

File A Motion to transfer to the jury Roster

2026-CP-42-00934

204 Arrow Wood Spartanburg SC 29301 RD Apt 102

864-325-4193

STATE OF SOUTH CAROLINA COUNTY OF Spartanburg

Shanda Tate

APPELLANT(S)

315 Birchurn Dr Spartanburg SC 29301

VS.

864-580-7011

The Grove Apartments

RESPONDENT(S)

COMMON PLEAS CASE NUMBER
2026 CV 42/01 000514
MAGISTRATE CIVIL CASE NUMBER

IN THE COURT OF COMMON PLEAS

NOTICE OF CIVIL APPEAL

2026-02/23/2026

The plaintiff defendant (circle one), Shanda Tate hereby gives notice of appeal from the judgment of the magistrate's court in the above action, to the Circuit Court of Common Pleas, in the county of Spartanburg.

This notice of appeal is made subsequent to personal notice of the judgment which was received on the 23 day of February, 2026.

The appellant's exceptions to the judgment of the magistrate are set forth as follows:

I was blocked out of my residential portal to pay my rent. Every month to month my rent change for I never know how much my rent will be each month. I was blocked out of my portal because I made an environmental complaint about a water leak and mold.

Case 2026-02/23/2026

RECEIVED
May 21 2026
SC Court of Appeals

Dated: 2/23/2026
Shanda Tate
Appellant (or his attorney)

CLERK OF COURT
SPARTANBURG COUNTY
SOUTH CAROLINA

2026 FEB 23 PM 4:12

FILED

REQUEST CASE(S)

DATE: 05-19-2026

CASE# 2026 CV 42101-00514 CASE NAME SREIT Grove Veridian LLC, Dba The Grove VS Bernard Logan, Shanda Tate

CASE# _____ CASE NAME _____

CASE# _____ CASE NAME _____

CASE# _____ CASE NAME _____

CASE# _____ CASE NAME _____

CASE# _____ CASE NAME _____

CASE# _____ CASE NAME _____

CASE# _____ CASE NAME _____

REQUESTED BY [Signature] NUMBER 864-325-4193
Shanda Tate

Spartanburg Magistrate

Judge : Quenton Michael Wood

180 Magnolia Street

Spartanburg, SC 29306

Phone:(864) 596-2564 Fax:(864) 596-3622

Received From: Logan, Shanda Tate, Bernard
204 Arrow Wood Road, Apt 102
Spartanburg, SC 29301

Date: 2/25/2026

Receipt #: 9860334

Clerk: c42alatour

Paying for: Self

Transaction Type: Escrow Paymen

Payment Type: Cash \$1,174.00

Total Paid: \$1,174.00

Reference #:

Comment:

Non-Refundable

2026-001070

You may check the status of your Spartanburg case at:

<http://www.sccourts.org/caseSearch/>

<u>Case #</u>	<u>Caption</u>	<u>Previous Balance</u>	<u>Amount Paid</u>	<u>Balance Due</u>
V4210100514	Sreit Grove Veridian Llc, DbA The Grove VS Bernard Logan, Shanda Tate	\$1,174.00	\$1,174.00	\$0.00
		\$1,174.00	\$1,174.00	\$0.00

Spartanburg Magistrate
Judge : Quanita Michael Wood
180 Magnolia Street
Spartanburg, SC 29306
Phone:(864) 596-2564 Fax:(864) 596-3622

Received From: Logan, Shanda Tate, Bernard
 204 Arrow Wood Road, Apt 102
 Spartanburg, SC 29301

Date: 3/2/2026
 Receipt #: 9860727
 Clerk: c42sparris

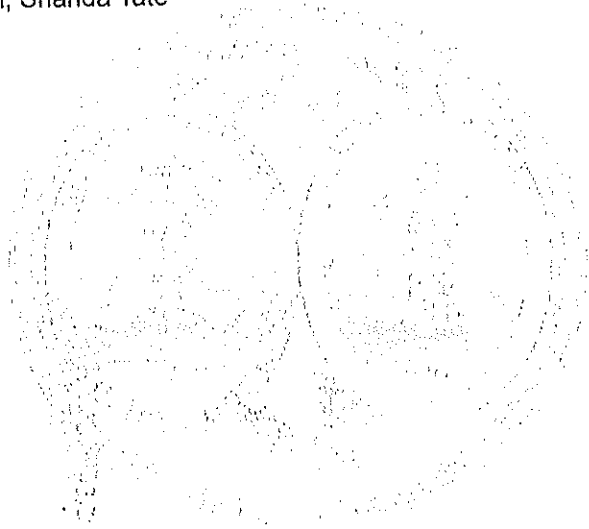
Case # 2026-001070

Paying for: Self
 Transaction Type: Escrow Paymen
 Payment Type: Cash \$1,174.00
 Total Paid: \$1,174.00

Reference #:
 Comment: Non-Refundable

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<http://www.sccourts.org/caseSearch/>

Case #	Caption	Previous Balance	Amount Paid	Balance Due
2026CV4210100514	Sreit Grove Veridian Llc, Db a The Grove VS Bernard Logan, Shanda Tate	\$1,174.00	\$1,174.00	\$0.00



Total Cases: 1	\$1,174.00	\$1,174.00	\$0.00
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Spartanburg Magistrate

Judge : Quenton Michael Wood

180 Magnolia Street

Spartanburg, SC 29306

Phone:(864) 596-2564 Fax:(864) 596-3622

Received From: Logan, Shanda Tate, Bernard
204 Arrow Wood Road, Apt 102
Spartanburg, SC 29301
Paying for: Sreit Grove Veridian Llc, DbA The
Transaction Type: Escrow Paymen
Payment Type: Cash \$1,174.00
Total Paid: \$1,174.00

Date: 4/ 1/2026
Receipt #: 9863865
Clerk: c42shyder

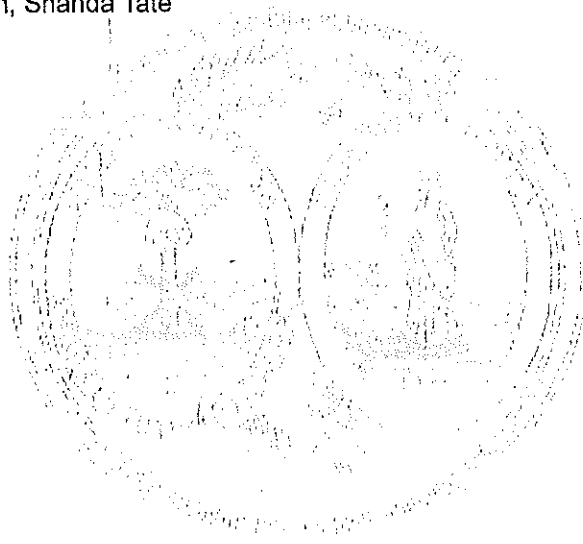
Reference #:
Comment:
Non-Refundable

Case # 2026-001370

You may check the status of your Spartanburg case at:

<http://www.sccourts.org/caseSearch/>

<u>Case #</u>	<u>Caption</u>	<u>Previous Balance</u>	<u>Amount Paid</u>	<u>Balance Due</u>
2026CV4210100514	Sreit Grove Veridian Llc, DbA The Grove VS Bernard Logan, Shanda Tate	\$1,174.00	\$1,174.00	\$0.00



Total Cases: 1 \$1,174.00 \$1,174.00 \$0.00

Case 2026-001070

Spartanburg County
Seventh Judicial Circuit

Public Index 2026-001070



[Spartanburg County Home Page](#) [South Carolina Judicial Department Home Page](#) [SC.GOV Home Page](#)

Switch View					
Sreit Grove Veridian Llc, Dba The Grove VS Bernard Logan, Shanda Tate					
Case Number:	2026CV4210100514	Court Agency:	Spartanburg Magistrate	Filed Date:	01/15/2026
Case Type:	Civil	Case Sub Type:	Rule to Vacate PS	File Type:	
Status:	Writ of Ejectment	Assigned Judge:	Wood, Quenton Michael		
Disposition:	Find for Plaintiff	Disposition Date:	02/05/2026	Disposition Judge:	Willingham, James D II
Original Source Doc:		Original Case #:			
Judgment Number:		Court Roster:			

Case Parties Judgments Tax Map Information Associated Cases Actions Financials						
Name	Description	Type	Motion Roster	Begin Date	Completion Date	Documents
Sreit Grove Veridian Llc, Dba The Grove	Writ Document Printed	Filing		05/01/2026-00:00		
Sreit Grove Veridian Llc, Dba The Grove	Escrow Payment	Filing		04/01/2026-15:03		
Logan, Shanda Tate, Bernard	Escrow Payment	Filing		03/02/2026-10:15		
Logan, Shanda Tate, Bernard	Escrow Payment	Filing		02/25/2026-10:16		
Sreit Grove Veridian Llc, Dba The Grove	Writ of Ejectment No Document	Filing		02/12/2026-14:59		
Sreit Grove Veridian Llc, Dba The Grove	Writ Document Printed	Filing		02/12/2026-00:00		
Sreit Grove Veridian Llc, Dba The Grove	Archived RTV	Filing		01/20/2026-00:00	02/05/2026-00:00	
Sreit Grove Veridian Llc, Dba The Grove	Archived RTV	Filing		01/20/2026-00:00	02/05/2026-00:00	
Sreit Grove Veridian Llc, Dba The Grove	RTV w/o Service Fee	Action		01/15/2026-10:33	02/05/2026-10:33	

2026-001070

Spartanburg County
Seventh Judicial Circuit
Public Index



[Spartanburg County Home Page](#) [South Carolina Judicial Department Home Page](#) [SC.GOV Home Page](#)

Switch View

Sreit Grove Veridian Llc, Dba The Grove VS Bernard Logan, Shanda Tate

Case Number:	2026CV4210100514	Court Agency:	Spartanburg Magistrate	Filed Date:	01/15/2026
Case Type:	Civil	Case Sub Type:	Rule to Vacate PS	File Type:	
Status:	Writ of Ejectment	Assigned Judge:	Wood, Quenton Michael		
Disposition:	Find for Plaintiff	Disposition Date:	02/05/2026	Disposition Judge:	Willingham, James D II
Original Source Doc:		Original Case #:			
Judgment Number:		Court Roster:			

Case Parties Judgments Tax Map Information Associated Cases Actions Financials

Summary

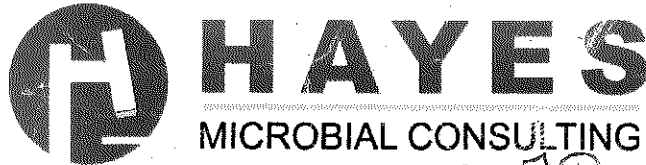
Fine/Costs:	\$3,562.00	Total Paid for fine/costs:	\$3,562.00	Balance Due:	\$0.00
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Costs

Description	Cost Code	Amount	Charge Action	Disbursed Amount
Civil Filing Fee County 44%/100%	CVFFCN	\$20.00		\$20.00
SCJD Filing Fee Other Summary \$10	SCJDFF	\$10.00		\$10.00
Escrow for Civil Case	ESCROW	\$1,174.00		\$1,174.00
Escrow for Civil Case	ESCROW	\$1,174.00		\$1,174.00
Escrow for Civil Case	ESCROW	\$1,174.00		\$1,174.00
Service Fee \$10	SRVFEE	\$10.00		\$10.00

Payments

Payment Date	Receipt Number	Entered By	Transaction Type Code	Payment Amount
04/01/2026	9863865	c42shyder	ES	\$1,174.00
03/02/2026	9860727	c42sparris	ES	\$1,174.00
02/25/2026	9860334	c42alatour	ES	\$1,174.00
02/12/2026	9858947	c42srobbin	CV	\$10.00
01/15/2026	9856345	c42alatour	CV	\$30.00



#26005725

2026-001070

Analysis Report prepared for

BioTek Environmental, Inc

534 St. Andrews Road
Suite A
Columbia, SC 29210-4580

Phone: (803) 750-3994

3 - TRB - 1020526
Tate, Shaunda

Collected: February 5, 2026
Received: February 6, 2026
Reported: February 6, 2026

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 3 samples by FedEx in good condition for this project on February 6th, 2026.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

All information provided to Hayes Microbial is confidential information relating to our customers and their clients. We will not disclose, copy, or distribute any information verbally or written, except to those designated by the customer(s). We take confidentiality very seriously. No changes to the distribution list will be made without the express consent of the customer.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.

Steve Hayes, BSMT(ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.



EPA Laboratory ID: VA01419



Lab ID: #188863

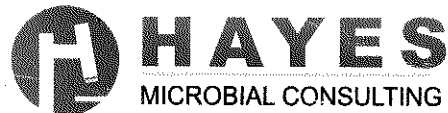


DPH License: #PH-0198

2026-001090

#1	Bio-Tape (1.00 cm2*)	Organism	Spore Estimate	Mycelial Estimate
B3318940 - K Cabinet		Pithomyces	Rare	ND
		Bipolaris Drechslera	Light	ND
		Curvularia	Rare	ND
		Ascospores	Moderate	ND
#2	Bio-Tape (1.00 cm2*)	Organism	Spore Estimate	Mycelial Estimate
B4407493 - Duct		Cladosporium	Very Heavy	Many
#3	Bio-Tape (1.00 cm2*)	Organism	Spore Estimate	Mycelial Estimate
B4099140 - HVAC		Cladosporium	Very Heavy	Many

* indicates data provided by the customer



Collected: Feb 5, 2026

Received: Feb 6, 2026

Reported: Feb 6, 2026

Project Analyst:

Andrew Shields, *[Signature]*

Date:

02 - 06 - 2026

Reviewed By:

Steve Hayes, BSMT *[Signature]*

Date:

02 - 06 - 2026

2026-0010-10

Spore Estimate		Percentages
ND	None Detected	0%
Rare	Less than 10 spores	< 1%
Light	10 - 99 spores	1-10%
Moderate	100 - 999 spores	11-25%
Heavy	1000 - 9999 spores	26-50%
Very Heavy	10000 or greater spores	51-100%

Mycelial Estimate	
ND	None Detected No active growth at site.
Trace	Very small amount of Mycelium Probably no active growth at site.
Few	Some Mycelium Possible active growth at site.
Many	Large amount of Mycelium Probable active growth at site.

2026-001070

Analyte Descriptions

Ascospores	Habitat:	A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.
	Health Effects:	Health affects are poorly studied, but many are likely to be allergenic.
Bipolaris Drechslera	Habitat:	They are found in soil and as plant pathogens. Can grow indoors on a variety of substrates.
	Health Effects:	They may be allergenic and are very commonly involved in allergic fungal sinusitis. They are opportunistic pathogens but occasionally infect healthy individuals, causing keratitis, sinusitis and osteomyelitis.
Cladosporium	Habitat:	One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.
	Health Effects:	A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.
Curvularia	Habitat:	They exist in soil and plant debris, and are plant pathogens.
	Health Effects:	They are allergenic and a common cause of allergic fungal sinusitis. An occasional cause of human infection, including keratitis, sinusitis, onychomycosis, mycetoma, pneumonia, endocarditis and disseminated infection, primarily in the immunocompromised.
Pithomyces	Habitat:	Common fungus isolated from soil, decaying plant material. Rarely found indoors.
	Health Effects:	Allergenic properties are poorly studied. No cases of infection in humans.

12-23-2025

2026-001070



2026-001070

To: Erika Estes & Grace Apartments

I, Shonda Jeter and Leonard Logan
 (writing) use this letter to inform
 you about mold in our Apt 204 / 102
 Brown Wood RD (Bedroom, Bathroom)
 We had expected back & cleaning
 restorations, Darryl had come out to
 do the mold inspection in December. Report
 of mold confirmed it was mold, and
 he also sent me pictures that he
 had taken of the mold. On December
 17, 2025 Albert came to the office to
 inform you about the mold issue, but
 you told him you got someone to
 handle the mold issues. My son and
 I have been getting sick from the
 mold. I have a mother who been
 wanting to come spend time with us
 for the holidays, but she has blood
 cancer. My mother can not because
 of the toxic mold. We need the
 resolve very soon. Mold is very dangerous.
 No one has reached out to me since
 Albert informed you about the mold.

Shonda Jeter
 Leonard Logan
 12/23/2025



Spartanburg County Building Codes

366 N Church St, Suite 500

Spartanburg, SC 29303

Notice of Violation and Order (LANDTENANT-0126-0425)

Shanda Tate, Tenant
204 ARROW WOOD RD 102
SPARTANBURG, SC 29301

2026-001090

Description of Property Cited for Violation(s): Main Parcel Number: 6-20-02-119.00 - 204 ARROW WOOD RD 102 SPARTANBURG, SC 29301

Violation: 504.1 General CPM - General

Description: Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition

Corrective Action:

Compliance Date: 02/11/2026

Violation: 504.3 - Plumbing System Hazards - 504.3 - Plumbing System Hazards

Description: Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Corrective Action:

Compliance Date: 02/11/2026

YOU ARE HEREBY NOTIFIED AND ORDERED to correct the Code and Ordinance violation(s) at the property cited herein within 20 days of this **Notice and Order**. If you do not correct the violation(s) within 20 days, a Summons will be issued for you to stand trial in Spartanburg County Magistrate's Court. It shall be unlawful for the owner to transfer ownership or dispose of the structure in violation until compliance or code official has authorized transfer. Owner must obtain required permit for repair or demolition

Notice of pending tax lien: If the notice of violation is not complied with, Spartanburg County shall institute the appropriate proceeding at the law or in equity or restrain, correct or abatesuch violation, or require the removal or termination of the unlawful occupancy of the structure in violation. Any action taken by Spartanburg County shall be charged against the real estate upon such which the structure is located and shall be a lien upon such real estate.

Right to Appeal: You have the right to file an appeal within 20 days of this Notice and Order. An application for appeal must be written and shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. Appeals should be mailed to Spartanburg County Building Codes Department 366 N Church St, Suite 500 Spartanburg, SC 29303

It is so Ordered on this date: 01/23/2026

Michael Heatherly

Codes Enforcement Officer

864-562-4366

Contact Phone Number