Hatton (843)780-1916

Stephanie Hatton

Brandon Deubell (843) 213-8262

2379 Clandon dr

Myrtle Beach, South Carolina, 29579

Stephaniebrandon777@gmail.com

March 31, 2025

FILED
MURRAY COUNTY
2025 MAR 31 P 2:09
MURRAY COUNTY, SC
MARSHALL TAYLOR
CLERK OF COURT