

STATE OF SOUTH CAROLINA

COUNTY OF Dorchester County

Shawanna Odum

FILED-RECORDED
2025 NOV 19 AM 9:19

vs.

CHERYL GRAHAM
CLERK OF COURT
DORCHESTER COUNTY

Coastal Carolina Property Management

Defendant(s)

IN THE COURT OF COMMON PLEAS

CIVIL ACTION COVERSHEET

____-CP-____-

2025-CP-18-2649

Submitted By: Shawanna Odum
Address: 134 Uden Dr Apt B
Summerville SC 29483

SC Bar #: _____
Telephone #: 813-562-7837
Fax #: _____
Other: _____
E-mail: Shawanna-odum30@gmail.com

NOTE: The coversheet and information contained herein neither replaces nor supplements the filing and service of pleadings or other papers as required by law. This form is required for the use of the Clerk of Court for the purpose of docketing cases that are NOT E-Filed. It must be filled out completely, signed, and dated. A copy of this coversheet must be served on the defendant(s) along with the Summons and Complaint. This form is NOT required to be filed in E-Filed Cases.

DOCKETING INFORMATION (Check all that apply)

*If Action is Judgment/Settlement do not complete

RECEIVED
May 26 2026
SC Court of Appeals

- JURY TRIAL demanded in complaint. NON-JURY TRIAL demanded in complaint.
- This case is subject to ARBITRATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
- This case is subject to MEDIATION pursuant to the Court Annexed Alternative Dispute Resolution Rules.
- This case is exempt from ADR. (Certificate Attached)

NATURE OF ACTION (Check One Box Below)

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Contracts
<input type="checkbox"/> Constructions (100)
<input type="checkbox"/> Debt Collection (110)
<input type="checkbox"/> General (130)
<input type="checkbox"/> Breach of Contract (140)
<input type="checkbox"/> Fraud/Bad Faith (150)
<input type="checkbox"/> Failure to Deliver/Warranty (160)
<input type="checkbox"/> Employment Discrim (170)
<input type="checkbox"/> Employment (180)
<input type="checkbox"/> Other (199) _____
<input type="checkbox"/> Inmate Petitions
<input type="checkbox"/> PCR (500)
<input type="checkbox"/> Mandamus (520)
<input type="checkbox"/> Habeas Corpus (530)
<input type="checkbox"/> Other (599) _____ | <input type="checkbox"/> Torts - Professional Malpractice
<input type="checkbox"/> Dental Malpractice (200)
<input type="checkbox"/> Legal Malpractice (210)
<input type="checkbox"/> Medical Malpractice (220)
Previous Notice of Intent Case #
20____-____-_____
<input type="checkbox"/> Notice/ File Med Mal (230)
<input type="checkbox"/> Other (299) _____
<input type="checkbox"/> Administrative Law/Relief
<input type="checkbox"/> Reinstate Drv. License (800)
<input type="checkbox"/> Judicial Review (810)
<input type="checkbox"/> Relief (820)
<input type="checkbox"/> Permanent Injunction (830)
<input type="checkbox"/> Forfeiture-Petition (840)
<input type="checkbox"/> Forfeiture-Consent Order (850)
<input type="checkbox"/> Other (899) _____ | <input type="checkbox"/> Torts - Personal Injury
<input type="checkbox"/> Conversion (310)
<input type="checkbox"/> Motor Vehicle Accident (320)
<input type="checkbox"/> Premises Liability (330)
<input type="checkbox"/> Products Liability (340)
<input type="checkbox"/> Personal Injury (350)
<input type="checkbox"/> Wrongful Death (360)
<input type="checkbox"/> Assault/Battery (370)
<input type="checkbox"/> Slander/Libel (380)
<input type="checkbox"/> Other (399) _____
<input type="checkbox"/> Judgments/Settlements
<input type="checkbox"/> Death Settlement (700)
<input type="checkbox"/> Foreign Judgment (710)
<input type="checkbox"/> Magistrate's Judgment (720)
<input type="checkbox"/> Minor Settlement (730)
<input type="checkbox"/> Transcript Judgment (740)
<input type="checkbox"/> Lis Pendens (750)
<input type="checkbox"/> Transfer of Structured Settlement Payment Rights Application (760)
<input type="checkbox"/> Confession of Judgment (770)
<input type="checkbox"/> Petition for Workers Compensation Settlement Approval (780)
<input type="checkbox"/> Incapacitated Adult Settlement (790)
<input type="checkbox"/> Other (799) _____ | <input type="checkbox"/> Real Property
<input type="checkbox"/> Claim & Delivery (400)
<input type="checkbox"/> Condemnation (410)
<input type="checkbox"/> Foreclosure (420)
<input type="checkbox"/> Mechanic's Lien (430)
<input type="checkbox"/> Partition (440)
<input type="checkbox"/> Possession (450)
<input type="checkbox"/> Building Code Violation (460)
<input type="checkbox"/> Other (499) _____
<input type="checkbox"/> Appeals
<input type="checkbox"/> Arbitration (900)
<input checked="" type="checkbox"/> Magistrate-Civil (910)
<input type="checkbox"/> Magistrate-Criminal (920)
<input type="checkbox"/> Municipal (930)
<input type="checkbox"/> Probate Court (940)
<input type="checkbox"/> SCDOT (950)
<input type="checkbox"/> Worker's Comp (960)
<input type="checkbox"/> Zoning Board (970)
<input type="checkbox"/> Public Service Comm. (990)
<input type="checkbox"/> Employment Security Comm (991)
<input type="checkbox"/> Other (999) _____ |
|---|--|---|--|

Submitting Party Signature: Shawanna Odum

Date: 11/19/2025

Note: Frivolous civil proceedings may be subject to sanctions pursuant to SCRPC, Rule 11, and the South Carolina Frivolous Civil Proceedings Sanctions Act, S.C. Code Ann. §15-36-10 et. seq.

Effective January 1, 2016, Alternative Dispute Resolution (ADR) is mandatory in all counties, pursuant to Supreme Court Order dated November 12, 2015.

SUPREME COURT RULES REQUIRE THE SUBMISSION OF ALL CIVIL CASES TO AN ALTERNATIVE DISPUTE RESOLUTION PROCESS, UNLESS OTHERWISE EXEMPT.

Pursuant to the ADR Rules, you are required to take the following action(s):

1. The parties shall select a neutral and file a "Proof of ADR" form on or by the 210th day of the filing of this action. If the parties have not selected a neutral within 210 days, the Clerk of Court shall then appoint a primary and secondary mediator from the current roster on a rotating basis from among those mediators agreeing to accept cases in the county in which the action has been filed.
2. The initial ADR conference must be held within 300 days after the filing of the action.
3. Pre-suit medical malpractice mediations required by S.C. Code §15-79-125 shall be held not later than 120 days after all defendants are served with the "Notice of Intent to File Suit" or as the court directs.
4. Cases are exempt from ADR under ADR Rule 3(b) upon the following grounds:
 - a. Special proceeding, or actions seeking extraordinary relief such as mandamus, habeas corpus, or prohibition;
 - b. Requests for temporary relief;
 - c. Appeals;
 - d. Post Conviction relief matters;
 - e. Contempt of Court proceedings;
 - f. Forfeiture proceedings brought by governmental entities;
 - g. Mortgage foreclosures; and
 - h. Cases that have been previously subjected to an ADR conference, unless otherwise required by Rule 3 or by statute.
5. Cases may also be exempt from ADR under ADR Rule 3(c) upon motion to and approval by the court.
6. In cases not subject to ADR, the Chief Judge for Administrative Purposes, upon the motion of the court or of any party, may order a case to mediation.
7. Application of a party to be exempt from payment of neutral fees due to indigency should be filed with the Clerk of Court prior to the scheduling of the ADR conference.

Please Note: You must comply with the Supreme Court Rules regarding ADR. Failure to do so may affect your case or may result in sanctions.

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STATE OF SOUTH CAROLINA)
CHERYL GRAHAM)
CLERK OF COURT)
DORCHESTER COUNTY)
COUNTY OF Dorchester)
Shawanna Odum)
APPELLANT(S))

COMMON PLEAS CASE NUMBER
2025 CV 1810305243
MAGISTRATE CIVIL CASE NUMBER

IN THE COURT OF COMMON PLEAS

VS.

NOTICE OF CIVIL APPEAL

May 26 2026

Coastal Carolina Property Management
RESPONDENT(S)

SC Court of Appeals

The plaintiff defendant (circle one), Shawanna Odum 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 Dorchester.

This notice of appeal is made subsequent to personal notice of the judgment which was received on the 11 day of NOVEMBER, 2025.

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

I felt like i was set to take anything just to move fwd i fell like as a single mom coming out of an abusive relationship starting over with everything she told me i gave her my last breath out to her many times about things needing to be fix (water damage, my things ceiling fall on my child from a bad leak that was patch up) Im just wanting time to kind something with holiday coming up it hard to find things. She never cared only about the money when i said it fell on my child she did was ask about money which was never a issue. i explain to her what happen to i money she still didnt care my child was in the hospital reach out her her personal was personal things about her Nothing!

Dated: 11/19/2025

Shawanna Odum
Appellant (or his attorney)

STATE OF SOUTH CAROLINA
COUNTY OF Dorchester

2025-CV-1816 305243

CIVIL CASE NUMBER

Coastal Carolina Property
Plaintiff(s)

IN THE MAGISTRATE'S COURT

v.

2025 NOV 19 AM 9:19

CONSENT ORDER

Shawanna Odum
Defendant(s)

CHERYL GRAHAM
CLERK OF COURT
DORCHESTER COUNTY

2025-CP-18-2649

COPY

The matter was scheduled for a hearing before this Court on November 14, 2025 at 9:00 am/pm

Prior to the hearing, the parties reached the agreement set forth below and request that the Court enter this Consent Order and identify the disposition of the matter as "Civil Settled" on the Public Index.

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SC Court of Appeals

1. SPECIFIC TERMS OF THE AGREEMENT

1. Defendant(s) shall pay Plaintiff(s) \$3,300.00 by 5:00 am/pm on November 17, 2025 and
2. Defendant(s) shall pay Plaintiff(s) \$ _____ by _____ am/pm on _____, 2025 and
3. Defendant(s) shall pay Plaintiff(s) \$ _____ by _____ am/pm on _____, 2025 and
4. Defendant(s) shall pay Plaintiff(s) \$ _____ by _____ am/pm on _____, 2025 and
5. Defendant(s) shall pay Plaintiff(s) \$ _____ by _____ am/pm on _____, 2025

AND/OR

Defendant(s) shall voluntarily vacate the premises, removing all personal property, by 5:00 am/pm on November 29, 2025, returning any keys or other access devices by delivering them as follows:
Leave on kitchen counter.

Other terms:

Defendant also has the option to voluntarily vacate by 5:00 pm on November 17, 2025. Payment in Certified Funds only

2. GENERAL TERMS OF THE AGREEMENT

- A. Should Defendant(s) fully comply with the terms of this Order, Plaintiff (s) shall file a dismissal of this action without prejudice and/or take any steps required by the Court to dispose of the case as "Civil Settled."
- B. Should Defendant(s) fail to fully comply with the terms of this Order, the Plaintiff(s) may apply for a writ of ejectment on Nov 18, 2025, November 18^{MSP}, 2025, December 1, 2025, _____, 2025, or _____, 2025 at 9:00 am/pm and this Court may reopen the matter to enter a judgment for possession against Defendant(s) and issue a writ without further hearing or trial.
- C. All parties to this Order agree that any scanned, emailed or other digital facsimile of their respective signature(s) on this Order shall be deemed by all parties as an original and adequate for presentation to the Court.
- D. All parties to this Order agree to the use of this Consent Order in lieu of a voluntary Warrant of Ejectment.

BY CONSENT, IT IS SO ORDERED.

This 14 day of November, 2025

WE SO CONSENT:

Manali Ruch
Plaintiff(s)

Attorney for Plaintiff(s), Attorney Bar #

The Honorable Presiding Magistrate Judge

[Signature]
Defendant(s)

[Signature] 102417
Attorney for Defendant(s), Attorney Bar #