

STATE OF SOUTH CAROLINA

In the Court of Appeals

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas

The Honorable Maite Murphy
Circuit Court Judge

Appellate Case No. 2025-001651

Hill Family 2008 Trust and Yvonne Herold, Trustee, Respondents,

v.

Teresa Hill, Appellant.

**EXHIBITS TO RESPONDENTS' RENEWED
MOTION TO DISMISS APPEAL**

Exhibit	Description	Page
A	Court of Appeals Order dated November 19, 2025	01
B	Circuit Court Order Granting Respondents' Motion to Require Bond and/or Enforce Ejectment, dated April 9, 2026	03
C	Circuit Court Order Denying Appellant's Motion to Reconsider, dated May 11, 2026	10
D	Court of Appeals Order Denying Appellant's Petition for Supersedeas and Emergency Motion for Stay, dated May 18, 2026	21
E	Supreme Court of South Carolina Order, dated May 27, 2026	23
F	Appellant's Second Notice of Appeal, dated May 20, 2026	25
G	Letter from the Clerk of the Court of Appeals regarding consolidation of the notices of appeal, dated May 26, 2026	29
H	Deficiency letter from the Clerk of the Court of Appeals, dated May 26, 2026	30

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SC Court of Appeals

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I	Deficiency letter from the Clerk of the Court of Appeals, dated June 30, 2026	31
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Exhibit A

The South Carolina Court of Appeals

Hill Family Trust 2008 of Arizona, and Yvonne Herold,
Respondents,

v.

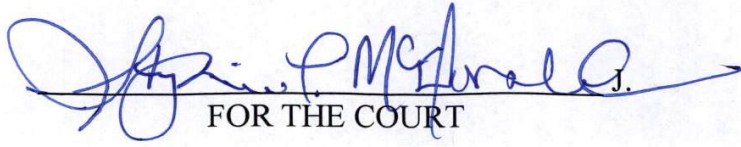
Teresa Hill, Appellant.

Appellate Case No. 2025-001651

ORDER

On September 19, 2025, Respondents moved to dismiss the appeal and enforce ejectment on the grounds Appellant failed to post the statutorily-required bond to maintain an appeal pursuant to section 27-37-130 of the South Carolina Code (2007), ejectment orders are not stayed on appeal, and Appellant has refused to vacate the property. In the alternative, Respondents request Appellant be required to immediately post a bond in the amount of \$720,000. Appellant did not file a return.

After careful consideration, we deny Respondent's motion to dismiss the appeal and enforce ejectment. *Compare* S.C. Code Ann. § 27-40-800(f)(1) (2007) ("Upon appeal to the Supreme Court or to the court of appeals, it is sufficient to stay execution of a judgment for ejectment that the tenant sign an undertaking that he will pay to the landlord the amount of rent, determined by order of the judge of the circuit court, as it becomes due periodically after judgment was entered. The judge of the court having jurisdiction shall order stay of execution upon the undertaking.") *with* § 27-37-130 (providing (1) an appeal to the circuit court in an ejectment case will not stay ejectment unless the tenant shall give an appeal bond and (2) if the tenant fails to file the bond within five days after service of the notice of appeal the appeal shall be dismissed by the "trial magistrate."). Further, we deny Respondent's alternative request for Appellant to post a bond because consideration of a bond—or the lack of a bond—is a motion more properly made to the circuit court.


FOR THE COURT

Columbia, South Carolina

FILED
Nov 19 2025

cc:

Teresa Zachry Hill, Esquire

Daniel Scott Slotchiver, Esquire

Anna Elizabeth Richter, Esquire

Jesse Sanchez, Esquire

Exhibit B

ELECTRONICALLY FILED - 2026 Apr 09 3:53 PM - CHARLESTON - COMMON PLEAS - CASE#2025CP1001379

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	FOR THE NINTH JUDICIAL CIRCUIT
COUNTY OF CHARLESTON	)	CASE NO.: 2025-CP-10-01379
	)	
HILL FAMILY 2008 TRUST,	)	
YVONNE H. HEROLD, TRUSTEE,	)	
Respondent/Plaintiff,	)	
	)	ORDER GRANTING RESPONDENTS'
vs.	)	MOTION TO REQUIRE BOND
	)	AND/OR ENFORCE EJECTMENT
TERESA K. ZACHRY, fka, TERESA Z. HILL,	)	
Appellant/Defendant.	)	

THIS MATTER comes before the Court for a hearing on March 23, 2026, upon the Respondents', the Hill Family 2008 Trust, Yvonne H. Herold, Trustee, (hereinafter "Respondents") Motion to Require Appellant to Post a Bond and/or Enforce Ejectment. Present at the hearing were the following: Anna E. Richter, Esq., and Daniel S. Slotchiver, Esq., counsel for the Respondents; the Respondents, the Hill Family 2008 Trust, Yvonne H. Herold, Trustee; and Appellant Teresa K. Zachry, fka Teresa Z. Hill, Esq., *Pro se*, (hereinafter "Appellant").¹

After reviewing the pleadings, exhibits, the record, and applicable law, and considering arguments of counsel and the parties, the Court makes the following findings of fact and conclusions of law:

1. Pursuant to a Quit-Claim Deed recorded with the Charleston County Register of Deed's office, the property located at 6209 Savannah Highway, Ravenel, South Carolina, in Charleston County (hereinafter "the Property"), is owned by the Respondents, the Hill Family 2008 Trust.

¹ All findings of fact and conclusions of law indicated in this Order are made for the purpose of ruling on this motion only.

2. On March 7, 2025, the Charleston County Magistrate Court issued a Writ of Ejectment ordering Appellant to vacate the property located at 6209 Savannah Highway, Ravenel, South Carolina, in Charleston County.
3. On March 13, 2025, Appellant filed a Notice of Appeal from the Magistrate Court's Ejectment Order.
4. Appellant failed to post an appeal bond within five (5) days of service of the Notice of Appeal, as required by S.C. Code Ann. § 27-37-130.
5. On July 16, 2025, the Circuit Court affirmed the Magistrate Court's Ejectment Order, finding "no error of law nor of fact."
6. The Circuit Court further denied Appellant's Motion to Reconsider on August 7, 2025.
7. Thereafter, on August 8, 2025, Appellant filed an appeal to the Court of Appeals and continues to wrongfully occupy the Property owned by Respondents.
8. On September 19, 2025, Respondents moved to dismiss the appeal and enforce the Ejectment Order in the Court of Appeals, contending that Appellant failed to post the statutorily-required bond to maintain an appeal. Appellant did not file a return to Respondents' Motion.
9. On November 19, 2025, the Court of Appeals issued an Order denying Respondents' motion to dismiss the appeal and enforce ejectment. However, regarding Respondents' request for Appellant to post a bond, the Court of Appeals held that "...consideration of a bond—or the lack of a bond—is a motion more properly made to the circuit court." The appeal remains pending before the Court of Appeals.

10. On January 29, 2026, pursuant to the Court of Appeals' Order, Respondents filed a Motion to Require Appellant to Post a Bond and/or Enforce Ejectment in the Circuit Court, and a hearing was held on March 23, 2026.
11. This Court has jurisdiction over the parties and the subject matter of this action, in light of the Court of Appeals' Order dated November 19, 2025.
12. Appellant has refused to vacate the property despite the Ejectment Order and has continued to occupy the premises without payment of rent or security.
13. Respondents have been deprived of the use, possession, and full rental value of the Property since March of 2025.
14. S.C. Code § 27-37-130 expressly mandates that an appeal bond must be posted to maintain an ejectment appeal. The statute provides that an appeal will not stay ejectment without a bond and that failure to file the required bond within five (5) days requires dismissal of the appeal ("such appeal *shall* be dismissed.").
15. The Court finds that Appellant has failed to post any bond whatsoever. Appellant did not post a bond at the time of the initial appeal to Circuit Court, she did not post one during the Circuit Court proceedings, and she has not posted one upon appeal to the Court of Appeals.
16. "The cardinal rule of statutory construction is to ascertain and effectuate the intent of the legislature. Under the plain meaning, it is not the court's place to change the meaning of a clear and unambiguous statute. Where the statute's language is plain and unambiguous, and conveys a clear and definite meaning, the rules of statutory interpretation are not needed and the court has no right to impose another meaning. What a legislature says in the text of a statute is considered the best evidence of the legislative intent or will.

Therefore, the courts are bound to give effect to the expressed intent of the legislature.”
Hodges v. Rainey, 341 S.C. 79, 85, 533 S.E.2d 578 (2000) (internal citations omitted).

17. The Court finds that the legislature’s intent is clear: without a bond, there is no stay, and the appeal ***shall*** be dismissed if the appellant does not post a bond within five (5) days after service of the notice of appeal.
18. On December 15, 2025, Counsel for Respondents wrote to Appellant requesting the parties coordinate a mutually agreeable date for Respondents to inspect the property so that the proper amount of rent could be determined and used for bond calculation.
19. On December 30, 2025, Appellant wrote an email response to Respondents’ counsel wherein Appellant refused to allow Respondents or their attorneys to inspect the building, and further advised “**[n]either you nor your clients will set foot in my building, my business, or my home.**”[sic].
20. The Court finds that due to Appellant’s conduct, Respondents, nor anyone on their behalf, were able to inspect the Property.
21. The Court finds that the reasonable rental value of the Property is \$7,363.18 per month as calculated and determined by the Respondent. The Appellant offered no evidence contrary to the rental value ascertained by Respondent. Further, that the Appellate process will likely take three (3) years, and that Respondents have suffered and will continue to suffer damages as a result of Appellant’s continued occupancy.
22. The Court finds, pursuant to S.C. Code § 27-37-130, that Appellant must post a bond in order to maintain her appeal. The statute further provides that failure to timely post the required bond mandates dismissal of the appeal.

23. While the general rule provides that “the service of a notice of appeal in a civil matter acts to automatically stay matters decided in the order,” Rule 241(b)(10) expressly excepts: “Ejectment orders as provided in S.C. Code Ann. § 27-37-130 and S.C. Code Ann. § 27-40-800.”
24. This is an ejectment action pursuant to S.C. Code § 27-37-130. Accordingly, the Court finds, pursuant to Rule 241(b)(10), South Carolina Appellate Court Rules, that ejectment orders are expressly excluded from the automatic stay provision applicable to civil appeal, thus there is no automatic stay.
25. Accordingly, the filing on an appeal does not stay enforcement of an ejectment order absent compliance with the statutory bond requirement.
26. Appellant’s failure to post the required bond deprives her of any entitlement to a stay of ejectment.
27. The Court finds that Appellant, who is a lawyer and has chosen to represent herself *Pro se*, has refused to vacate the Property for over a year, causing great harm to Respondents. The continued possession of the Property by Appellant without posting a bond or vacating the premises is contrary to South Carolina law and results in ongoing prejudice to the Respondents.
28. The Court finds that a bond in the amount of \$265,074.48 is reasonable and necessary to protect the Respondents’ interest during the pendency of the appeal, which is likely to last three (3) years.

THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED, as follows:

IT IS ORDERED that pursuant to S.C. Code Ann. § 27-37-130, Appellant shall post a bond with the Clerk of Court in the amount of two hundred sixty-five thousand seventy-four dollars and forty-eight cents (\$265,074.48) within five (5) days from the date of this Order;

IT IS FURTHER ORDERED that in the event Appellant posts the required bond, Appellant shall maintain said bond in full force and effect for the entirety of the appellate proceedings and shall file proof thereof with the Clerk of Court. Failure to maintain the required bond during the pendency of the appeal shall subject the appeal to dismissal pursuant to S.C. Code Ann. § 27-37-130;

IT IS FURTHER ORDERED that in the event that Appellant fails to post the required bond within five (5) days from the date of this Order, the Appeal shall be subject to dismissal pursuant to S.C. Code Ann. § 27-37-130;

IT IS FURTHER ORDERED that if Appellant fails to post the required bond within five (5) days from the date of this Order, the Writ of Ejectment issued by the Magistrate Court on March 7, 2025, shall be immediately enforced, including authorization for law enforcement to assist in effectuating the removal of Appellant from the Property and compliance with the Writ of Ejectment and this Order.

AND IT IS SO ORDERED!

Hon. Dale E. Van Slambrook
Circuit Court Judge
Ninth Judicial Circuit

Date: _____
Moncks Corner, South Carolina



Charleston Common Pleas

Case Caption: Teresa Zachry Hill VS Hill Family Trust 2008 of Arizona

Case Number: 2025CP1001379

Type: Order/Other

And It Is So Ordered!

s/Dale E. Van Slambrook S.C. Circuit Court Judge
#2781

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Exhibit C

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
COUNTY OF CHARLESTON	)	FOR THE NINTH JUDICIAL CIRCUIT
	)	
HILL FAMILY 2008 TRUST,	)	CASE NO.: 2025-CP-10-01379
YVONNE H. HEROLD, TRUSTEE,	)	
	)	
Respondent/Plaintiff,	)	
	)	ORDER DENYING APPELLANT’S
vs.	)	MOTION TO RECONSIDER
	)	
TERESA K. ZACHRY, fka, TERESA Z.	)	
HILL,	)	
	)	
Appellant/Defendant.	)	

THIS MATTER comes before the Court upon Appellant Teresa K. Zachry, fka Teresa Z. Hill’s (hereinafter “Appellant”) Motion to Reconsider, filed April 10, 2026, pursuant to Rule 59(e) of the South Carolina Rules of Civil Procedure. Appellant seeks reconsideration and vacatur of this Court’s April 9, 2026 Order Granting Respondents’ Motion to Require Bond and/or Enforce Ejectment (the “April 9 Order”). The Respondents, the Hill Family 2008 Trust and Yvonne H. Herold, Trustee (hereinafter “Respondents”), oppose the Motion. For the reasons set forth below, the Motion is DENIED.

PROCEDURAL HISTORY

1. On March 7, 2025, the Charleston County Magistrate Court issued a Writ of Ejectment ordering Appellant to vacate the property located at 6209 Savannah Highway, Ravenel, South Carolina (the “Property”).
2. On March 13, 2025, Appellant filed a Notice of Appeal from the Magistrate Court’s Ejectment Order. Appellant failed to post an appeal bond within five (5) days of service of the Notice of Appeal, as required by S.C. Code Ann. § 27-37-130.

3. On July 16, 2025, the Circuit Court (Hon. Maite Murphy) affirmed the Magistrate Court's Ejectment Order, finding "no error of law nor of fact." The Circuit Court denied Appellant's Motion to Reconsider on August 7, 2025.
4. On August 8, 2025, Appellant filed a Notice of Appeal to the South Carolina Court of Appeals, where the appeal remains pending as Appellate Case No. 2025-001651. Appellant has continued to occupy the Property without posting any bond.
5. On September 19, 2025, Respondents moved in the Court of Appeals to dismiss the appeal and enforce the Ejectment Order. Appellant filed no return. On November 19, 2025, the Court of Appeals denied the motion to dismiss the appeal and held that "consideration of a bond—or the lack of a bond—is a motion more properly made to the circuit court."

Motion to Require Appellant to Post a Bond and/or Enforce Ejectment

6. On January 29, 2026, pursuant to the Court of Appeals' instructions, Respondents filed their Motion to Require Appellant to Post a Bond and/or Enforce Ejectment in this Court.
7. On February 5, 2026, Appellant filed a Response in Opposition to Respondents' Motion.
8. This Court conducted a hearing on the motion on March 23, 2026, at which all parties appeared, argued, and were heard. On April 9, 2026, this Court issued its Order requiring Appellant to post a bond in the amount of \$265,074.48 within five (5) days, and providing that, upon Appellant's failure to do so, the Writ of Ejectment shall be immediately enforced. The April 9 Order was entered after full consideration of the parties' submissions, including Appellant's February 5, 2026 Response in Opposition.
9. On April 10, 2026, Appellant filed the instant Motion to Reconsider.
10. On April 13, 2026, Appellant filed with the South Carolina Supreme Court a Petition for Writ of Mandamus, Emergency Motion for Stay Pending Disposition, and Motion for

Referral to the Court of Common Pleas, seeking to vacate or stay the April 9 Order. Respondents filed a Return opposing that Petition. On April 14, 2026, the Supreme Court denied all relief, holding that Appellant “has not shown that she is entitled to a writ of mandamus or referral to the Court of Common Pleas for any of the actions she requests,” and directing that “[a]ny request to stay enforcement of the ejectment order should be made by a petition for supersedeas to the circuit court and/or the court of appeals.”

11. On April 14, 2026, the same day the Supreme Court denied her petition, Appellant filed a Petition for Supersedeas and Emergency Motion for Stay with the Court of Appeals, raising arguments substantially identical to those in the Supreme Court petition and those raised in the instant Motion to Reconsider. Respondents filed a Return opposing that Petition on April 15, 2026. That matter remains pending.

LEGAL STANDARD

Rule 59(e), SCRCP, permits a party to file a Motion to alter or amend a judgment. “A party may wish to file such a motion when she believes the court has misunderstood, failed to fully consider, or perhaps failed to rule on an argument or issue, and the party wishes for the court to reconsider or rule on it.” *Elam v. South Carolina Dept. of Transp.*, 361 S.C. 9, 24 (2004).

The Court has reviewed the instant Motion to Reconsider in light of this standard. The substance of the Motion largely restates the arguments Appellant advanced in her February 5, 2026 Response in Opposition. After careful consideration of the Motion, Respondents’ opposition, the pleadings, exhibits, the record, and applicable law, the Court is unable to discover any material fact or principle of law that either has been overlooked or disregarded, finds no error of law or fact not appropriately considered, and makes the following findings of fact and conclusions of law:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

I. The Court Had Jurisdiction to Enter the April 9 Order.

Appellant contends that this Court lacked jurisdiction to enter the April 9 Order because the appeal remains pending before the Court of Appeals. This argument fails.

On November 19, 2025, the Court of Appeals expressly directed that “consideration of a bond—or the lack of a bond—is a motion more properly made to the circuit court.” Rule 241(b)(10), SCACR, further confirms that ejectment orders are expressly excepted from the automatic stay on appeal, citing both S.C. Code Ann. § 27-37-130 and S.C. Code Ann. § 27-40-800. Section 27-40-800(f)(1) in turn provides that the rental amount for an undertaking to stay ejectment on appeal is “determined by order of the judge of the circuit court.” The Supreme Court’s April 14, 2026 Order further reinforces this allocation of authority, instructing that any stay request “should be made by a petition for supersedeas to the circuit court and/or the court of appeals.”

This Court’s authority to set a bond and to condition the continued stay of ejectment upon compliance with that bond flows directly from the Court of Appeals’ November 19, 2025 Order, the plain text of § 27-37-130 and § 27-40-800(f)(1), Rule 241(b)(10), SCACR, and the Supreme Court’s April 14, 2026 Order. The April 9 Order did not disturb the Court of Appeals’ jurisdiction over the merits of the appeal; it addressed only the bond issue that the Court of Appeals referred to this Court and the resulting consequence if bond is not posted.

II. S.C. Code Ann. § 27-37-130 Applies, and the Bond Requirement Is Mandatory.

Appellant argues that § 27-37-130 does not apply because she is not a “tenant” and Respondents are not a “landlord.” Appellant’s argument is foreclosed by the record and by controlling law.

First, the South Carolina Supreme Court's decision in *Rivers v. Smith*, 919 S.E.2d 545 (2025), does not support Appellant's position, but rather directly refutes it. The Supreme Court in *Rivers* held that a tenant who claims the purported landlord does not hold title, or who asserts superior title in herself, does not deprive the magistrate of authority to proceed with an eviction action. *Id.* at 550. As the Supreme Court stated, "the magistrates court is not deprived of the authority to conduct an eviction proceeding simply because the tenant claims the purported landlord does not hold title to the property." *Id.* at 551. Appellant's claims of ownership and fraud in the chain of title are therefore not jurisdictional bars to eviction; they are defenses that were heard and rejected.

Rivers further holds that a landlord-tenant relationship can exist without a written lease and without rent payment, and that an oral agreement allowing someone to occupy property is sufficient to create a tenancy. *Id.* at 551-52. Appellant's reliance on her lack of a lease and her non-payment of rent is therefore foreclosed by the very authority she cites.

Second, the law here is settled and straightforward. Rule 241(b)(10), SCACR, expressly provides that ejectment orders are not stayed by the filing of a notice of appeal. S.C. Code Ann. § 27-37-130 imposes an affirmative statutory duty on an appellant in an ejectment case to post a bond as a condition of maintaining the appeal. The legislature's directive is mandatory: the statute provides that failure to post bond "shall" result in dismissal.

III. The Court of Appeals Expressly Referred the Bond Issue to this Court.

Appellant argues that the Court of Appeals' November 19, 2025 Order constitutes a ruling against any bond requirement, and that the April 9 Order is an impermissible end-run around the appellate court. This is a misreading of the Court of Appeals' Order.

The Court of Appeals denied Respondents' alternative request for a bond expressly on the ground that "consideration of a bond — or the lack of a bond — is a motion more properly made to the circuit court." The Court of Appeals did not hold that a bond is not required; it held that the Circuit Court is the appropriate tribunal to take up that question. That reading is reinforced by the statutes the Court of Appeals cited in the same Order. The Court of Appeals compared S.C. Code Ann. § 27-40-800(f)(1) (which provides that on appeal to the Court of Appeals, stay of execution of a judgment for ejectment is available upon an undertaking to pay rent in an amount "determined by order of the judge of the circuit court") with S.C. Code Ann. § 27-37-130. This Court, acting within the scope of the Court of Appeals' referral and consistent with § 27-40-800(f)(1) and § 27-37-130, set the bond.

IV. The Bond Amount Is Reasonable, Supported by the Record, and Not Excessive.

Appellant challenges the bond amount of \$265,074.48 as excessive, speculative, and unconscionable. The record supports the Court's determination.

The bond amount reflects three years of reasonable rental value at \$7,363.18 per month. The three-year projection is a reasonable estimate of the time required to resolve the pending appeal. The monthly rental figure was determined on the evidence before the Court. Respondents requested and made arrangements to inspect the Property to confirm rental value. Appellant refused that inspection in writing, telling Respondents' counsel in a December 30, 2025 email that "[n]either you nor your clients will set foot in my building, my business, or my home." Appellant cannot refuse to permit valuation, then complain that the valuation was reached without her input. A party who obstructs the development of evidence cannot invoke that self-created deficiency as a ground for relief.

At the March 23, 2026 hearing, Appellant presented no competent evidence contrary to the monthly rental figure. She stated on the record that she cannot pay any meaningful bond. That statement, while noted, does not entitle her to occupy Respondents' property without security. The constitutional protection against excessive bonds prohibits bonds set in bad faith to deny appellate access; it does not guarantee a bond that any particular appellant can afford. The bond amount set in the April 9 Order is compensatory, measured by three years of reasonable rental value on a property from which Respondents have been deprived of use, possession, and rental income since March 2025. It is not punitive.

V. The Enforcement Provision Is Proper.

Appellant argues that the April 9 Order's authorization of law enforcement to assist in effectuating the Writ of Ejectment, upon Appellant's failure to post bond, exceeds this Court's authority. It does not.

Rule 241(b)(10), SCACR, provides that ejectment orders are not automatically stayed by the filing of a notice of appeal. Section 27-37-130 conditions any stay of ejectment on the posting of a bond. Section 27-40-800(f)(1) similarly conditions any stay on an undertaking in the circuit court. *See also* S.C. Code Ann. § 18-9-170 (requiring written undertaking to stay execution of a judgment directing delivery of possession of real property); *Horn v. Blackwell*, 212 S.C. 480, 48 S.E.2d 322 (1948) (recognizing the General Assembly's authority to condition an appeal of an ejectment order on the posting of bond). Without a bond, the Writ of Ejectment is not stayed, and Respondents are entitled to enforcement.

The enforcement provision in the April 9 Order is conditional. It takes effect only if Appellant fails to post the required bond within five (5) days. Appellant alone controls that condition. If she posts bond, the Writ is not enforced. If she vacates voluntarily, no law

enforcement assistance is necessary. The April 9 Order authorizes law enforcement assistance in enforcing a valid Writ of Ejectment should Appellant continue to refuse to comply.

Appellant has had more than thirteen months since the Magistrate issued the Writ of Ejectment on March 7, 2025, which was subsequently affirmed by the Circuit Court, to make arrangements for the safe and orderly transition of her files and belongings to another location. If her files and personal belongings are at any risk, that risk is the product of her deliberate choice to remain on Respondents' property without posting bond, vacating the premises, or making any arrangement to do so during the extensive pendency of these proceedings. Any disruption that follows is entirely of her own making.

VI. Appellant's Alleged Equitable Considerations Do Not Override the Statutory Mandate for Posting Bond in an Ejectment Action.

Appellant invokes the doctrines of constructive trust, equitable estoppel, and unjust enrichment. Appellant raised these doctrines in her February 5, 2026 Response in Opposition and the Court considered them in issuing the April 9 Order. These equitable claims, even if cognizable, cannot override the mandatory statutory bond requirement of § 27-37-130 as a condition of maintaining an appeal. Whatever merit Appellant's equitable claims may or may not have is a question for the Court of Appeals on the merits of the pending appeal. They are not a basis to dispense with the statutory bond requirement.

VII. Judge Murphy's July 16, 2025 Order Does Not Preclude the April 9 Order.

Appellant argues that Judge Murphy previously denied a request for bond at the June 26, 2025 hearing, and that this Court improperly revisited an issue decided by a Circuit Court Judge. This argument fails on multiple grounds.

First, Judge Murphy's July 16, 2025 Order affirming the Magistrate's ejectment contains no ruling on bond. Appellant concedes that any such ruling is not reflected in the written order. The operative ruling is the written order, which does not deny bond.

Second, the motion decided by the April 9 Order was filed following, and pursuant to, the Court of Appeals' November 19, 2025 directive that the bond issue be presented to the Circuit Court. That directive postdates any proceeding before Judge Murphy, and it frames the issue as a matter the Circuit Court is to address. The April 9 Order followed the Court of Appeals' instruction.

Third, this is not forum shopping. Respondents did not select this Court as a second or third venue; they brought the bond motion in this Court because the Court of Appeals directed that it be brought here.

VIII. The Motion to Reconsider Does Not Satisfy Rule 59(e).

Appellant has failed to identify any material fact or principle of law that either has been overlooked, disregarded, or not properly considered in the April 9 Order. The positions she now urges are, in substance, the same positions she presented in her February 5, 2026 Response in Opposition, positions the Court considered before entering the April 9 Order. To the extent Appellant advances additional arguments, they are arguments that could have been developed at the March 23, 2026 hearing but were not. The Motion to Reconsider is, in substance, an attempt to relitigate the April 9 Order rather than to correct any defect in it.

THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED as follows:

IT IS ORDERED that Appellant's Motion to Reconsider is hereby **DENIED** in its entirety;

IT IS FURTHER ORDERED that the April 9, 2026 Order Granting Respondents' Motion to Require Bond and/or Enforce Ejectment remains in full force and effect according to its terms;

IT IS FURTHER ORDERED that Appellant's request, in the alternative, to stay enforcement of the April 9, 2026 Order pending the Court of Appeals' resolution of the pending appeal is **DENIED**.

AND IT IS SO ORDERED.

Hon. Dale E. Van Slambrook
Circuit Court Judge
Ninth Judicial Circuit

[Electronic Signature and Date on Following Page]



Charleston Common Pleas

Case Caption: Teresa Zachry Hill VS Hill Family Trust 2008 of Arizona

Case Number: 2025CP1001379

Type: Order/Other

And It Is So Ordered!

s/Dale E. Van Slambrook S.C. Circuit Court Judge
#2781

Electronically signed on 2026-05-11 11:02:19 page 11 of 11

The South Carolina Court of Appeals

Hill Family Trust 2008 of Arizona, and Yvonne Herold,
Respondents,

v.

Teresa Hill, Appellant.

Appellate Case No. 2025-001651

ORDER

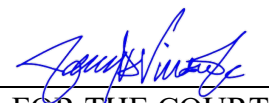
On September 19, 2025, Respondents moved to dismiss the appeal and enforce ejectment on the grounds Appellant failed to post the statutorily-required bond to maintain an appeal pursuant to section 27-37-130 of the South Carolina Code (2007), ejectment orders are not stayed on appeal, and Appellant has refused to vacate the property. In the alternative, Respondents requested Appellant be required to immediately post a bond in the amount of \$720,000. On November 19, 2025, the court denied Respondent's motion to dismiss the appeal and enforce ejectment and denied Respondent's alternative request for Appellant to post a bond because consideration of a bond—or the lack of a bond—was a motion more properly made to the circuit court.

Subsequently, Respondents filed a motion in the circuit court seeking an order requiring Appellant to post a bond and/or enforce ejectment. On April 9, 2026, the circuit court filed an order granting Respondents' motion. The order set the bond amount at \$265,074.48, ordered the bond be posted within five days of the date of the order, and advised that failure to post the bond would result in the ejectment of Appellant from the subject property. Appellant filed a motion to reconsider, which the circuit court denied on May 11, 2026.

On April 14, 2026, Appellant filed a "Petition for Supersedeas Pursuant to Rule 241(d), SCACR and Emergency Motion for Stay" seeking a stay of the circuit court's April 9, 2026 order without the necessity of a bond, or alteration of the bond set by the circuit court to a nominal or reduced amount. Appellant also

requests (1) that if the stay is denied that she be given a reasonable period of not less than thirty days to vacate from the subject property and (2) this court order the pending motion to compel production of the trust instrument be heard and resolved by the circuit court before any further enforcement of the writ of ejectment. Respondents filed a return, opposing the motion. Appellant did not file a reply.

After careful consideration, Appellant's "Petition for Supersedeas Pursuant to Rule 241(d), SCACR and Emergency Motion for Stay" is denied in its entirety.



FOR THE COURT

J.

Columbia, South Carolina

FILED
May 18 2026

cc:

Teresa Zachry Hill, Esquire
Daniel Scott Slotchiver, Esquire
Anna Elizabeth Richter, Esquire
Jesse Sanchez, Esquire

Exhibit E

The Supreme Court of South Carolina

Hill Family Trust 2008 of Arizona, and Yvonne Herold,
Respondents,

v.

Teresa Hill, Petitioner.

Appellate Case No. 2026-001185

ORDER

In an order dated April 9, 2026, the Honorable Dale E. Van Slambrook ordered Petitioner to post a bond in the amount of \$265,074.48 within five days of the order or her appeal would be dismissed and the writ of ejectment previously issued would be immediately enforced. *See* S.C. Code Ann. § 27-37-130 (2007) (requiring a bond to stay ejectment on appeal). This Court denied Petitioner's request for a writ of mandamus, a stay, and referral to the circuit court by order dated April 14, 2026. In that order, the Court stated a request for a stay must be made to the circuit court or the court of appeals, where the appeal was pending. The same day, Petitioner filed a petition for supersedeas and motion for stay with the court of appeals. The court of appeals denied the requests, and Judge Van Slambrook denied Petitioner's motion to reconsider his order setting bond.

Petitioner now asks this Court to issue a writ of supersedeas and stay Judge Van Slambrook's order pending her appeal. She seeks this stay without the requirement of a bond or with a nominal sum for the bond. Alternatively, Petitioner requests ninety days to transfer items in her law office to a secure location and a protective order prohibiting "Respondents, their attorneys, agents, or any non-lawyer" from accessing her client files and privileged materials. Respondents have a filed a return opposing the requests.

Although most orders are automatically stayed pending appeal, ejectment orders are an exception to the general rule. Rule 241(b)(10), SCACR. In those cases, a party may move for an order imposing a supersedeas of matters decided in the

order on appeal. Rule 241(c)(1), SCACR. In deciding whether to issue a writ of supersedeas, this Court considers whether it is necessary to preserve jurisdiction of the appeal or to prevent a contested issue from becoming moot. Rule 241(c)(2), SCACR. A writ of supersedeas may be conditioned on the filing of a bond or undertaking. Rule 241(c)(3), SCACR.

Because Petitioner has not shown she is entitled to a writ of supersedeas or that the bond set by Judge Van Slambrook is unreasonable, we deny the request for a writ of supersedeas without a bond or with a nominal bond. As to Petitioner's alternative request for ninety days to transfer her belongings to a secure location, we note that almost two months have passed since the order setting the appeal bond was issued. Petitioner shall, within ten days of the date of this order, either pay the bond or vacate the premises. No further extensions shall be permitted for Petitioner to comply with Judge Van Slambrook's order. Respondents have denied any desire or attempt to access Petitioner's client files and privileged materials. Therefore, we deny Petitioner's request for a protective order.



FOR THE COURT C.J.

Columbia, South Carolina
May 27, 2026

cc:
Jesse Sanchez
Daniel Scott Slotchiver
Anna Elizabeth Richter
Teresa Hill
The Honorable Jenny Abbott Kitchings

RECEIVED

May 20 2026

SC Court of Appeals

Exhibit F

NOTICE OF APPEAL IN A CIVIL CASE

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas

Dale E. Van Slambrook, Circuit Court Judge

Case No. 2025CP1001379

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas

Maite Murphy, Circuit Court Judge

Case No. 2025CP1001379

APPEAL FROM CHARLESTON COUNTY
Magistrates Court

Cheryl Perry Magistrates Court Judge

Case No: 2025CV1011200030

**HILL FAMILY TRUST
2008 of ARIZONA,
and YVONNE HEROLD**

Respondent,

v.

Teresa Hill,

Appellant.

NOTICE OF APPEAL

Teresa Hill appeals to the South Carolina Court of Appeals the April 9, 2026 order issued by the Honorable Dale E. Van Slambrook granting the Respondent Hill Family Trust of

Arizona's Motion for Bond and/or Ejectment, and the order denying the Appellant's Motion for Reconsideration dated May 11, 2026, in the same case. There are also appeals pending regarding the order of the Honorable Maite Murphy dated August 7, 2025, and the writ of ejectment/order of eviction issued by Judge Sheryl M. Perry on March 7, 2025.

The appellant, Teresa Hill, received written notice of entry of the Common Pleas order denying her motion for reconsideration and motion to compel production of the trust via email notification on August 7, 2025. That case was an appeal heard before Judge Murphy from an eviction order issued by the Charleston County Magistrates Court (Ravenel) in favor of the Hill Family Trust 2008 of Arizona. The eviction order was issued by Judge Sheryl M. Perry on March 7, 2025.

May 20, 2026

Respectfully submitted,

S/Teresa Hill

TERESA HILL

Pro Se Litigant – Appellant

(SC 15792 ~ Federal ID 6140)

6209 SAVANNAH HIGHWAY ~(Physical)

POST OFFICE BOX 369 ~(Mailing)

RAVENEL, SOUTH CAROLINA 29470

TELEPHONE (843) 889-2261

TELEPHONE (843) 889-2262

HillLawFirm@pm.me

Attorney for Respondent

Daniel S. Slotchiver, Esq.

Anna E. Richter, Esq.

Slotchiver & Slotchiver, LLP

751 Johnnie Dodds Blvd., Ste.100

Mount Pleasant, SC 29464

dan@slotchiverlaw.com

Anna@slotchiverlaw.com

Jesse Sanchez

Sanchez Law

751 Jonnie Dodds Blvd., Suite 200

Mount Pleasant, SC 29464

Jesse@Jessesanchezlaw.com

T (843) 889-2262
T (843)889-2261

HILL LAW FIRM
Teresa Hill
6209 Savannah Highway
Ravenel, SC 29470
HillLawFirm@pm.me

P.O. Drawer 369
Ravenel, SC 29470

May 20, 2026

Via Email ctappfilings@sccourts.org
The Honorable Jenny Abbott Kitchings
Clerk, South Carolina Court of Appeals
Post Office Box 11629
Columbia, SC 29211

RECEIVED
May 20 2026
SC Court of Appeals

RE: Notice of Intent to Appeal
Case: Hill Family Trust of Arizona 2008 vs Teresa Hill
Case No.: 2025-001651

Ms. Kitchings:

In the above referenced case enclosed you will find for filing a Notice of Appeal I am appealing to the South Carolina Court of Appeals the April 9, 2026 order issued by the Honorable Dale E. Van Slambrook granting the Respondent Hill Family Trust of Arizona's Motion for Bond and/or Ejectment, and the order denying the Appellant's Motion for Reconsideration dated May 11, 2026, in the same case. There are also appeals pending regarding the order of the Honorable Maite Murphy dated August 7, 2025, and the writ of ejectment/order of eviction issued by Judge Sheryl M. Perry on March 7, 2025.

If you have any questions regarding this filing, I am available to address those questions.

Respectfully submitted,

Teresa Zachry Hill

Teresa Zachry Hill

CC:

Jesse Sanchez
Jesse@Jessesanchezlaw.com
751 Jonnie Dodds Blvd., Suite 200
Mount Pleasant, SC 29464

Daniel Scott Slotchiver
dan@slotchiverlaw.com
Slotchiver & Slorchiver
751 Johnnie Dodds Blvd. Ste. 100
Mount Pleasant, SC 29464

Anna Richter
Anna@slotchiverlaw.com
Slotchiver & Slorchiver
751 Johnnie Dodds Blvd. Ste. 100
Mount Pleasant, SC 29464



Exhibit G

The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

CATHERINE S. HARRISON
CHIEF DEPUTY CLERK

POST OFFICE BOX 11629
COLUMBIA, SOUTH CAROLINA 29211
1220 SENATE STREET
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-1890
FAX: (803) 734-1839
www.sccourts.org

May 26, 2026

Teresa Zachry Hill, Esquire
Post Office Drawer 369
Hill Law Firm Hill&Hill, Hill,Hill &Hill
Ravenel SC 29470

Re: Hill Family Trust 2008 v. Teresa Hill
Appellate Case No. 2025-001651

Dear Counsel:

The Court received multiple notices of appeal in this case. The notices of appeal have been consolidated for consideration by the Court, and we anticipate receiving one record on appeal. The times for perfecting the appeal will run from the date of service of the last notice of appeal.

Very truly yours,


CLERK

cc: Daniel Scott Slotchiver, Esquire
Anna Elizabeth Richter, Esquire
Jesse Sanchez, Esquire



Exhibit H

The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

CATHERINE S. HARRISON
CHIEF DEPUTY CLERK

POST OFFICE BOX 11629
COLUMBIA, SOUTH CAROLINA 29211
1220 SENATE STREET
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-1890
FAX: (803) 734-1839
www.sccourts.org

May 26, 2026

Teresa Zachry Hill, Esquire
Post Office Drawer 369
Hill Law Firm Hill&Hill, Hill,Hill &Hill
Ravenel SC 29470

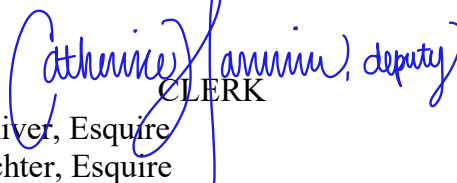
Re: Hill Family Trust 2008 v. Teresa Hill
Appellate Case No. 2025-001651

Dear Counsel:

Upon reviewing your second notice of appeal, the following deficiency has been noted under the South Carolina Appellate Court Rules (SCACR), and any deficiency must be corrected within ten (10) days of the date of this letter or this matter will be dismissed:

- The required filing fee has not been submitted. The correct filing fee is \$250.00.
- A proof of service has not been provided. You must serve and file a proof of service substantially in the format shown by Form 7 in Appendix C to part II of the SCACR.

Very truly yours,


CLERK

cc: Daniel Scott Slotchiver, Esquire
Anna Elizabeth Richter, Esquire
Jesse Sanchez, Esquire



Exhibit I

The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

CATHERINE S. HARRISON
CHIEF DEPUTY CLERK

POST OFFICE BOX 11629
COLUMBIA, SOUTH CAROLINA 29211
1220 SENATE STREET
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-1890
FAX: (803) 734-1839
www.sccourts.org

June 30, 2026

Teresa Zachry Hill, Esquire
Post Office Drawer 369
Hill Law Firm Hill&Hill, Hill,Hill &Hill
Ravenel SC 29470

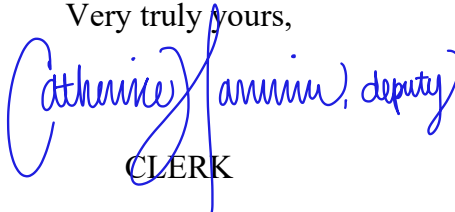
Re: Hill Family Trust 2008 v. Teresa Hill
Appellate Case No. 2025-001651

Dear Counsel:

Upon reviewing your second notice of appeal, the following deficiency has been noted under the South Carolina Appellate Court Rules (SCACR), and any deficiency must be corrected within ten (10) days of the date of this letter or this matter **will** be dismissed:

- The required filing fee has not been submitted. The correct filing fee is \$250.00.

Very truly yours,


CLERK

cc: Daniel Scott Slotchiver, Esquire
Anna Elizabeth Richter, Esquire
Jesse Sanchez, Esquire

Exhibit J -
Photo -
Video Filed
Electronically
via Email and
OneDrive

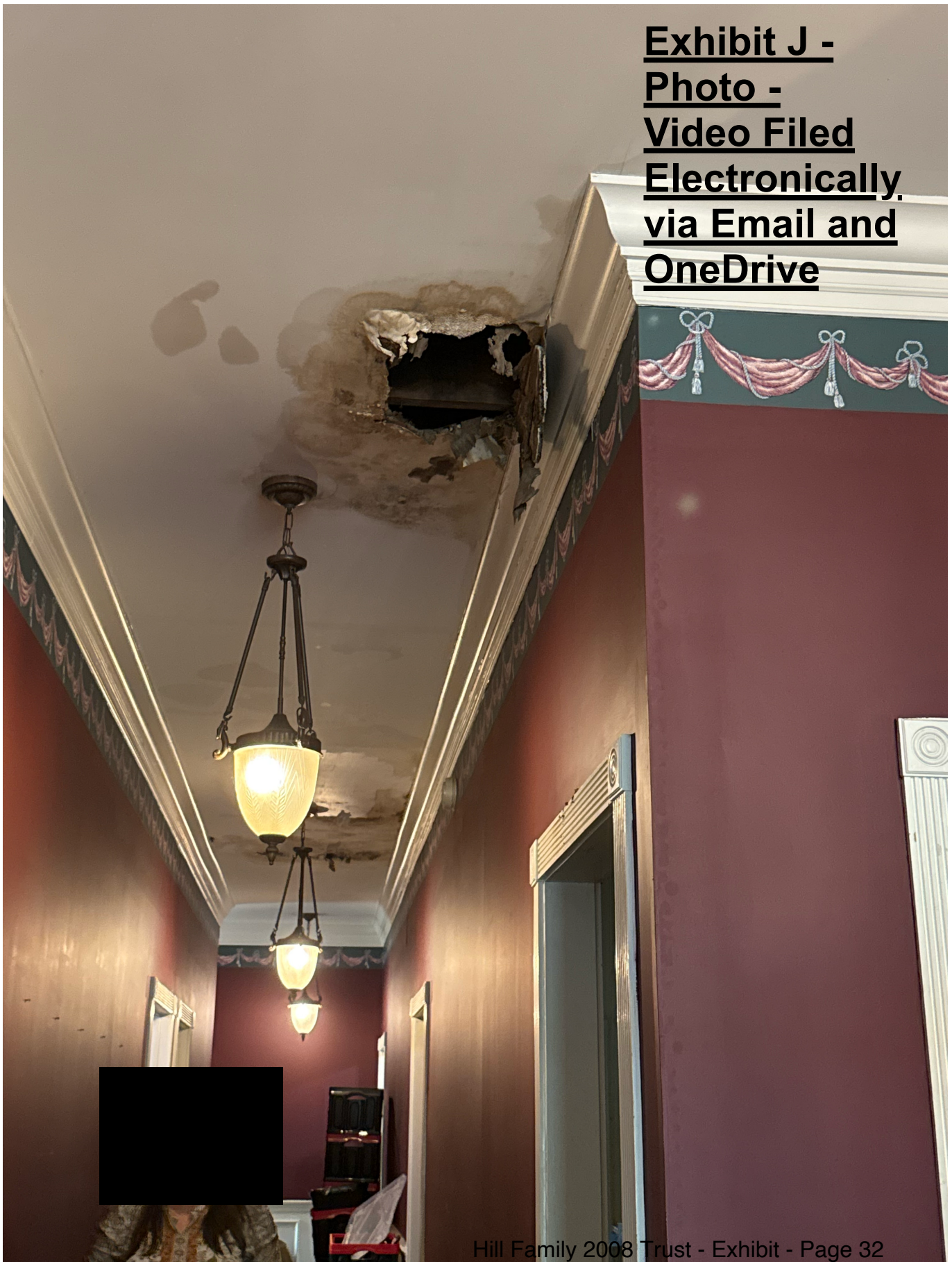


Exhibit K

EXHIBIT K

CITATION VERIFICATION CHART

Hill Family 2008 Trust v. Teresa Hill, Appellate Case No. 2025-001651; South Carolina cases cited in Appellant's Initial Brief

No.	Case as Cited in Appellant's Brief	Proposition for Which It Is Cited	Result of Verification
1	<i>Babb v. Babb</i> , 233 S.C. 243, 104 S.E.2d 330 (1958)	Principal authority for constructive trust (Section V)	Fabricated. No such case exists at the citation given, and no reported South Carolina decision is styled <i>Babb v. Babb</i> . No decision begins at 233 S.C. 243; the decision reported at 233 S.C. 233, which spans page 243, is <i>Elliott v. Black River Electric Cooperative</i> , 233 S.C. 233, 104 S.E.2d 357 (1958), a wrongful death case. The South Eastern Reporter page cited falls within <i>Daurelle v. Traders Federal Savings & Loan Association of Parkersburg</i> , 143 W. Va. 674, 104 S.E.2d 320 (1958), a West Virginia mandamus case.
2	<i>Bass v. Bass</i> , 272 S.C. 177, 249 S.E.2d 905 (1978)	Constructive trust / equitable interest (Section V)	Real case; does not support the proposition. A domestic relations decision; it does not set out the elements of a constructive trust.
3	<i>Cason v. Cason</i> , 281 S.C. 356, 315 S.E.2d 772 (Ct. App. 1984)	Standing / trust validity (Section II)	Fabricated. No such case exists as cited. No decision begins at 281 S.C. 356; the decision reported at 281 S.C. 352, which spans page 356, is <i>Burns v. Wannamaker</i> , 281 S.C. 352, 315 S.E.2d 179 (Ct. App. 1984), a dental warranty case. The decision reported at 315 S.E.2d 772 is <i>Alexander v. Alexander</i> , 68 N.C. App. 548, 315 S.E.2d 772 (1984), a North Carolina equitable distribution case. The only reported decision styled <i>Cason v. Cason</i> is at 271 S.C. 393, 247 S.E.2d 673 (1978) and concerns child support.
4	<i>Ex parte Georgetown County School District</i> , 342 S.C. 637 (2000)	Subject matter jurisdiction reviewed de novo (Standard of Review)	Fabricated. No South Carolina appellate decision by this name exists. The decision reported at 342 S.C. 637 is <i>McFadden v. State</i> , 342 S.C. 637, 539 S.E.2d 391 (2000).
5	<i>Fender v. Fender</i> , 285 S.C. 260, 329 S.E.2d 263 (1985)	Acquiescence / adverse possession (Section VI)	Real case; materially miscited and does not support the proposition. The parallel citation is incorrect; the correct

No.	Case as Cited in Appellant's Brief	Proposition for Which It Is Cited	Result of Verification
			citation is 285 S.C. 260, 329 S.E.2d 430 (1985). The decision concerns rescission of transfers by an attorney-in-fact under a power of attorney, not adverse possession. The South Eastern Reporter page cited is the starting page of <i>Southern Shipping Co. v. Oceans International Corp.</i> , 174 Ga. App. 91, 329 S.E.2d 263 (1985), a Georgia attorney disqualification case.
6	<i>Fountain v. Fountain</i> , 352 S.C. 544, 575 S.E.2d 229 (Ct. App. 2003)	Sole authority for equitable estoppel (Section V)	Fabricated. No such case exists as cited. The decision reported at 352 S.C. 544 is <i>Evans v. Accent Manufactured Homes, Inc.</i> , 352 S.C. 544, 575 S.E.2d 74 (Ct. App. 2003), an arbitration waiver case.
7	<i>Gilliam v. Gilliam</i> , 224 S.C. 391, 79 S.E.2d 428 (1953)	Claimant's inaction constitutes acquiescence (Section VI)	Fabricated. No such case exists at the citation given, and no reported South Carolina decision is styled <i>Gilliam v. Gilliam</i> . No decision begins at 224 S.C. 391; the decision reported at 224 S.C. 390, which spans page 391, is <i>Sanders v. Home Finance Co. of Spartanburg</i> , 224 S.C. 390, 79 S.E.2d 367 (1953), a chattel mortgage foreclosure case. The South Eastern Reporter page cited falls within <i>Thomas v. Etheridge</i> , 89 Ga. App. 367, 79 S.E.2d 425 (1953), a Georgia personal injury case.
8	<i>Hunnicuttt v. Rickenbacker</i> , 268 S.C. 333, 233 S.E.2d 440 (1977)	Magistrate court cannot determine title; any-probative-evidence review (Standard of Review; Section I)	Real case; materially miscited and does not support the proposition. The correct citation is 268 S.C. 511, 234 S.E.2d 887 (1977). The decision concerns the enforcement of subdivision restrictive covenants by injunction; it contains no discussion of magistrate jurisdiction, title to real property, or any-probative-evidence review. The coordinates Appellant cites belong to other decisions: 268 S.C. 333 falls within <i>Tucker v. Reynolds</i> , 268 S.C. 330, 233 S.E.2d 402 (1977), a negligence case, and 233 S.E.2d 440 falls within <i>David Shapiro & Co. v. Timber Specialties, Inc.</i> , 141 Ga. App. 354, 233 S.E.2d 439 (1977), a Georgia open account case. The rule Appellant draws from <i>Hunnicuttt</i> , that a tenant's challenge to

No.	Case as Cited in Appellant's Brief	Proposition for Which It Is Cited	Result of Verification
			the landlord's title deprives the magistrates court of authority to hear an eviction, was rejected in <i>Rivers v. Smith</i> , 446 S.C. 293, 919 S.E.2d 545 (2025).
9	<i>Judy v. Judy</i> , 266 S.C. 164, 222 S.E.2d 29 (1976)	Questions of law reviewed de novo (Standard of Review)	Fabricated. No such case exists as cited. No decision begins at 266 S.C. 164; the decision reported at 266 S.C. 163, which spans page 164, is <i>Evans v. Fiat-Roosevelt Motors, Inc.</i> , 266 S.C. 163, 222 S.E.2d 282 (1976), a default judgment case. The South Eastern Reporter page cited falls within <i>State v. Golia</i> , 235 Ga. 791, 222 S.E.2d 27 (1976), a Georgia decision concerning that state's beer tax. The reported South Carolina decisions styled <i>Judy v. Judy</i> were decided in 1931, 2009, 2011, and 2013; none is reported at the citation given, and none addresses the standard of review for questions of law.
10	<i>Lusk v. Lusk</i> , 338 S.C. 310, 526 S.E.2d 603 (Ct. App. 2000)	Equitable matters reviewed de novo (Standard of Review); sole authority for unjust enrichment (Section V)	Fabricated. No such case exists. No decision begins at 338 S.C. 310; the decision reported at 338 S.C. 305, which spans page 310, is <i>Brown v. Theos</i> , 338 S.C. 305, 526 S.E.2d 232 (Ct. App. 1999), a legal malpractice case. The decision reported at 526 S.E.2d 603 is <i>Tyson v. State</i> , 241 Ga. App. 288, 526 S.E.2d 603 (1999), a Georgia criminal appeal.
11	<i>McCormick v. McCormick</i> , 328 S.C. 45, 491 S.E.2d 179 (Ct. App. 1997)	Standing (Section II)	Fabricated. No such case exists at the citation given. No decision begins at 328 S.C. 45; the decision reported at 328 S.C. 36, which spans page 45, is <i>Summer v. Carpenter</i> , 328 S.C. 36, 492 S.E.2d 55 (1997), a legal malpractice case.
12	<i>Penny v. Green</i> , 357 S.C. 583, 594 S.E.2d 171 (Ct. App. 2004)	A deed obtained through undue influence is voidable (Section IV)	Real case; does not support the proposition. The decision concerns modification of alimony and child support obligations, not deeds or undue influence.
13	<i>Purdy v. Moise</i> , 223 S.C. 298, 75 S.E.2d 605 (1953)	Constitutional questions reviewed de novo (Standard of Review)	Real case; does not support the proposition. The decision concerns the construction of a municipal zoning ordinance; it does not address appellate review of constitutional questions.

No.	Case as Cited in Appellant's Brief	Proposition for Which It Is Cited	Result of Verification
14	<i>Rivers v. Smith</i> , Op. No. 28260 (S.C. Sup. Ct. Feb. 19, 2025)	Distinguished on magistrate jurisdiction (Section I)	Real case. Reported at 446 S.C. 293, 919 S.E.2d 545 (2025). The decision forecloses Appellant's position rather than supporting it.
15	<i>Rushing v. McKinney</i> , 370 S.C. 280, 633 S.E.2d 917 (Ct. App. 2006)	Adverse possession (Section VI)	Real case; does not support the proposition. The decision concerns contract formation and does not address adverse possession.
16	<i>Smith v. Widener</i> , 397 S.C. 468, 725 S.E.2d 52 (Ct. App. 2011)	A grantor lacking capacity cannot validly execute a deed (Section IV)	Real case; materially miscited and does not support the proposition. The decision is reported at 397 S.C. 468, 724 S.E.2d 188 (Ct. App. 2012), not 725 S.E.2d 52 (Ct. App. 2011) as cited, and it concerns setoff, not grantor capacity or deed validity. The South Eastern Reporter page cited falls within <i>Rev O, Inc. v. Woo</i> , 725 S.E.2d 45 (N.C. Ct. App. 2012), a North Carolina decision concerning claims under that state's LLC Act.

Exhibit L



STATE OF SOUTH CAROLINA
COUNTY OF Charleston

IN THE COURT OF COMMON PLEAS

Civil Action Coversheet

Teresa Hill
Plaintiff(s) Appellant

v.
Hill Family Trust 2008 (Arizona)
Defendant(s) Respondent

Case No. 2025-CP-10-1379

Submitted By: Teresa Hill
Address: 6309 Savannah Hwy
Summerville, SC 29470

SC Bar Number: 15798
Telephone #: 843-551-2261
Fax #: _____
Other: _____
Email: Zachary Law Firm LLP, me

Hill Family Trust 2008 - Arizona
Veronica Heard - 6010 mcdonald St, Ravenel, SC

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*

- ☐ 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)

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.

Submitting Party Signature: [Signature]
Date: 3/13/2025

SCCA 234 (Revised 11/2024)

Nature of Action (Check one box below)

Contracts

- ☐ Constructions (100)
- ☐ Debt Collection (110)
- ☐ General (130)
- ☐ Breach of Contract (140)
- ☐ Fraud/Bad Faith (150)
- ☐ Failure to Deliver/Warranty (160)
- ☐ Employment Discrim (170)
- ☐ Employment (180)
- ☐ Other (199)

**Torts- Professional
Malpractice**

- ☐ Dental Malpractice (200)
- ☐ Legal Malpractice (210)
- ☐ Medical Malpractice (220)
- ☐ Notice of Intent Case #
- ☐ Notice File. Med Mal (230)
- ☐ Other (299)

Torts- Personal Injury

- ☐ Conversion (310)
- ☐ Motor Vehicle Accident (320)
- ☐ Premises Liability (330)
- ☐ Products Liability (340)
- ☐ Personal Injury (350)
- ☐ Wrongful Death (360)
- ☐ Assault/Battery (370)
- ☐ Slander/Libel (380)
- ☐ Other (399)

Inmate Petitions

- ☐ PCR (500)
- ☐ Mandamus (520)
- ☐ Habeas Corpus (530)
- ☐ Other (599)

Real Property

- ☐ Claim & Delivery (400)
- ☐ Condemnation (410)
- ☐ Foreclosure (420)
- ☐ Mechanic's Lien (430)
- ☐ Partition (440)
- ☐ Possession (450)
- ☐ Building Code Violation (460)
- ☐ Other (499)

Judgments/Settlements

- ☐ Death Settlement (700)
- ☐ Foreign Judgment (710)
- ☐ Magistrate's Judgment (720)
- ☐ Minor Settlement (730)
- ☐ Transcript Judgment (740)
- ☐ Lis Pendens (750)
- ☐ Transfer of Structured Settlement Application Payment Rights (760)
- ☐ Confession of Judgment (770)
- ☐ Petition for Workers Compensation Settlement Approval (780)
- ☐ Incapacitated Adult Settlement (790)
- ☐ Other (799)

Administrative Law/Relief

- ☐ Reinstate Driver's License (800)
- ☐ Judicial Review (810)
- ☐ Relief (820)
- ☐ Permanent Injunction (830)
- ☐ Forfeiture- Petition (840)
- ☐ Forfeiture- Consent Order (850)
- ☐ Other (899)

Special/Complex/Other

- ☐ Environmental (600)
- ☐ Automobile Arb. (610)
- ☐ Medical (620)
- ☐ Pharmaceuticals (630)
- ☐ Unfair Trade Practices (640)
- ☐ Out of State Depositions (650)
- ☐ Motion to Quash Subpoena in an Out of County Action (660)
- ☐ Pre-Suit Discovery (670)
- ☐ Permanent Restraining Order (680)
- ☐ Interpleader (690)
- ☐ Other (699)

Appeals

- ☐ Arbitration (900)
- ☒ Magistrate- Civil (910)
- ☒ Magistrate- Criminal (920)
- ☐ Municipal (930)
- ☐ Probate Court (940)
- ☐ SCDOT (950)
- ☐ Worker's Comp (960)
- ☐ Zoning Board (970)
- ☐ Public Service Comm. (990)
- ☐ Employment Service Comm. (991)
- ☐ Other (999)



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.

SCCA 234 (Revised 11/2024)



Failure to do so may affect your case or may result in sanctions.

	)	<u>2025-CP-10-1379</u>
	)	COMMON PLEAS CASE NUMBER
STATE OF SOUTH CAROLINA	)	
	)	2025cv1011200030
COUNTY OF CHARLESTON	)	MAGISTRATE CIVIL CASE NUMBER
	)	
TERESA ZACHRY HILL	)	
APPELLANT(S)	)	IN THE COURT OF COMMON PLEAS
	)	
VS.	)	NOTICE OF CIVIL APPEAL
	)	
HILL FAMILY TRUST 2008 of ARIZONA	)	
	)	
RESPONDENT(S)	)	

The defendant Teresa Zachry Hill 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 Charleston.

This notice of appeal is made subsequent to personal notice of the judgment, which was received left on my office door at 6209 Savannah Hwy., Ravenel, South Carolina on the 12 day of March, 2025.

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

Appellant was not served with the pleadings in this matter.

The Magistrate's Court lacks jurisdiction of this matter. The matter was filed under the South Carolina Landlord-Tenant Act. Appellant is not a tenant. Appellant is an owner. Appellant has never been a tenant and therefore not subject to the South Carolina Landlord-Tenant Act.

Appellant request that the wrongful writ of ejection issued by Ravenel Magistrate Sheryl Perry be stayed pending the appeals process.

(SIGNATURE PAGE TO FOLLOW)

FILED
2025 MAR 13 PM 4:12
Circuit Court of Common Pleas
Charleston, South Carolina

S/Teresa Zachry Hill

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STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	JUDICIAL CIRCUIT
COUNTY OF CHARLESTON	)	
	)	
	)	CERTIFICATE OF TECHNICAL FAILURE
	)	OR TECHNICAL DIFFICULTIES
TERESA HILL	)	
	)	Plaintiff,
vs.	)	
	)	Case No.:
HILL FAMILY TRUST 2008 (ARIZONA)	)	
	)	Defendant.

FILED
2025 MAR 13 PM 4:12
CLERK OF COURT

Pursuant to the *South Carolina Electronic Filing Policies and Guidelines*, TERESA HILL, Attorney for the plaintiff(s)/defendant(s), seeks to file the attached NOTICE OF CIVIL APPEAL by a Traditional Filing Method/Alternative Method of Submission based on the inability to Electronically File the document. The inability to Electronically File the document was caused by:

- ☐ An announced Technical Failure of the Electronic Filing System;
- ☒ A technical difficulty that prevented the successful E-Filing of this document, which is described in detail below, including a statement certifying compliance with Section 9(d) of the Policies and Guidelines: _____;
- ☐ A Repeated Technical Difficulty, which is described in detail below, including a statement certifying compliance with Section 9(f) of the Policies and Guidelines: _____; or
- ☐ The document is excluded from the requirement that it be E-Filed in accordance with Section 2(d) of the Policies and Guidelines.

I have served or will serve this notice and the attached NOTICE OF INTENT TO APPEAL on all parties to this action by the following means:

I declare under penalty of perjury that the foregoing is true and correct.

I attempted to file on March 13, 2025 at Notice of Intent to appeal Charleston County Magistrates Court Case 2025CV1011200030 to the Charleston County Court of Common Pleas. There were multiple attempts to file the Notice of Intent to Appeal each time an error message of 99APCV case subtype initial action required VACT00010JE2jseF_VACT00010 was received. I contacted the Charleston County Court of Common Pleas the clerk there attempted to assist me with the error. She was not able to assist me in completing the filing and provided me information that there is an issue with the filing system. She provided at my request the South Carolina Supreme Court SCCA/293 (8/2016)

support line number of 1-855-235-2500. I called and spoke with a lady who also reported issues with the e-filing system. She did walk me through another attempt to e-file. The result was the same, which was error message of 99APCV case subtype initial action required VACT00010JE2jseF_VACT00010 was received. She then directed me to this report to file with Charleston County.

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SCCA/293 (8/2016)

Exhibit M¹

STATE OF SOUTH CAROLINA) IN THE GENERAL SESSIONS COURT
)
COUNTY OF CHARLESTON) NINTH JUDICIAL CIRCUIT

Teresa Z. Hill,)
)
 Plaintiff,) Case No. 2025-CP-10-01379
)
vs)
)
Hill Family Trust 2008)
of Arizona,)
)
 Defendant.

H E A R I N G

BEFORE THE HONORABLE MAITE MURPHY

DATE: June 26, 2025
LOCATION: South Carolina Circuit Court 9
TRANSCRIBER: Jessica Antonucci

LEGAL EAGLE

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APPEARANCES

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On behalf of the Plaintiff

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Mount Pleasant, South Carolina 29464

On behalf of the Defendant

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EXHIBITS

(No Exhibits Were Marked)

(THIS TRANSCRIPT MAY CONTAIN QUOTE MATERIAL. SUCH
MATERIAL IS REPRODUCED AS READ OR QUOTED BY THE SPEAKER.)

1 CLERK: Next on the docket is 2025CP1001379,
2 Teresa Zachary Hill versus Hill Family Trust 2008 of
3 Arizona.

4 THE COURT: Looks like this is a Magistrate appeal;
5 is that correct?

6 MR. SLOTCHIVER: It is, Your Honor. Dan Slotchiver
7 and Anna Richter, we represent the Trust in this case, so
8 we're defending the appeal.

9 THE COURT: All right, and whose appeal is this?

10 MR. SLOTCHIVER: The appeal is by Teresa Zachary.
11 She was on a little while ago. I saw she had written the
12 Court and asked for some assistance getting on this. The
13 Court wrote back -- I think your law clerk wrote back and
14 then she was -- she was on here, and I don't know why
15 she's not on here anymore. But it's her appeal. She is
16 a lawyer and the personal, I guess, Defendant in the
17 eviction action and the Appellant here in this case.

18 THE COURT: I don't see her out there.

19 CLERK: Judge, just to update you --

20 MR. SLOTCHIVER: I don't either.

21 CLERK: -- on this one, she has been emailing myself
22 and the other party as well, just about being unable to
23 enter the virtual courtroom. She's been provided the
24 link as well as the phone number to call in, but she did
25 just write that that's not working for her, and saying

1 that the codes are not on the notice roster or the link
2 provided, so, that's what we have.

3 THE COURT: It looks like there's a call out there,
4 is that her? Can you see the call out there in that
5 panelist?

6 CLERK: I'm not sure, Judge.

7 MR. SLOTCHIVER: I do, Your Honor. I think that's
8 been there for awhile. But she was on here for about 15
9 minutes and I don't know why -- what happened or why she
10 dropped but she certainly -- we saw her on the list of
11 participants.

12 THE COURT: Why don't we do this, do y'all mind just
13 reaching out to her by email and just letting her -- that
14 we're waiting for her to hop back on, and we will proceed
15 as soon as she gets back on? We'll go on to the next
16 case and come back to you.

17 MR. SLOTCHIVER: Sure, thank you, Judge.

18 CLERK: Judge, she has requested a continuance,
19 based on the technical difficulties, in her last email
20 that she sent to all of us.

21 MR. SLOTCHIVER: Judge, just for whatever it's
22 worth, these technical difficulties are similar. There's
23 paperwork, you'll see in the -- in what's been submitted
24 to the Court. She claimed technical difficulties with
25 the other Magistrate's court also. And she continues to

1 occupy this -- based on the appeal, occupy this building,
2 which is creating damage and so we'd like to go forward
3 if we can without --

4 THE COURT: Well, I'll give her the option is to
5 call in and we'll just put her on speaker phone, if for
6 some reason she can't log on. And, Ashley, you could
7 give her your number and we could just put her on speaker
8 phone and that would work. So we'll --

9 CLERK: Okay, I'll email her back right now.

10 THE COURT: All right, perfect. We'll come back to
11 your case then.

12 MR. SLOTCHIVER: Thank you, Judge.

13 (COURT IN RECESS)

14 THE COURT: All right, I understand we have Ms. Hill
15 on the phone for the previous case.

16 MS. HILL: Yes, I'm here. This is Teresa Hill, Your
17 Honor.

18 THE COURT: All right, Ms. Hill. We are ready to
19 proceed with the case. And Counsel, could you just give
20 me a brief background on the case and -- Ms. Richter, Mr.
21 Slotchiver?

22 MR. SLOTCHIVER: Yes, Your Honor, would you like us
23 to address it?

24 THE COURT: Yes, sir, if you could give me a brief
25 background on the case before we proceed.

1 MR. SLOTCHIVER: Sure, I'm happy to. Judge, you may
2 be familiar with this building, as you I'm sure have
3 traveled back and forth towards Hilton Head over the
4 years, but on the left-hand side of Ravenel there's the
5 Hill, Hill, and Hill building, which was owned and
6 operated by the Hill, Hill, and Hill Law Firm. That
7 building is owned by the Hill family trust and this is
8 the subject matter for which we are here today.

9 What's happened over time is that Tommy Hill and
10 Teresa Hill were married, they've been divorced; Mackie
11 Hill and his wife own the building under the trust, it's
12 been owned under the trust name. And although one of the
13 issues that's been raised in the appeal is that Teresa
14 Hill claims that she owns the building. The documents in
15 the court clearly show, and I believe the Court can take
16 judicial notice, there's no issue about the fact that it
17 is not owned by her, it's owned by the Hill Family Trust.

18 There is a reference in her pleadings to something
19 called the Hill Family Trust 2008 Arizona, I don't know
20 what that means or where that Arizona part came from, but
21 I'm just saying that it's there.

22 This matter came about when the trust moved to evict
23 Teresa Hill, or Teresa Zachary, from the property and
24 they went to the Court, the Court attempted to have her
25 served. She was operating her office out of the

1 building. She was paying utilities. She was a tenant.
2 And she -- they were unable to serve her directly so they
3 did it via certified mail.

4 All of this is laid out in extensive detail in the
5 return that was filed. It's not an issue, it just is
6 what it is, the return that was filed by the Court we
7 sent a copy earlier today, clearly shows that the
8 Constable tried to serve her, that he served her via
9 certified mail, that despite calls to her she did not
10 appear -- she did not appear for the hearing, she was
11 evicted.

12 They then served her with the eviction notice, of
13 which she has appealed. She's appealed it on two
14 grounds. One ground is the assertion that she was never
15 served, which we believe the court record clearly shows
16 that she was. The second ground is based on the fact
17 that she isn't subject to the Landlord Tenant Act because
18 she is not a tenant, she is an owner, which she is not.

19 And once again, Your Honor, we've submitted
20 documents and you can see in the return, and my clients
21 have submitted documents, they're here today, clearly
22 showing that the property is owned by the Hill Family
23 Trust. The trust is still intact. Despite any desire or
24 wish, Teresa Zachary, or Teresa Hill, is not an owner.

25 Now, since the case has been filed Mrs. Hill,

1 Mackie's wife has passed away, but the trust is still in
2 effect and the recipients or the beneficiaries under the
3 trust are three of their children, and the fourth unit,
4 which would've gone to Tommy Hill, who you may be
5 familiar with, passes to his children that are also the
6 children of Teresa Zachary, but they're all adults and --

7 MS. HILL: I couldn't hear that last part. What
8 about Tommy is not part of the trust, but what about my
9 children?

10 MR. SLOTCHIVER: Judge, the beneficiaries under the
11 trust, the trust has a trustee, and the trustee is in
12 charge of the trust, you know, it's like its own person,
13 the trustee can do what they believe is right under the
14 terms of the trust. But for whatever it is worth --

15 MS. HILL: But you said something about my children
16 --

17 THE COURT: Ms. Hill --

18 MS. HILL: What did you say about my --

19 THE COURT: Ms. Hill, do not interrupt please.
20 You'll have an opportunity to respond --

21 MS. HILL: Well, I just want to let you know I can't
22 hear what he said. I can't -- I mean, I need to be able
23 to respond, and I can't hear what he said.

24 THE COURT: Okay, but -- all right, Mr. Slotchiver,
25 you can repeat that last portion, but again, Ms. Hill,

1 please do not interrupt.

2 MR. SLOTCHIVER: Happy to, Your Honor. It was
3 really more just for background. But the four children -
4 - or the four benefic -- the trust is broken into four
5 beneficial parts, one goes to each one of the children
6 with the exception of Tommy who is the ex-husband of
7 Teresa, and the shares that would've otherwise go to
8 Tommy go to his children. So, actually Teresa's own
9 children are part of the people being sued in this
10 action, for whatever that's worth.

11 The crux of our position on the appeal is that she
12 was served, number one. And number two is that she is
13 not an owner of the property. And so we would ask that
14 the appeal be dismissed, and to the extent that she
15 further continues to attempt to appeal this, we would ask
16 that the Court would require her to post an appellate
17 bond, because as we know the appellate system takes quite
18 some time right now, and at this point based on the
19 appeal, she is still continuing to reside in a small
20 temporary portion of the building.

21 The family is having difficulties with her with the
22 other tenant, the police have been involved; she's now on
23 bond. She's restricted from using the building as her
24 law office, and she's using a small part of the apartment
25 now at this point.

1 MS. HILL: No, that's not true.

2 THE COURT: Ms. Hill, you will have an opportunity
3 to respond. Again, do not interrupt while Counsel is
4 talking, you will have your opportunity to put your side
5 on the record.

6 MS. HILL: All right.

7 MR. SLOTCHIVER: So, Judge, I think that's the crux
8 of it. You'll see that my clients before Anna and I were
9 involved, they did in fact file their own response to the
10 appeal. But more separately the Ravenel Court sent in a
11 return with attachments that goes through the documents,
12 shows the refusal, shows all the attempts that were made.

13 And it really does -- it succulently goes through all of
14 the background and to the extent Your Honor hasn't
15 reviewed it, I would ask that you would review it before
16 you make your decision. Thank you very much.

17 THE COURT: I most certainly will. Ms. Hill, it is
18 now your -- you may now respond.

19 MS. HILL: Yes, Your Honor. I would first like to
20 put on the record that the return by the Ravenel
21 Magistrate Court, Sheryl Perry, was not timely filed. It
22 was received by my office online this morning. I've been
23 calling since last week and -- and so that didn't give us
24 -- me an opportunity to properly address this in writing
25 as I would have.

1 That -- that return filed by the Magistrate was not
2 filed -- was not available online until this morning.
3 Also, notice of appearance was not filed until last night
4 by Attorney Welch or Attorney Cook -- oh no, it's
5 Richter, Attorney Richter, filed a notice of appearance
6 last night. So, I mean, I think, you know, again there's
7 a big element of surprise here. But the most
8 extraordinary element of surprise here is the lack of due
9 process. I was never served. Never served with these
10 pleadings, these eviction pleadings.

11 But, Your Honor, before we even get there, I'm not a
12 tenant. I -- this was a building that was built by three
13 attorneys working together and Ms. Hill. We built this
14 building. This was a building that was in Jackson,
15 Mississippi. Tommy and I came back here after
16 graduating, we built this building, you know, put up the
17 studs during Hurricane Hugo, we had to take them down in
18 1989 so that Hugo wouldn't blow them away and we built
19 this building from scratch, from the bottom up. And Mr.
20 Hill and I -- and Tommy knows -- Tommy knows, and that's
21 the reason he has a stroke now, he's got a stroke, so he
22 can't remember. He knows -- I didn't -- I didn't work
23 here for 35 years -- for 35 years -- from day one I was
24 in this building, from day one. I didn't give away my
25 big verdicts, and never take a dime, never take a dime,

1 not one bonus in 35 years, well the 20 years he was here.

2 But we had an agreement, there is the trust -- this
3 is not -- this is not inheritance property, this is
4 business property. And that deed that they're coming
5 forth with now, that is so fraudulent. It is so
6 fraudulent. I worked with my father-in-law, side-by-
7 side, and tried more cases with him by far than -- than
8 my other law partner, my ex-husband did. We -- Mr. Hill
9 and I tried a lot of cases together and I know his
10 signature, that is not his signature on that. And -- and
11 Tommy -- Tommy's the notary, oh my gosh. That -- this
12 deed is such a fraud.

13 It -- this is not -- you know, this is -- if
14 anything it's -- I think it should be dismissed because
15 it was an unlawful eviction. I'm not -- I'm not renting
16 from them. There is no -- there is no contract. There
17 is no rental agreement. I've been here; my key that
18 opens the front door opened the front door 35 years ago.
19 Thirty-five years ago when I -- I worked in the same
20 office for 35 years. This is not like Teresa Hill just
21 came along and -- and became a squatter. No, this
22 building has every file that I've ever worked on in here,
23 every book I've ever used in here. It's got my
24 children's heights scratched on the wall, because we
25 lived above this office so that we could pay for it. We

1 lived in the attic, me and Tommy and four children. We
2 lived in the attic so that we could pay for this
3 building. And we did pay for it. And we had an
4 agreement. Mr. Hill knew it. And I think that's why
5 they killed him.

6 THE COURT: Thank you, Ms. Hill. I'm going to take
7 a look at the record and issue an opinion.

8 MR. SLOTCHIVER: Can I add one more thing, Your
9 Honor, please?

10 MS. HILL: I was not served, Your Honor. I want to
11 make that perfectly clear. I was not served by -- by
12 certified mail. I was not served personally.

13 THE COURT: I understand that's -- that's --

14 MS. HILL: No one was --

15 THE COURT: -- the basis of your appeal.

16 MS. HILL: -- given substitute service in my
17 absence. This is my business building. I practice law
18 out of here every single day. And now, yes, I do live
19 here because my husband destroyed our home. And so, yes,
20 thank goodness I have this building, but this is a
21 business asset. This is not a rental property that I'm
22 renting.

23 MR. SLOTCHIVER: So, Judge, if I could add one
24 thing, and I know you're going to look at the record.

25 THE COURT: Yes, sir.

1 MR. SLOTCHIVER: And we've gone a little bit beyond
2 it at this point, but if we're talking about documents
3 and we're talking about taking judicial notice, I did go
4 into the Family Court filing when Teresa and Tommy got
5 divorced and I pulled the financial declarations, and
6 they listed whatever property they owned, and neither one
7 listed this property. And the reason they didn't list
8 this property is it wasn't owned by them and they had to
9 file financial declarations of what they owned. They had
10 to put them under oath. They had to do that in Court for
11 the divorce. They both did that. This was not listed,
12 and the reason it wasn't listed was because it's owned by
13 the Register of Deeds shows it's owned by the Hill Family
14 Trust. But thank you, Judge, we'll look forward to
15 getting your decision.

16 THE COURT: Thank you. I'll notify the parties of
17 my decision. Have a good day.

18 MS. HILL: Your Honor, I have to address that,
19 please. I have to address that. The business -- we
20 specifically excluded the business, and that is on the
21 record that went before the judge. It is on the record.
22 We specifically did not include the business because that
23 was such a point of contention involving his parents that
24 we -- we didn't want to address it at that time. But
25 that is specifically in the record that -- from our

1 divorce, it is. So, he can't take judicial notice of
2 something that is not -- not truly part of -- it wasn't
3 part of the divorce. It wasn't. We specifically told
4 the judge that we were not addressing the business, that
5 that would be addressed at a later date.

6 THE COURT: All right, thank you, Ms. Hill. I'll
7 get you an opinion. Have a good day.

8 MS. HILL: Thank you.

9
10 (THERE BEING NOTHING FURTHER, THIS HEARING CONCLUDED)

11

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CERTIFICATE OF TRANSCRIBER

State of South Carolina

County of Charleston

I, JESSICA ANTONUCCI, a court-approved transcriber, do hereby certify that the foregoing is a true, accurate, and complete Transcript of Record of the proceedings had, and evidence introduced in the hearing of the captioned case, relative to appeal, in South Carolina Circuit Court 9, on the 26th day of June, 2025.

That I am not related to nor the employee of any of the parties hereto, nor related to or employed by any attorney or counsel employed by the parties hereto, nor interested in the outcome of this action.

Jessica Antonucci

Jessica N. Antonucci

Transcriber

December 3, 2025