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FORM 1
NOTICE OF APPEAL IN A CIVIL CASE

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

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DEC 11 2025

SC Court of Appeals

APPEAL FROM Sumter COUNTY
Court of Common Pleas

Michael M. Jordan, Circuit Court Judge

Case No 2025-CP-43-01193

Robert Jones
Jessica Jones,

Appellant/Respondent,

Aaron Quinzy,

v.

Appellant/Respondent.

NOTICE OF APPEAL

Aaron Quinzy (Name) appeals the order of the Honorable Michael M. Jordan (Judge) dated Nov 24 2025 (Date). Appellant received written notice of entry of this order on

Not Received (Date)
(seen online)

Date: 12-11-2025

s/ Aaron Quinzy
Name: Aaron Quinzy
Address: 2804 Kolb Rd
Sumter SC 29154
Phone: (803) 847-9927
Email: quinzy.aaron1983@gmail.com
Appellant

Other Counsel of Record:
Name: A Paul Weissenstein JR.
Address: 16 E Canal St
Sumter SC 29154
Phone: () - -
Respondent/Attorney for Respondent

NOTICE OF APPEAL

Appellant, Aaron E. Quinzy, hereby appeals to the South Carolina Court of Appeals from the Order of Judgment entered by the Honorable Michael M. Jordan, Master-in-Equity for Sumter County, dated November 24, 2025, in the case of Robert Jones and Jessica Jones v. Aaron E. Quinzy, Civil Action No. 2025-CP-43-01193.

This appeal is filed within the time prescribed by Rule 203(b)(1) of the South Carolina Appellate Court Rules.

Respectfully submitted,



Aaron E. Quinzy

2804 Kolb Road

Sumter, SC 29154

Phone: 803-847-9977

Date: 12-11-2025

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SC Court of Appeals

MEMORANDUM OF GROUNDS FOR APPEAL

1. The Master-in-Equity erred by failing to consider prior unlawful eviction attempts made by the Plaintiffs against the Appellant, which demonstrate a pattern of improper conduct and harassment.
2. The Master-in-Equity erred by failing to address the validity of the underlying Lease-to-Own Contract, which is legally defective, ambiguous, and unconscionable, previously described by another judge as a 'have-your-cake-and-eat-it-too' contract favoring the Plaintiffs.
3. The Master-in-Equity erred by disregarding evidence of continuous harassment, including repeated police involvement, interference with the Appellant's property, and the wrongful removal of Appellant's motorhome following the fire, all of which prejudiced the Appellant's ability to maintain possession and comply with the agreement.
4. The Master-in-Equity erred in denying or ignoring equitable defenses and failing to apply fairness principles to prevent unjust enrichment of the Plaintiffs.
5. The Master-in-Equity erred in requiring the Appellant to pay 'back rent' for a period during which the dwelling was uninhabitable and unsafe for occupancy. The property was rendered unlivable after two fires, and the Plaintiffs failed to perform necessary repairs despite receiving insurance funds intended to restore the property.
6. The Master-in-Equity failed to consider that the second fire and total loss of the home were directly caused by the Plaintiffs' neglect and failure to make repairs after the first fire, despite receiving and spending the related insurance proceeds. The Plaintiffs' attempt to collect rent for an uninhabitable structure constitutes unjust enrichment and violates South Carolina's implied warranty of habitability and good faith in contract performance.

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SC Court of Appeals

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FORM 7
PROOF OF SERVICE OF A NOTICE OF APPEAL

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM Sumter COUNTY
Court of Common Pleas

Michael M. Jordan, Circuit Court Judge

Case No. 2025 - CP - 43 - 01173

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DEC 11 2025

SC Court of Appeals

Robert Jones
Jessica Jones,

Appellant/Respondent,

v.

Aaron Quinzy,

Appellant/Respondent.

PROOF OF SERVICE

Magistrates Court
190 East Canal St
Sumter SC 29160

I certify that I have served the Notice of Appeal on Paul Weissenstein JR by depositing
(Name)
a copy of it in the United States Mail, postage prepaid, on 12-11-2025, addressed to,
(Date)

Paul Weissenstein JR 16 E Canal St Sumter SC
29150

Date: 12-11-2025

s/ Aaron Quinzy
Address: 2804 Kolb RD
29154 Sumter SC

CERTIFICATE OF SERVICE

I hereby certify that I have this 11 day of Dec, 2025, served a true and correct copy of the foregoing Notice of Appeal, Motion to Stay Pending Appeal, Memorandum of Grounds for Appeal, and Motion to Proceed In Forma Pauperis upon the following:

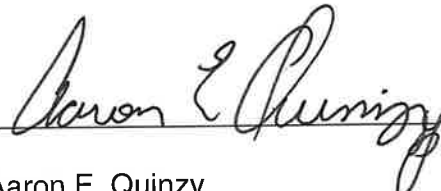
A. Paul Weissenstein Jr.

16 East Canal Street

Sumter, SC 29150

Attorney for Plaintiffs

Service was made by U.S. Mail Hand Delivery Email


Aaron E. Quinzy

2804 Kolb Road

Sumter, SC 29154

Phone: 803-847-9977

Date: 12-11-2025

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DEC 11 2025
SC Court of Appeals



**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS
COLUMBIA, SOUTH CAROLINA**

Case: Robert Jones and Jessica Jones v. Aaron E. Quinzy

Original Case No.: 2025-CP-43-01193 (Sumter County Court of Common Pleas)

Appellant: Aaron E. Quinzy

2804 Kolb Road

Sumter, SC 29154

Phone: 803-847-9977

Email: quinzy.aaron1983@gmail.com

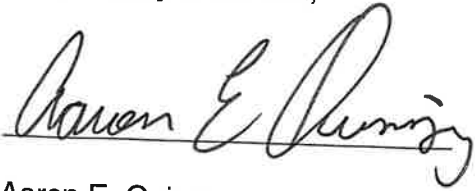
RECEIVED

DEC 11 2025

SC Court of Appeals

Filing: Notice of Appeal, Motion to Stay Pending Appeal, Memorandum of Grounds, Fee Waiver
Motion, and Certificate of Service

Respectfully submitted,

A handwritten signature in cursive script that reads "Aaron E. Quinzy". The signature is written in black ink and is positioned above the printed name.

Aaron E. Quinzy

2804 Kolb Road

Sumter, SC 29154

Phone: 803-847-9977

Date: 12-11-2025