

**Subject: Emergency Motion to Stay Enforcement and Leave to Supplement the Record
Case No. 2026CP2100023**

IN THE COURT OF APPEALS OF SOUTH CAROLINA

Regina Ford, Appellant

v.

Zack Alleyne, Respondent

Appeal From Florence County

Honorable George M. McFaddin, Jr.

Case No. 2026CP2100023

RECEIVED

May 26 2026

SC Court of Appeals

**EMERGENCY MOTION TO STAY ENFORCEMENT AND FOR LEAVE TO SUPPLEMENT
RECORD**

COMES NOW Appellant Regina Ford, appearing Pro Se, and respectfully moves for an Emergency Stay of Enforcement pending appeal and for Leave to Supplement the Record and states:

Background and Occupancy History

1. In approximately May 2021, Appellant and Respondent began searching for commercial property for business purposes.
2. In June 2021, Appellant began occupying commercial space located at 392 West Evans Street, Florence, South Carolina.
3. At the beginning of occupancy, total rent for the property was approximately \$1,100.
4. Multiple occupants contributed toward rent obligations:

Wallace: \$350 monthly

Derell: \$750 monthly

Regina Ford: \$550 monthly

5. Appellant paid a deposit in approximately June 2021 and additionally contributed toward utility deposit expenses.
6. Appellant states that 1 month of rent was paid in advance in the beginning of 2025 to stay ahead and prevent late payments.
7. Appellant originally occupied approximately 1/3 of the building and later downsized to just the back-office area under modified occupancy arrangements.



8. Appellant states that the larger office area previously occupied by Appellant is currently occupied by 2 additional tenants.
9. Appellant submits communications reflecting ongoing discussions regarding office changes and space modifications, including discussions regarding moving Appellant into hallway and back-office private area and construction of walls and office changes.

Payment History and Course of Dealing

10. Appellant disputes allegations that Appellant missed 5 to 6 months of rent and states that only partial communications and payment information were presented.
11. Appellant acknowledges late payments but states such matters were discussed between the parties and were addressed and resolved.
12. Appellant submits communications reflecting discussions regarding payment timing, cash advance and accommodation.

Procedural History

14. Appellant states that an eviction action filed during October 2025 was dismissed without prejudice. Appellant further states that the action involved allegations concerning month-to-month occupancy and historical late payment issues which Appellant understood had previously been addressed and resolved through the parties' ongoing lease arrangements, continued occupancy, and payment practices. Appellant understood earlier payment concerns to have been resolved through continuing occupancy and payment arrangements.
15. A later eviction action involved allegations concerning nonpayment of November rent.
16. Appellant prepared a defense specifically addressing the November rent issue.
17. During proceedings, substantial emphasis was later placed upon historical payment allegations from prior periods.
18. Appellant states that Respondent submitted a Letter to the Judge dated May 8, 2026 and Appellant states Appellant did not receive that submission before the Court entered its ruling.
19. Appellant therefore did not have an opportunity to review, explain, or respond to the contents of that submission.

Request for Relief

WHEREFORE Appellant respectfully requests:

A. Immediate Stay of Enforcement pending appeal

B. Leave to supplement the record with:

- payment records
- text messages
- emails
- photographs
- videos
- lease communications
- additional supporting exhibits

C. Such other relief as this Court deems just and proper.

Respectfully submitted,

Regina Ford

703 A Mechanics Street

Florence, SC 29506

803.518.0320

reginacford@gmail.com

Signature: Regina C Ford

Date: 5-22-20

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)
)
)
)
)

2025CV2110105820
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT

Zack Alleyne
392 W Evans St
Florence, SC 29501
(843) 252-5482

RECEIVED

May 26 2026

SC Court of Appeals

PLAINTIFF(S)

Vs
Regina Ford
392 W. Evans Street
Florence, SC 29506

DEFENDANT(S)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

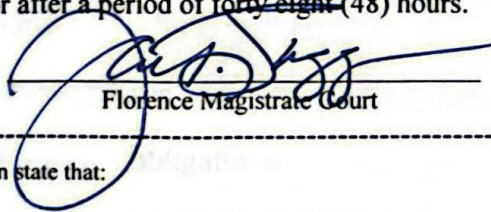
Upon Judgment of this Court, rendered on the 20th day of May, 2026, you are hereby Ordered to proceed to the premises located at **392 W Evans St
Florence, SC 29506.**

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them they have **twenty four (24) hours to voluntarily vacate the premises. If the premises appear unoccupied and no one responds to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.**

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, a deputy sheriff may enter the premises Wednesday, May 27, 2026 at or after 10:00 am using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall **remove from the premises any occupants and all items of personal property found on the premises. Such property may be deposited beside the public street or roadway.** All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty eight (48) hours.

May 20, 2026


Florence Magistrate Court

_____, being duly sworn state that:

I personally served a copy of this Writ on _____, an occupant of the rental unit

On 5-21 2026, at 0645 the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premise.

On _____ 20____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.

Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.

The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.

Informed by Plaintiff that case is settled.

Date: _____, 20____

Sheriff/Deputy Sheriff/Constable