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Apr 23 2026

SC Court of Appeals

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

Case No.: 2026-CP-08-00297

Josetta Singleton, Tinarris Williams,
Jayla Singleton
Appellant/Defendant,
v.

AH4R Management-SC LLC
As agent for AMH Development, LLC,
Respondent/Plaintiff.

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN that the Appellant/Defendant, Josetta Singleton, Jayla Singleton and Tinarris Williams, hereby appeals to the Circuit Court of Berkeley County from the judgment entered in the Magistrate Court in favor of the Respondent/Plaintiff.

This appeal is made pursuant to the laws of the State of South Carolina governing appeals from Magistrate Court to the Circuit Court.

The grounds for this appeal include, but are not limited to, the following:

1. The Magistrate Court failed to properly consider material evidence presented by Appellant;
2. The judgment was against the weight of the evidence;
3. The court erred in its application of South Carolina landlord-tenant law;
4. Appellant was denied due process, including a full and fair opportunity to present evidence and defenses;
5. The court entered judgment despite the existence of disputed material facts;
6. The landlord failed to comply with obligations under the South Carolina Residential Landlord and Tenant Act, including habitability and repair issues.

Appellant respectfully requests that the Circuit Court review the record, reverse the judgment of the Magistrate Court, and grant such other relief as may be just and proper.

Respectfully submitted,

Josetta Singleton, Jayla Singleton, Tinarris Williams

Josetta Singleton
Jayla Singleton
Tinarris Williams
Pro Se Appellant
129 Anthurium Drive
Summerville, SC 29486
843-539-9538
843-539-6250

843-739-8717
singletonjosetta02@gmail.com
Emonw32@gmail.com
Jalayasingleton69@gmail.com

Date: 4/23/2026

CERTIFICATE OF SERVICE

I certify that a copy of this Motion has been served upon the Respondent or their attorney by []
U.S. Mail [] Hand Delivery [x] Email on this 23 day of April, 2026.

Josetta Singleton
Jayla Singleton
Tinarris Williams

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SC Court of Appeals

FORM 1
NOTICE OF APPEAL IN A CIVIL CASE

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM Berkeley COUNTY
Court of Common Pleas

Honorable Maite Murphy Circuit Court Judge

Case No. 2026 - CP - 08 - 00297

Joetta Singleton, Tinarris Williams
Jayla Singleton

Appellant/Respondent,

v.

AMR Management - SC, LLC
Ob agent for AMR Development LLC

Appellant/Respondent.

NOTICE OF APPEAL

Joetta Singleton
Tinarris Williams
Jayla Singleton
(Name)

appeals the order of the Honorable Maite Murphy dated
(Judge)

3/3/2026
(Date)

Appellant received written notice of entry of this order on

4/22/2026
(Date)

Date: 4/22/2026

Joetta Singleton
Tinarris Williams
Jayla Singleton
Tinarris Williams

Name: Jayla Singleton

Address: 129 Anthurium Drive

Summerville, SC 29886

Phone: (843) 539-9538 (843) 739-8717

Email: Singleton.Joetta02@gmail.com

Appellant Emanuela@gmail.com
JaylaSingleton18@gmail.com

Other Counsel of Record:
Name: Mark Goodard
Address: 1901 Main Street Suite 900
Columbia SC 29201
Phone: (803) 207-4374
Respondent/Attorney for Respondent

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SC Court of Appeals

STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

Joseetta Singleton, Tinarris Williams
Jayla Singleton
Appellant,

v.

Ah4R Management-Sc, LLC as agent for
AMH Development, LLC,
Respondent,

Appellate Case No.: 2026-CP-08-00297
Lower Court Case No.: 2025CV0810606094

NOTICE OF APPEAL

PLEASE TAKE NOTICE that the Appellant, Joseetta Singleton, Jayla Singleton, and Tinarris Williams, hereby appeals to the South Carolina Court of Appeals from the judgment entered against her in the Magistrate Court for Berkeley County.

1. ORDER APPEALED FROM

This appeal is taken from the final judgment for possession entered on or about **4/22/2026**, granting possession of the premises to the Respondent.

2. GROUNDS FOR APPEAL

This appeal is based on, but not limited to, the following grounds:

1. **Error in Consideration of Evidence**
The trial court failed to properly consider material evidence, including payment history and disputed ledger charges.
2. **Due Process Violations**
The Appellant was denied a meaningful opportunity to be heard and to present evidence, in violation of the **Due Process Clause**.

3. **Erroneous Calculation of Amount Owed**

The judgment was based on an inaccurate and inflated balance that includes excessive attorney fees and improper late fees.

4. **Ledger Inaccuracies**

The Respondent's ledger failed to accurately reflect payments made by the Appellant, resulting in a misleading appearance of nonpayment.

5. **Other Errors to Be Shown Upon Review of the Record**

Appellant reserves the right to raise additional issues upon full review of the record.

3. RELIEF REQUESTED

Appellant respectfully requests that the appellate court:

1. Reverse the judgment for possession;
 2. Remand the case for further proceedings;
 3. Grant such other relief as the Court deems just and proper.
-

4. TRANSCRIPT / RECORD

Appellant will request preparation of the record and transcript, if applicable, in accordance with the South Carolina Appellate Court Rules.

Respectfully submitted,

Josetta Singleton
Jayla Singleton
Tinarris Williams
129 Anthurium Drive
Summerville, SC 29486
843-539-9538, 843-539-6250
843-739-8717

Date: 4/22/2026

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Apr 23 2026

SC Court of Appeals

CERTIFICATE OF SERVICE

I certify that a copy of this Notice of Appeal has been served upon the Respondent or Respondent's counsel by [mail/email/hand delivery] on this 22 day of April, 2026.

Joetta Singleton, Jayla Singleton, Tinarris Williams
Joetta Singleton
Jayla Singleton
Tinarris Williams

ORDER DENYING APPEAL

FINDINGS OF FACT

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SC Court of Appeals

FORM 7
PROOF OF SERVICE OF A NOTICE OF APPEAL

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM Berkeley COUNTY
Court of Common Pleas

Honorable Maite Murphy, Circuit Court Judge

Case No. 2026 - CP - 08 - 00271

Joseph Singleton, Tinamis Williams
Jayla Singleton

Appellant/Respondent,

v.

AH4R management-SC LLC
AS agent for AMH Development LLC

Appellant/Respondent.

PROOF OF SERVICE

I certify that I have served the Notice of Appeal on Mark Goodard by depositing
(Name)
a copy of it in the United States Mail, postage prepaid, on 4/17/2026, addressed to,
(Date)

1901 Main Street Suite 900 Columbia SC 29201

Date: 4/22/2026

Joseph Singleton
s/ Jayla Singleton Tinamis Williams
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SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM Berkeley COUNTY
Court of Common Pleas

Honorable Mark Murphy, Circuit Court Judge

Case No. 2026 - CP - 01 - 00297

Joceta Singleton, Timmie Williams
Jayla Singleton

Appellant/Respondent,

v.

AHR management-SC, LLC
as agent for AHR Development, LLC

Appellant/Respondent.

PROOF OF SERVICE

I certify that I have served the Notice of appeal on Berkeley County
(Document) (Name) Circuit Court by depositing
a copy of it in the United States Mail, postage prepaid, on 4/23/2026, addressed to,
(Date)

300-B California Avenue Moncks Corner, SC 29461

Date: 4/23/2026

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s/ Jayla Singleton Timmie Williams
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