

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

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**Feb 25 2026**

**SC Court of Appeals**

APPEAL FROM LANCASTER COUNTY  
Court of Common Pleas

Vernon F. Dunbar, Circuit Court Judge

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Circuit Court Case No. 2025-CP-29-01133

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Lisa Steen,

Respondent,

v.

Michael A. Redfern and Melissa M. Rice, Appellants.

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Respondent's Reply to Appellant's Motion to Stay Judgment

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On February 9, 2026, the circuit court ordered Appellants to pay money damages totaling \$34,335.12 and vacate 473 Old Camden Monroe Highway, Lancaster, South Carolina within ten days. On February 17, 2026, Appellants appealed the order and filed a motion to stay the judgment. According to Rule 241(b), SCACR, money judgments and judgments directing the delivery of possession of real property are exceptions to the general rule automatically staying judgments during a pending appeal.

"A notice of appeal from a judgment directing the payment of money does not stay the execution of the judgment unless the presiding judge before whom the judgment was obtained grants a stay of execution." S.C. Code Ann. § 18-9-130(A)(1). The presiding judge may require a bond to stay the judgment during the appeal. *Id.* If an appellant appeals a judgment directing delivery of possession of real property, "the execution of the judgment shall not be stayed unless"

the appellant agrees in writing with two sureties not to damage or allow damage to the property and to "pay the value of the use and occupation of the property ..., not exceeding a sum to be fixed by a judge of the court by which judgment was rendered ...." S.C. Code Ann. § 18-9-170. Rule 241(b) requires strict compliance with conditions imposed by the statutes.

Because Appellants requested a stay of judgments for money and the delivery of possession of real property and the applicable statutes require the circuit court judge to determine the bonds and other conditions required to stay those judgments, Respondent requests an order from this Court directing the circuit court to hold a hearing and determine the conditions Appellants must meet to stay the judgment in accordance with S.C. Code Ann. §§ 18-9-130 and 170.

s/Emily N. Brown  
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Proof of Service

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I certify that I have served the Respondent's Reply to Appellant's Motion to Stay Judgment on Appellants by depositing a copy of it in the United States Mail, postage prepaid, on February 25, 2026, addressed to Michael Redfern and Melissa Rice, 473 Old Camden Monroe Highway, Lancaster, SC 29720 and by email to [deedeerice1976@gmail.com](mailto:deedeerice1976@gmail.com).

Rock Hill, South Carolina  
February 25, 2026

s/Emily N. Brown  
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