

FORM 4

STATE OF SOUTH CAROLINA
 COUNTY OF DORCHESTER
 IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE
 CASE NUMBER 2025CP1800088

Sherlita Ward	2025 APR -3 AM CLERK OF COURT	BIF Summerville Station LLC & PAC	Summerville Station
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PLAINTIFF(S) Submitted by:	DEFENDANT(S) Attorney for: <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant <input type="checkbox"/> Self-Represented Litigant
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DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered. See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):**
 - Rule 12(b), SCRPC;
 - Rule 41(a), SCRPC (Vol. Nonsuit);
 - Rule 43(k), SCRPC (Settled);
 - Other: _____
- ACTION STRICKEN (CHECK REASON):**
 - Rule 40(j) SCRPC;
 - Bankruptcy;
 - Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;
 - Other: _____
- STAYED DUE TO BANKRUPTCY**
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
 - Affirmed;
 - Reversed;
 - Remanded;
 - Other: **Appellant failed to post the required bond. Therefore, the Appeal is hereby dismissed in the Circuit Court by the instructions in the signed attached order from Judge Leviner in Summerville Magistrate.**

RECEIVED

Apr 14 2025

SC Court of Appeals

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order; (formal order to follow) Statement of Judgment by the Court:

ORDER INFORMATION

This order ends does not end the case.
 Additional Information for the Clerk: _____

INFORMATION FOR THE JUDGMENT INDEX

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)

If applicable, describe the property, including tax map information and address, referenced in the order:

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk.

Note: Title abstractors and researchers should refer to the official court order for judgment details.

E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

Cheryl Graham
 Cheryl Graham, Clerk of Court

2099
 Judge Code

4/3/2025
 Date

For Clerk of Court Office Use Only

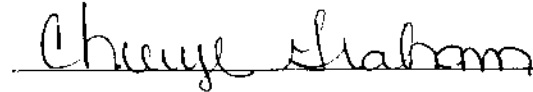
This judgment was entered on **04/03/2025**, and a copy mailed first class or placed in the appropriate attorney's box on **04/03/2025**, to attorneys of record or to parties (when appearing pro se) as follows:

Sherlita Ward 1660 Old Trolley Road Apt E03
Summerville, SC 29485

BIF Summerville Station LLC & PAC P O Box 30247
Charlotte, NC 28230
Summerville Station P O Box 30247 Charlotte, NC 28230

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)



Court Reporter

Cheryl Graham - Clerk of Court

Court Reporter:

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

A copy sent to the Summerville Magistrate Court by email and courier mail

STATE OF SOUTH CAROLINA

IN THE MAGISTRATE'S COURT

COUNTY OF DORCHESTER 2025 APR -3 AM 11:00 CASE NO: 2024CV1810307120

Ref: 2025-CP-18-00088

SUMMERVILLE STATION

COURT REPORTER
COURT REPORTER
COURT REPORTER

Plaintiff/Landlord,

vs.

ORDER DISMISSING
APPEAL

SHERLITA WARD

Defendant/Tenant.

Based upon these facts: It appears from the record that the Defendant/Tenant filed an appeal to the Circuit Court on January 15, 2025, from the Application for Ejectment filed in the Magistrate's Court by Plaintiff/Landlord. Thereafter, pursuant to S.C. Code §27-40-800, the Magistrate Court held a Bond to Stay Execution on Appeal hearing on February 6, 2025.

The Defendant/Tenant failed to pay \$500.00 on or before February 15, 2025, failed to pay \$3,667.57 on or before March 1, 2025, to pay \$5,428.82 on or before March 15, 2025 and failed to pay periodic rent as due in the amount of \$1,761.25 per month, due on the 1st of each month, fixed by the presiding Magistrate.

Now, therefore, and pursuant to S.C. Code §27-37-130, the stay of execution shall dissolve, and the appeal by the Defendant/Tenant to the Circuit Court is hereby dismissed.

The Magistrate Court may issue a Writ of Ejectment, and the Dorchester County Sheriff's Office may dispossess the Defendant/Tenant.

AND IT IS SO ORDERED this 25 day of March, 2025.

A. Lerner
Presiding Magistrate

2025 APR -3 AM 11:10

STATE OF SOUTH CAROLINA) IN THE MAGISTRATE'S COURT
COUNTY OF BORCHESTER) SUMMERVILLE

RD - Summerville Station LLC & PAC)
Summerville LLC dba Summerville)
Station)

CASE NO. 2024CV1810307120

Plaintiff.)

**AFFIDAVIT OF BOND
NON-COMPLIANCE**

Sherita Ward.)
Defendant)

COMES NOW, BEING DULY SWORN, BE Summerville Station LLC & PAC Summerville LLC dba Summerville Station (hereon, "Summerville Station") to state of the Defendant, Sherita Ward, (hereon, "Tenant") and request the following.

I, Sam Bellotte, am the Property Manager at Summerville Station, and I am familiar with the manner and mode in which payment and other records are kept by Summerville Station.

On February 6, 2025, this Court issued an order wherein the Tenant was to pay a bond of \$1761.25 per month, due on the 1st day of each month, beginning on April 1, 2025. Additionally, back rent was due according to the following schedule:

- 1. Tenant would pay \$500.00 on or before 2/15/25,
- 2. Tenant would then pay \$3,667.57 on or before 3/1/25, and
- 3. Tenant would then pay \$ 5,428.82 on or before 3/15/25 (attached as Exhibit A)

Pursuant to SC Code 27-40-800(c) the tenant was provided a 5-day grace period from the due date of each bond payment. All payments were to be made via certified Funds to Summerville Station located at 1660 Old Trolley Rd Summerville, SC 29485.

To date Tenant has failed to pay the Bond as ordered (Tenant's most recent ledger attached as Exhibit B). I petition this Court to issue the writ of ejectment immediately.

FURTHER AFFIANT SWEARS NOT.

[Signature on following page]

Date 3/10/2025

[Handwritten signature]
Affiant

Sworn and Subscribed before me
On this 11 day of March 2025.

[Handwritten signature]
Notary Public for South Carolina
My commission expires 06 27 33

