

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

2025CV0810604341
CIVIL CASE NUMBER
MAGISTRATE'S COURT

BOND TO STAY EXECUTION ON APPEAL

Home Rent 2 Llc DbA Pender
Woods
5682 Sablewood St.
North Charleston, SC 29406
(843) 212-2453

RECEIVED

Dec 22 2025

SC Court of Appeals

LANDLORD

Vs

Timothy Simmons
138 Lyra Ln.
Summerville, SC 29486

Angela Daughtry
138 Lyra Ln.
Summerville, SC 29486

TENANT(S)

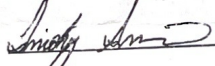
TO: Circuit Court

Now comes the Tenant(s) in the above-entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on **October 20, 2025**, by the Magistrate. Tenant(s) has appealed the Judgment to the Circuit Court.

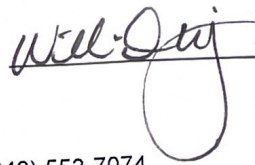
Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to **pay rent in the amount of \$2,140.00 per due on the 1st day of each month. Payments are to be made by cash, cashier's check or money order to Home Rent 2 Llc DbA Pender Woods located at 5682 Sablewood St., North Charleston, SC 29406.**

Tenant(s) hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejectment until this matter is heard on appeal and decided by the Circuit Court.

Bond: \$11,493.54, due within five (5) days of today's date. Rent in the amount of \$2,140.00, is due on the 1st day of the month and is late after the 5th day of the month. All monies are due via certified funds until the appeal is resolved. All litigants must comply with the Bond to Stay until the appeal is resolved.

Dated on November 10, 2025:  Tenant(s)

Upon execution of the above bond, execution on the Judgment of Ejectment is hereby stayed until the action is heard on appeal and decided by the Circuit Court. If Tenant(s) fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant(s) to the Circuit Court on issues dealing with possession must be dismissed and the Sheriff may dispossess the Tenant(s).

Dated on November 10, 2025:  JUDGE

Goose Creek Magistrate
653 Red Bank Rd
Goose Creek, SC 29445
Phone: (843) 553-7080 Fax: (843) 553-7074

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

2025CV0810604341
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT

RECEIVED

Dec 22 2025

SC Court of Appeals

Home Rent 2 Llc DbA Pender
Woods
5682 Sablewood St.
North Charleston, SC 29406
(843) 212-2453

PLAINTIFF(S)

Vs
Timothy Simmons
138 Lyra Ln.
Summerville, SC 29486

Angela Daughtry
138 Lyra Ln.
Summerville, SC 29486

DEFENDANT(S)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon Judgment of this Court, rendered on the 20th day of October, 2025, you are hereby Ordered to proceed to the premises located at **138 Lyra Ln.**

Summerville, SC 29486.

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 **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.

December 16, 2025


Goose Creek 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 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____

Sheriff/Deputy Sheriff/Constable

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

2025CV0810604341
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT

C 012
8/26/21

Home Rent 2 Llc Dba Pender
Woods
5682 Sablewood St.
North Charleston, SC 29406
(843) 212-2453

PLAINTIFF(S)

Vs

Timothy Simmons
138 Lyra Ln.
Summerville, SC 29486

Angela Daughtry
138 Lyra Ln.
Summerville, SC 29486

DEFENDANT(S)

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October 31, 2025

Willie Day

Goose Creek Magistrate

Constable Frederick Sealy, being duly sworn state that:

- I personally served a copy of this Writ on _____, an occupant of the rental unit on 11/4 2025 at 1946 hrs 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: 11/4 2025

[Signature]

SHERIFF/Deputy Sheriff/Constable

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)
)
)

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LANDLORD

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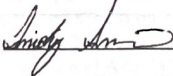
TO: Circuit Court

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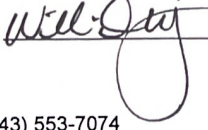
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Dated on November 10, 2025:  Tenant(s)

Upon execution of the above bond, execution on the Judgment of Ejectment is hereby stayed until the action is heard on appeal and decided by the Circuit Court. If Tenant(s) fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant(s) to the Circuit Court on issues dealing with possession must be dismissed and the Sheriff may dispossess the Tenant(s).

Dated on November 10, 2025:  JUDGE
Goose Creek Magistrate
653 Red Bank Rd
Goose Creek, SC 29445
Phone: (843) 553-7080 Fax: (843) 553-7074

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

) IN THE MAGISTRATE'S COURT
) CASE NO: 2025CV0810604341
) CIVIL CASE NO.: 2025-CP-08-03561

Timothy Simmons and Angela Daughtry,
Plaintiff (Tenant)

vs.

Home Rent 2, LLC dba Pender Woods,
Defendant (Landlord)

MAGISTRATE'S RETURN

LEAH GUERRY, CLERK
CLERK OF COURT
BERKELEY COUNTY, SC

2025 NOV 25 PM 3: 26

FILED

KJR

This matter is on appeal from the Magistrate Court of Berkeley County.

Home Rent 2, LLC Pender Woods, through their attorney, filed a Rule to Vacate or Show Cause (Eviction) on September 22, 2025. The Rule to Vacate or Show Cause (Eviction) was signed by the Honorable William D. Wilson, Jr. Timothy Simmons and Angela Daughtry were being evicted for failure to pay rent when due or demanded in the amount of \$6,318.43.

A Show Cause Hearing was requested by Timothy Simmons and Angela Daughtry. The Show Cause Hearing was held on October 2, 2025, and was heard by the Honorable William D. Wilson, Jr. All parties were present for the Show Cause Hearing. Timothy Simmons and Angela Daughtry obtained legal representation with Attorney Sarah Anne Schreiber with Charleston Legal Access. At the time of the Show Cause Hearing, Timothy Simmons and Angela Daughtry were in arrears in the amount of \$8,823.16 with a monthly rental rate of \$2,140.00. An agreement was made and put on record between the property manager with counsel and Timothy Simmons and Angela Daughtry, with counsel. Timothy Simmons and Angela Daughtry agreed to pay the arrearage by 5:00 PM on October 27, 2025, or vacate the property. If the agreement was not met, Home Rent 2, LLC dba Pender Woods reserved the right to file for the Writ of Ejectment on October 28, 2025. All parties waived the right to the Warrant of Ejectment.

Home Rent 2, LLC dba Pender Woods, through their attorney filed the Writ of Ejectment on October 31, 2025. The Writ of Ejectment was signed by the Honorable William D. Wilson, Jr. and served on Timothy Simmons and Angela Daughtry on November 4, 2025, at 7:46PM.

Timothy Simmons and Angela Daughtry filed an Appeal on November 5, 2025, and a Bond-to-Stay Hearing was scheduled for November 10, 2025, and was heard by the Honorable William D. Wilson, Jr. All parties appeared for the Bond-to-Stay Hearing.

Below is the outcome from the Bond-to-Stay hearing.

1. Bond in the amount of \$11,493.54 is due by November 15, 2025.
2. Rent in the amount of \$2,140.00 is due on the 1st day of the month and is late after the 5th day.

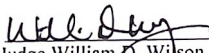
RECEIVED

Dec 22 2025

SC Court of Appeals

KJR

Dated this 14 day of Nov., 2025
Goose Creek, SC


Judge William D. Wilson, Jr., Magistrate
653 Red Bank Road
Goose Creek, SC 29445
843-553-7080 / 843-553-7074 (fax)

Enclosures: Bond-to-Stay on Execution of Appeal
Writ of Ejectment

Case No. 2025-00000

County Court Magistrate
653 Red Bank Road
Goose Creek, SC 29445
843-553-7080

Received by



Please sign and date and return to the court.

Appeal Transmittal

FILED ^{HR}
2025 NOV 25 PM 3: 26
LEAH GUERRY DUPREE
CLERK OF COURT
BERKELEY COUNTY, SC.

Date: 11/18/2025

Goose Creek Magistrate
653 Red Bank Road
Goose Creek, SC 29445
843-553-7080

From: Valita Goodman

Name	Case Number	Documents being transmitted
Timothy Simmon and Angela Daughtry (appellant) Home Rent 2, LLC dba Pender Woods (respondent)	2025CV0810604341 2025-CP-08-003561	Magistrate Return Bond-to-Stay on Execution of Appeal Writ of Ejectment

Received this 25th day of Nov. 2025.

Received by: Debbie Rose

Please sign and return to Goose Creek Magistrate.