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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

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

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

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EMERGENCY MOTION TO STAY WRIT OF EJECTMENT PENDING APPEAL TO THE  
SOUTH CAROLINA COURT OF APPEALS

COMES NOW the Appellant, Josetta Singleton, Tinarris Williams and Jayla Singleton, pro se, and respectfully moves this Honorable Court for an immediate stay of any Writ of Ejectment and all eviction enforcement proceedings pending resolution of the currently pending appeal before the South Carolina Court of Appeals.

This Motion is necessary to preserve the status quo, protect this Court's jurisdiction, and prevent irreparable harm.

I. PROCEDURAL STATUS

1. A judgment of possession was entered against Appellant in Magistrate Court;
2. Appellant timely appealed and has an active appeal pending before the South Carolina Court of Appeals;
3. Appellant has filed (or is filing) an Emergency Motion to Stay with the Court of Appeals;
4. Despite the pending appeal, eviction enforcement is imminent.

II. BASIS FOR EMERGENCY STAY

A. Irreparable Harm

Execution of a Writ of Ejectment will result in immediate loss of housing, displacement, and disruption of Appellant's life. Such harm is irreparable and cannot be remedied by monetary damages.

B. Preservation of Appellate Jurisdiction

If eviction proceeds, the appeal before the Court of Appeals will be rendered moot because Appellant will lose possession before appellate review is completed.

### C. Substantial Issues on Appeal

The appeal raises serious and substantial issues, including:

- Failure of the trial court to consider material evidence;
- Due process violations;
- Disputed rent and fee calculations;
- Landlord failure to address habitability concerns, including repair issues and alleged mold/microbial conditions.

### D. Balance of Equities

The harm to Appellant is severe and immediate, while Respondent's interests are financial and can be protected through monetary remedies.

### III. LEGAL AUTHORITY

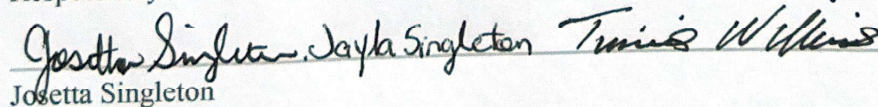
This Court retains authority to stay enforcement of its judgment to preserve the status quo pending appellate review and to prevent mootness of an active appeal before a higher court.

### IV. REQUEST FOR RELIEF

WHEREFORE, Appellant respectfully requests that this Court:

1. Immediately stay execution of any Writ of Ejectment;
2. Stay all eviction enforcement proceedings;
3. Maintain the status quo pending resolution of the appeal before the South Carolina Court of Appeals;
4. Grant such other relief as the Court deems just and proper;
5. Alternatively, set this matter for an emergency hearing on an expedited basis.

Respectfully submitted,



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Jayla Singleton  
Tinarris Williams  
Pro Se Appellant  
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Date: 4/23/2026

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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 [ ] Email on this 23 day of April, 2026.

*Josetta Singleton, Jayla Singleton, Tinarris Williams*

Josetta Singleton

Jayla Singleton

Tinarris Williams

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THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

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APR 17 2026

APPEAL FROM Berkeley COUNTY  
Court of Common Pleas

SC Court of Appeals

Honorable Maite Murphy, Circuit Court Judge

Case No. 2026 - CP 08 - 00297

FILED  
2026 APR 23 AM 9:29  
LEAH GUEBERT BOGREE  
CLERK OF COURT  
BERKELEY COUNTY, SC

American Homes 4 Rent

Appellant/Respondent,

v.

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Josetta Singleton, Timaris  
Williams, Jayla singleton

Appellant/Respondent. **Apr 23 2026**

SC Court of Appeals

PROOF OF SERVICE

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

1901 Main Street suite 100 Columbia, SC 29201

Date: 4/17/2026

s/ Josetta Singleton  
Address: 129 Antebellum Drive  
Summerville, SC 29486

cc: J.S.  
Berkeley County Circuit Court  
300-B California Avenue  
Moncks Corner, SC 29461

JSM