

IN THE SOUTH CAROLINA COURT OF APPEALS

Appellate Case No. 2026-000958

Josetta Singleton, Jayla Singleton, and Tinarris Williams,
Appellants,

v.

AH4R Management-SC, LLC, as agent for AMH Development, LLC,
Respondent.

RECEIVED

Jul 07 2026

SC Court of Appeals

APPELLANTS' MOTION TO SUPPLEMENT THE RECORD WITH A STATEMENT OF THE PROCEEDINGS

The Appellants, appearing pro se, respectfully move this Honorable Court for an Order permitting the appellate record to be supplemented with a Statement of the Proceedings concerning the May 26, 2026 Appeal Bond Hearing. In support of this Motion, Appellants state as follows:

1. This appeal is currently pending before the South Carolina Court of Appeals.
2. The appeal concerns, among other issues, the Circuit Court's determination of the appeal bond and related rulings entered after the May 26, 2026 hearing.
3. Appellants timely requested preparation of the transcript from the May 26, 2026 hearing.
4. After the request was submitted, the transcript request was canceled because **no audio recording of the hearing existed**, making preparation of a transcript impossible.
5. The absence of a transcript is through **no fault of the Appellants**.
6. Because the May 26, 2026 hearing addressed issues central to this appeal, including the calculation of the appeal bond and the Court's rulings concerning attorney's fees, late fees, monthly payments, and utility obligations, Appellants have prepared a Statement of the Proceedings based upon their recollection of the hearing.
7. The proposed Statement accurately reflects the material rulings made by the Circuit Court, including:
 - o the removal of all attorney's fees;
 - o the removal of all late fees;
 - o the Court's determination that the remaining balance due was **\$3,977.25**;
 - o the Court's order requiring monthly payments of **\$2,494.50** on the first day of each month during the pendency of the appeal; and

- the Court's order requiring utility charges to be paid on the first day of each month.
- 8. Allowing supplementation of the record will assist this Court in conducting a full and fair review of the issues presented on appeal despite the unavailability of a transcript.

WHEREFORE, Appellants respectfully request that this Court:

1. Grant this Motion;
2. Permit supplementation of the appellate record with the attached Statement of the Proceedings;
3. If necessary under the South Carolina Appellate Court Rules, remand the matter to the Circuit Court for settlement and approval of the Statement of the Proceedings; and
4. Grant such other relief as the Court deems just and proper.

Respectfully submitted,

Josetta Singleton
Appellant, Pro Se

Jayla Singleton
Appellant, Pro Se

Tinarris Williams
Appellant, Pro Se

Date: 7/7/2026

EXHIBIT A

STATEMENT OF THE PROCEEDINGS

Appeal Bond Hearing – May 26, 2026

The May 26, 2026 Appeal Bond Hearing was held before the Circuit Court concerning the amount of the appeal bond and the Respondent's ledger.

Appellants challenged the inclusion of attorney's fees and late fees in the balance claimed by Respondent.

During the hearing, the Circuit Court ruled that **all attorney's fees and all late fees were to be removed** from the balance.

After removing those fees, the Court determined that the remaining balance due was **\$3,977.25**.

The Court further ordered Appellants to pay **\$2,494.50** on the **first day of each month** during the pendency of the appeal.

The Court also ordered Appellants to pay the monthly utility charges on the **first day of each month**.

The Appellants timely requested a transcript of the hearing. The transcript request was later canceled because no audio recording existed. Accordingly, this Statement of the Proceedings is submitted in good faith based upon Appellants' recollection of the hearing and because the absence of a transcript is through no fault of the Appellants.

I declare under penalty of perjury that the foregoing Statement of the Proceedings is true and correct to the best of my knowledge and belief.

Respectfully submitted,

Josetta Singleton
Appellant, Pro Se

Jayla Singleton
Appellant, Pro Se

Tinarris Williams
Appellant, Pro Se

EXHIBIT B

Notice or correspondence showing the transcript request was canceled because there was no audio.

NOTICE REGARDING UNAVAILABLE TRANSCRIPT

IN THE SOUTH CAROLINA COURT OF APPEALS

Josetta Singleton, Appellant,

v.

AMH Development, LLC / AH4R Management – SC, LLC, Respondent.

Appellate Case No. 2026-000958

RECEIVED

Jun 23 2026

SC Court of Appeals

NOTICE REGARDING UNAVAILABLE TRANSCRIPT

COMES NOW the Appellants, Josetta Singleton, Jayla Singleton and Tinarris Williams respectfully notifies this Honorable Court that the transcript from the appeal bond hearing held on **May 26, 2026**, in Berkeley County, South Carolina, is unavailable.

1. Appellants timely requested preparation of the transcript of the May 26, 2026 hearing.
2. On June 12, 2026, the South Carolina Court Reporter Section notified the parties that the transcript request had been cancelled because the audio recording from the WebEx hearing could not be located.
3. The Court Reporter Section specifically advised:

"The hearing held on May 26, 2026 in Berkeley County cannot be transcribed as no audio recording can be located from the WebEx hearing."

4. Because no recording exists, Appellants is unable to obtain a transcript through no fault of her own.
5. Appellants respectfully submits this Notice so that the Court is aware of the circumstances affecting the appellate record.
6. Appellants will submit a Statement of Proceedings in Lieu of Transcript to assist the Court in reviewing the issues presented on appeal.

WHEREFORE, Appellants respectfully requests that this Notice be made part of the appellate record.

Respectfully submitted,

Josetta Singleton
Jayla Singleton
Tinarris Williams
Appellant, Pro Se

Date: 6/23/2026

FORM 7
PROOF OF SERVICE OF A NOTICE OF APPEAL

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM BERKELEY COUNTY
Court of Common Pleas

S.Bryan Doby, Circuit Court Judge

Case No. 2026-CP-08-00297

Josetta Singleton, Jayla Singleton,
and Tinarris Williams

Appellant,

v.

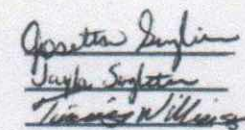
AMH DEVELOPMENT, LLC/
Ah4R Manangement SC, LLC

Respondent.

PROOF OF SERVICE

I certify that I have served the Notice regarding unavailable transcript from May 26, 2026 hearing by depositing a copy of it via email to mgoddard@turnerpadgett.com, on June 23, 2026, addressed to attorney of record, Mark B. Goddard.

June 23, 2026

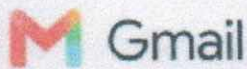


Josetta Singleton
Jayla Singleton
Tinarris Williams
129 Anthurium Drive
Summerville, South Carolina 29486
(843) 539-9538, (843) 539-6250,
(843) 739-8717

RECEIVED

Jun 23 2026

SC Court of Appeals



Josetta Singleton <singletonjosetta02@gmail.com>

Transcript Request for Docket Number 2026CP0800297

3 messages

Transcripts@sccourts.org <Transcripts@sccourts.org>

Tue, Jun 9, 2026 at 11:20 AM

To: singletonjosetta02@gmail.com

Greetings,

Please accept this email and the **summarized Transcript Request shown below** as confirmation that the online transcript request that you submitted has been received by our office. You should receive communication from a transcriptionist within five (5) business days with an estimated cost for production.

If you need further assistance, please contact us at transcripts@sccourts.org.

Regards,

Court Administration

Summarized Transcript Request ID(s): 133843861

Requester Information:

Name: Josetta Singleton

Entity: *Not entered*

Phone Number: (843) 539-9538

Email: singletonjosetta02@gmail.com

Address: 129 Anthurium Drive, Moncks Corner, SC, USA Summerville, SC 29486

Is the requester a party on the case? Yes Ah4R/Amh Development LLC

Does the requester represent a party? No

Transcript Information:

Docket Number: 2026CP0800297

Court Type: Circuit

County: Berkeley

Case Caption: Singleton, Etal, Josetta vs AMH Development, LLC/Ah4

Appeal Pending? Court of Appeals

Death Penalty? No

Start Date of Proceeding: 5/26/2026

End Date of Proceeding: 5/26/2026

Presiding Judge: Doby, S. Bryan

Court reporter daily assignments:

5/26/2026 (Tuesday): WebEx, Circuit Court

Opposing Counsel and/or other parties information:

(Attorney) Mark Brandon Goddard

(email): mgoddard@turnerpadget.com

(Defendant) LLC/Ah4 AMH Development
(Plaintiff) Etal Singleton
(email): singletonjoseetta02@gmail.com
(Plaintiff Attorney) Etal Singleton
Next hearing date: *Date not entered*
Portion of proceeding to be transcribed: Entire Hearing

Delivery Information:

Delivery Timeframe: Quote

Delivery Method: PDF/Email

Delivery Timeframe: Private/Self

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Transcripts@sccourts.org <Transcripts@sccourts.org>  
To: mgoddard@turnerpadget.com, singletonjoseetta02@gmail.com

Tue, Jun 9, 2026 at 11:20 AM

Greetings,

You are receiving this notice and the **summarized Transcript Request shown below** because you are associated with case **Singleton, Etal, Joseetta vs AMH Development, LLC/Ah4**. Pursuant to Rule 207(a)(1), SCACR, you are being notified that the transcript has been requested on **6/9/2026**. There is no action required.

If you need further assistance, please contact us at [transcripts@sccourts.org](mailto:transcripts@sccourts.org).

Regards,

Court Administration

Summarized Transcript Request ID: **133843861**

## Requester Information:

---

Name: Joseetta Singleton

Entity: *Not entered*

Email: [singletonjoseetta02@gmail.com](mailto:singletonjoseetta02@gmail.com)

[Quoted text hidden]

[Quoted text hidden]

Transcripts@sccourts.org <Transcripts@sccourts.org>  
To: mgoddard@turnerpadget.com, tshepard@amh.com, singletonjoseetta02@gmail.com, jalayasingleton69@gmail.com, emonw32@gmail.com

Tue, Jun 9, 2026 at 11:50 AM

Greetings,

You are receiving this notice and the **summarized Transcript Request shown below** because you are associated with case **Singleton, Etal, Josetta vs AMH Development, LLC/Ah4**.

Pursuant to Rule 207(a)(1), SCACR, you are being notified that the transcript has been requested on **6/9/2026**. There is no action required.

If you need further assistance, please contact us at [transcripts@sccourts.org](mailto:transcripts@sccourts.org).

Regards,

Court Administration

Summarized Transcript Request ID: **230159852**

## Requester Information:

---

**Name:** Mark Goddard

**Entity:** Law Firm Turner Padget Graham & Laney, P.A.

**Email:** [emcfadden@turnerpadget.com](mailto:emcfadden@turnerpadget.com)

**Is the requester a party on the case?** No

**Does the requester represent a party?** Yes AH4R Management – SC, LLC as agent for AMH Development, LLC

## Transcript Information:

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**Docket Number:** 2026CP0800297

**Court Type:** Circuit

**County:** Berkeley

**Case Caption:** Singleton, Etal, Josetta vs AMH Development, LLC/Ah4

**Appeal Pending?** Court of Appeals

**Death Penalty?** No

**Start Date of Proceeding:** 5/26/2026

**End Date of Proceeding:** 5/26/2026

**Presiding Judge:** Doby, S. Bryan

**Court reporter daily assignments:**

5/26/2026 (Tuesday): WebEx, Circuit Court

**Opposing Counsel and/or other parties information:**

(Attorney) Mark Brandon Goddard

(email): [mgoddard@turnerpadget.com](mailto:mgoddard@turnerpadget.com)

(Defendant) LLC/Ah4 AMH Development

(email): [ishepard@amh.com](mailto:ishepard@amh.com)

(Plaintiff) Etal Singleton

(email): [singletonjosetta02@gmail.com](mailto:singletonjosetta02@gmail.com)

(Plaintiff Attorney) Etal Singleton

(email): [singletonjosetta02@gmail.com](mailto:singletonjosetta02@gmail.com)

(Appellant, pro se) Jayla Singleton

(email): [jalayasingleton69@gmail.com](mailto:jalayasingleton69@gmail.com)

(Appellant, pro se) Tinarris Williams

(email): [emonw32@gmail.com](mailto:emonw32@gmail.com)

**Next hearing date:** Date not entered

**Portion of proceeding to be transcribed:** Entire Hearing

## Delivery Information:

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**Delivery Timeframe:** Expedited Delivery (7 days)

**Delivery Method:** PDF/Email

**Delivery Timeframe:** Private/Self

[Quoted text hidden]



Josetta Singleton <singletonjosetta02@gmail.com>

## UPDATED: Transcript Request for Docket Number 2026CP0800297

1 message

Transcripts@sccourts.org <Transcripts@sccourts.org>

Tue, Jun 16, 2026 at 9:04 AM

To: emcfadden@turnerpadget.com, transcripts@sccourts.org, ctappfilings@sccourts.org, mgoddard@turnerpadget.com, tshepard@amh.com, singletonjosetta02@gmail.com, jalayasingleton69@gmail.com, emonw32@gmail.com

Greetings,

You are receiving this notice for the **summarized Transcript Request shown below** because it has been **Cancelled** by Court Reporting.

**Reason for Cancellation:** Ms. Goddard: It is with sincere regret that we must inform you that the hearing held on May 26, 2026 in Berkeley County cannot be transcribed as no audio recording can be located from the WebEx hearing.  
Sincerely, Court Reporter Section

No further action is required. Should you have questions or need further assistance, please contact us at transcripts@sccourts.org.

Regards,

Court Administration

Summarized Transcript Request ID(s): **230159852**

## Requester Information:

**Name:** Mark Goddard

**Entity:** Law Firm Turner Padget Graham & Laney, P.A.

**Email:** emcfadden@turnerpadget.com

**Is the requester a party on the case?** No

**Does the requester represent a party?** Yes AH4R Management – SC, LLC as agent for AMH Development, LLC

## Transcript Information:

**Docket Number:** 2026CP0800297

**Court Type:** Circuit

**County:** Berkeley

**Case Caption:** Singleton, Etal, Josetta vs AMH Development, LLC/Ah4

**Appeal Pending?** Court of Appeals

**Death Penalty?** No

**Start Date of Proceeding:** 5/26/2026

**End Date of Proceeding:** 5/26/2026

**Presiding Judge:** Doby, S. Bryan

**Court reporter daily assignments:**

05/26/2026: WebEx, Circuit Court

**Opposing Counsel and/or other parties information:**

(Attorney) Mark Brandon Goddard

(email): [mgoddard@turnerpadget.com](mailto:mgoddard@turnerpadget.com)

(Defendant) LLC/Ah4 AMH Development

(email): [tshepard@amh.com](mailto:tshepard@amh.com)

(Plaintiff) Etal Singleton

(email): [singletonjosetta02@gmail.com](mailto:singletonjosetta02@gmail.com)

(Plaintiff Attorney) Etal Singleton

(email): [singletonjosetta02@gmail.com](mailto:singletonjosetta02@gmail.com)

(Appellant, pro se) Jayla Singleton

(email): [jalayasingleton69@gmail.com](mailto:jalayasingleton69@gmail.com)

(Appellant, pro se) Tinarris Williams

(email): [emonw32@gmail.com](mailto:emonw32@gmail.com)

Next hearing date: *Date not entered*

Portion of proceeding to be transcribed: Entire Hearing

## Delivery Information:

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**Delivery Timeframe:** Expedited Delivery (7 days)

**Delivery Method:** PDF/Email

**Delivery Timeframe:** Private/Self

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Josetta Singleton <singletonjosetta02@gmail.com>

Transcript Request for Docket Number 2026CP0800297

Transcripts@sccourts.org <Transcripts@sccourts.org>
To: singletonjosetta02@gmail.com

Tue, Jun 9, 2026 at 11:20 AM

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If you need further assistance, please contact us at transcripts@sccourts.org.

Regards,

Court Administration

Summarized Transcript Request ID(s): 133843861

Requester Information:

Name: Josetta Singleton

Entity: *Not entered*

Phone Number: (843) 539-9538

Email: singletonjosetta02@gmail.com

Address: 129 Anthurium Drive, Moncks Corner, SC, USA Summerville, SC 29486

Is the requester a party on the case? Yes Ah4R/Amh Development LLC

Does the requester represent a party? No

Transcript Information:

Docket Number: 2026CP0800297

Court Type: Circuit

County: Berkeley

Case Caption: Singleton, Etal, Josetta vs AMH Development, LLC/Ah4

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Start Date of Proceeding: 5/26/2026

End Date of Proceeding: 5/26/2026

Presiding Judge: Doby, S. Bryan

Court reporter daily assignments:

5/26/2026 (Tuesday): WebEx, Circuit Court

Opposing Counsel and/or other parties information:

(Attorney) Mark Brandon Goddard

(email): mgoddard@turnerpadget.com

(Defendant) LLC/Ah4 AMH Development

(Plaintiff) Etal Singleton

(email): singletonjosetta02@gmail.com

(Plaintiff Attorney) Etal Singleton

Next hearing date: *Date not entered*

Portion of proceeding to be transcribed: Entire Hearing

Delivery Information:

Delivery Timeframe: Quote

Delivery Method: PDF/Email

Delivery Timeframe: Private/Self

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## **EXHIBIT C**

The Circuit Court's written Appeal Bond Order dated after the May 26, 2026 hearing.

STATE OF SOUTH CAROLINA  
COUNTY OF Berkeley  
IN THE COURT OF COMMON PLEAS

## JUDGMENT IN A CIVIL CASE

CASE NO. 2026CP0800297

\_\_\_\_\_  
Josetta Singleton, Etal et al  
PLAINTIFF(S)

\_\_\_\_\_  
AMH Development, LLC/Ah4R Management SC, LLC  
DEFENDANT(S)

## DISPOSITION TYPE (CHECK ONE)

- ☐ **JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- ☒ **DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.
- ☐ **ACTION DISMISSED (CHECK REASON):** ☐ Rule 12(b), SCRPC; ☐ Rule 41(a), SCRPC (Vol. Nonsuit); ☐ Rule 43(k), SCRPC (Settled);  
☐ Other
- ☐ **ACTION STRICKEN (CHECK REASON):** ☐ Rule 40(j), SCRPC; ☐ Bankruptcy;  
☐ Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;  
☐ Other
- ☐ **STAYED DUE TO BANKRUPTCY**
- ☐ **DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**  
☐ Affirmed; ☐ Reversed; ☐ Remanded;  
☐ Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

**IT IS ORDERED AND ADJUDGED:** ☐ See attached order (formal order to follow) ☒ Statement of Judgment by the Court:

On May 26, 2026, an in-person hearing was held on Plaintiff's Motion to Stay. Plaintiff's appearing pro se and Defendant's counsel presented arguments in front of Judge Doby. After careful consideration of the arguments presented, the Court Orders an Appeal bond of \$3,977.25 to be due on June 1, 2026, payable to the landlord directly. The Court also, orders a bond of \$2,494.50 plus all utilities to be paid on the first of the month starting June 1, 2026. The Court also grants a stay of the proceedings in accordance with the order of the Court of Appeals. It is so ordered.

## ORDER INFORMATION

This order ☒ ends ☐ does not end the case.

☐ See Page 2 for additional information.

## For Clerk of Court Office Use Only

This judgment was electronically entered by the Clerk of Court as reflected on the Electronic Time Stamp, and a copy mailed first class to any party not proceeding in the Electronic Filing System on 06/04/2026 .

Jayla Singleton  
Jalya Singleton for Jalya Singleton  
Tinarris Williams for Tinarris Williams  
Jalya Singleton for Jalya Singleton  
Magistrate Court Goose Creek  
Josetta Singleton, Etal for Josetta Singleton, Etal  
Tinarris Williams for Tinarris Williams  
Josetta Singleton, Etal for Josetta Singleton, Etal

## NAMES OF TRADITIONAL FILERS SERVED BY MAIL

**Court Reporter:**

**E-Filing Note:** The date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgment to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

---



**Berkeley Common Pleas**

**Case Caption:** Josetta Singleton, Etal , plaintiff, et al VS AMH Development, LLC/Ah4R Management SC, LLC

**Case Number:** 2026CP0800297

**Type:** Order/Electronic Form 4

So Ordered

S. Bryan Doby, Circuit Court Judge, No. 2784

RECEIVED

FORM 7  
PROOF OF SERVICE OF A NOTICE OF APPEAL

Jul 07 2026

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

SC Court of Appeals

APPEAL FROM BERKELEY COUNTY  
Court of Common Pleas

Dale E. Van Slambrook S.C., Circuit Court Judge

Case No. 2026-000958

Josetta Singleton, Jayla Singleton  
And Tinarris Williams

Appellant,

v.

Amh Development, LLC/AH4R Management, LLC,  
Respondent.

PROOF OF SERVICE

I certify that I have served the APPELLANTS' MOTION TO SUPPLEMENT THE RECORD  
by depositing a copy via email to mgoddard@turnerpadget.com, on July 7, 2026, addressed to  
attorneyof record, Mark B. Goddard.

July 7, 2026

Josetta Singleton  
Jayla Singleton  
Tinarris Williams

129 Anthurium Drive  
Summerville, South Carolina 29486  
843-539-9538, 843-739-8717, 843-  
539-6250  
Pro Se