

RECEIVED

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

Josetta Singleton

Jayla Singleton

Tinarris Williams

RECEIVED

Apr 23 2026

SC Court of Appeals

RECEIVED

Apr 23 2026

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.

AMHR Management - SC, LLC
On agent for AMHR Development LLC

Appellant/Respondent.

NOTICE OF APPEAL

Joetta Singleton
Tinarris Williams
Jayla Singleton
(Name)

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

3/13/2026
(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
Name: Jayla Singleton
Address: 129 Anthurium Drive
Summerville, SC 29486
Phone: (843) 539-9538 (843) 739-8717
Email: Singleton Joetta 02@gmail.com
Emanuella@gmail.com
Appellant Jayla Singleton 68@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

RECEIVED

Apr 23 2026

SC Court of Appeals

**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

**Josetta 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, Josetta 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

RECEIVED

Apr 23 2026

CERTIFICATE OF SERVICE

SC Court of Appeals

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.

Josetta Singleton, Jayla Singleton, Tinarris Williams
Josetta Singleton
Jayla Singleton
Tinarris Williams

ORDER DENYING APPEAL

FINDINGS OF FACT

RECEIVED

Apr 23 2026

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 - 00297

Joseph Singleton, Timaris Williams
Jayla Singleton

Appellant/Respondent,

v.

Atty 4R 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 Timaris Williams
Address: 129 Anthurium Drive
Summerville, SC 29486
(843) 539-9539 (843) 539-6250
(843) 739-8717

RECEIVED

Apr 23 2026

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

Jocetta Singleton, Timaris Williams
Jayla Singleton

Appellant/Respondent,

v.

AH4R management-SC, LLC
as agent for AH4R Development, LLC

Appellant/Respondent.

PROOF OF SERVICE

I certify that I have served the Notice of appeal on Berkeley County by depositing
(Document) (Name)
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

Jocetta Singleton
s/ Jocetta Singleton Timaris Williams
Address: 129 Anthurium Drive
Summerville, SC 29486
(843) 539-9538, (843) 539-6250
(843) 739-8717