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SC Court of Appeals

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STATE OF SOUTH CAROLINA )  
COUNTY OF DORCHESTER ) IN THE MAGISTRATE'S COURT  
Case No.: 2025-CP-18-07026

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Feb 26 2026

SC Court of Appeals

BPREP SFR Owner LLC,  
Plaintiff(s)

vs

Kiana Sanders,  
Defendant

PROPOSED ORDER GRANTING  
TEMPORARY STAY OF EXECUTION  
OF WRIT

Upon consideration of Defendant's Emergency Motion to Stay Execution of Writ of Ejectment, the Court finds that exceptional circumstances exist warranting temporary equitable relief prior to execution.

IT IS HEREBY ORDERED that:

1. Execution of the Writ of Ejectment is STAYED for \_\_\_ days from the date of this Order.
2. Defendant shall provide proof of continued rental-assistance processing during the stay period.
3. This Order does not vacate the judgment for possession.
4. Upon expiration of the stay, Plaintiff may proceed unless further order of the Court.

SO ORDERED.

/s/ \_\_\_\_\_

Magistrate Judge  
Dorchester County, South Carolina

CERTIFIED COPY  
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DORCHESTER COUNTY  
CLERK OF COURT

2026 FEB 26 11:24

STATE OF SOUTH CAROLINA )  
COUNTY OF DORCHESTER )

IN THE MAGISTRATE'S COURT

Case No.: 2025-CP-18-07026

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BPREP SFR Owner LLC,  
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vs

Kiana Sanders,  
Defendant

PROPOSED ORDER GRANTING  
TEMPORARY STAY OF EXECUTION  
OF WRIT

Upon consideration of Defendant's Emergency Motion to Stay Execution of Writ of Ejectment, the Court finds that exceptional circumstances exist warranting temporary equitable relief prior to execution.

IT IS HEREBY ORDERED that:

1. Execution of the Writ of Ejectment is STAYED for \_\_\_ days from the date of this Order.
2. Defendant shall provide proof of continued rental-assistance processing during the stay period.
3. This Order grants judgment for possession.
4. Upon expiration of the stay, the parties may proceed unless further order of the Court.

SO ORDERED.

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CLERK OF COURT  
DORCHESTER COUNTY

/s/ \_\_\_\_\_  
Magistrate Judge  
South Carolina

6. The delay in funding is not caused by Defendant, but by administrative non-completion of landlord paperwork.
7. Courts retain equitable authority prior to execution of a writ to temporarily stay enforcement in exceptional circumstances to prevent grave injustice, particularly where children and imminent funding are involved. See persuasive authority discussed in Defendant's attached affidavit and memorandum (including *Super Nova 330 LLC v. Gazes* and analogous hardship-stay cases).
8. A brief stay of 7-14 days, conditioned on Defendant's continued cooperation and proof of assistance processing, will not materially prejudice Plaintiff, while denial will cause irreversible harm.

WHEREFORE, Defendant respectfully requests that this Court:

- A. Enter an immediate stay of execution of the Writ of Ejectment for 7-14 days;
- B. Condition the stay on Defendant providing proof of continued rental-assistance processing;
- C. Grant such other and further relief as equity and justice require.

Date: 2/26/2026

Respectfully submitted,

/s/ \_\_\_\_\_  
Kiana Sanders  
Defendant, Pro Se  
153 Stratton Drive  
Charleston, SC 29420  
Phone: (843) 224-0407  
kianasanders87@gmail.com

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Feb 26 2026

SWORN AFFIDAVIT OF DEFENDANT

2026 FEB 26 11:23

SC Court of Appeals

STATE OF SOUTH CAROLINA )  
COUNTY OF DORCHESTER )

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2026 FEB 26 11:27  
DORCHESTER COUNTY  
CLERK OF COURTS  
Charleston, SC

I, Kiana Sanders, being duly sworn, state:

1. I am the Defendant in this eviction matter and reside at 153 Stratton Drive, Charleston, SC
2. I am a single mother with minor children who reside with me at the subject property.
3. I acknowledge that a judgment for possession and writ of ejection have issued. I am not attempting to relitigate the eviction.
4. I have an active rental-assistance application with Origin SC – Homeless Prevention Department, which has confirmed in writing that my application remains open and pending landlord documentation.
5. I have fully cooperated with the assistance program and promptly provided all required tenant information.
6. If evicted immediately, my children and I will have no alternative housing, resulting in homelessness.
7. I am requesting only a short, temporary stay to allow the assistance process to complete and to prevent irreparable harm.
8. I make this affidavit in good faith and under penalty of perjury.

FURTHER AFFIANT SAYETH NAUGHT.

Date: 2/26/2026

/s/ \_\_\_\_\_  
Kiana Sanders  
Defendant, Pro Se  
153 Stratton Drive  
Charleston, SC 29420  
Phone: (843) 224-0407  
[kianasanders87@gmail.com](mailto:kianasanders87@gmail.com)

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FORM 7  
PROOF OF SERVICE OF A NOTICE OF APPEAL

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

RECEIVED  
Feb 26 2026  
SC Court of Appeals

APPEAL FROM dorchester COUNTY  
Court of Common Pleas

1st circuit, Circuit Court Judge

Case No. 2026 - CP - 180 - 0042

CERTIFIED COPY  
2026 FEB 26 AM 11:27  
Dorothy Haskins  
CLERK OF COURT  
DORCHESTER COUNTY

Bprep sfr owner LLC

Appellant/Respondent,

Kiana Sanders

v.

Appellant/Respondent.

PROOF OF SERVICE

I certify that I have served the Notice of Appeal on Bprep sfr owner LLC by depositing  
(Name)  
a copy of it in the United States Mail, postage prepaid, on 2/26/2026, addressed to,  
(Date)  
1201 main st. 2nd floor  
Columbia SC 29201

Date: 2/26/2026

s/ Kiana Sanders  
Address: 153 Stratton dr.  
North Charleston SC 29420



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FORM 1  
NOTICE OF APPEAL IN A CIVIL CASE

RECEIVED

Feb 26 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

APPEAL FROM dorchester COUNTY  
Court of Common Pleas

1st circuit, Circuit Court Judge

Case No. 2026 - CP - 180 0042

bprep sfr owner llc

Appellant/Respondent,

kiana sanders

v.

Appellant/Respondent.

NOTICE OF APPEAL

kiana sanders appeals the order of the Honorable 1st circuit dated  
(Name) (Judge)

2/24/2026. Appellant received written notice of entry of this order on  
(Date)

2/26/2026

(Date)

Date: 2/26/2026

s/ \_\_\_\_\_

Name: kiana sanders

Address: 153 stratton drive  
charleston sc, 29420

Phone: (843) 224 - 0042

Email: kianasanders87@gmail.com

Appellant

Other Counsel of Record:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Respondent/Attorney for Respondent

*George W. Henderson*  
CLERK OF COURT  
DORCHESTER COUNTY

2026 FEB 26 AM 11:27

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