

SUPPLEMENTAL DECLARATION IN SUPPORT OF EMERGENCY MOTION FOR STAY

TO: THE SOUTH CAROLINA COURT OF APPEALS

CASE NAME: Lauren LaRoque v. Freedom Mortgage/SARoberts LLC

CASE NUMBER: 2026-001553

RECEIVED

Jul 17 2026

SC Court of Appeals

RE: IMMINENT MONDAY EVICTION / EMERGENCY UTILITY SHUTOFF

I, Lauren LaRoque, declare under penalty of perjury under the laws of the State of South Carolina that the following facts are true, accurate, and require the immediate, urgent intervention of this Court before the close of business today, Friday:

1. **Imminent Monday Eviction:** An eviction/lockout is currently scheduled to take place at my residence on Monday morning. If this Court does not issue an Emergency Stay today, my family will be forcibly removed before my full appeal can be heard.
2. **2. Fraudulent and Chilled Foreclosure Auction:** The underlying foreclosure sale is entirely void due to active bid-chilling and collusion by the Master-in-Equity. At the public auction, the highest independent bidder won the property at \$225,000. The second bidder (represented by the Purchaser's influential attorney) was the underbidder at \$222,000. Due to a banking wire delay, the Master-in-Equity verbally extended the highest bidder's compliance deadline to 9:30 AM the following morning.
3. When the highest bidder arrived at 10:30 AM with the funds, the Master-in-Equity arbitrarily refused to accept the money, disqualified the true highest bidder over a one-hour variance, and immediately awarded the property to the lower second bidder. This arbitrary exclusion of the true high bidder was manufactured behind closed doors to artificially suppress the price and award the property to a preferred local insider, completely undermining the integrity of the judicial sale [SC Judicial]."
4. **Illegal Self-Help Eviction & Utility Fraud:** On 7/15/2026, the opposing party/purchaser bypassed the legal process and engaged in an unlawful self-help eviction. The municipal water utility account for my residence was actively in my name and fully current. The new purchaser fraudulently contacted the water provider, transferred the active account out of my name without my consent, and ordered an immediate disconnection of my water service.

5. **Violation of South Carolina Law:** This utility disconnection is a direct violation of S.C. Code § 27-40-760, which strictly prohibits a landlord or purchaser from unlawfully diminishing essential services to force an occupant out.
6. **Severe Harm to Vulnerable Inhabitants:** I currently have minor children and family pets residing inside the home. We have been completely without running water for over 48 hours during extreme July heat. Staying in a home without running water creates a severe health and safety crisis for my children and pets.
7. **Request for Immediate Emergency Stay:** Because the local Master-in-Equity denied my initial motion and refused to stop this unlawful utility deprivation, I have no other choice but to seek emergency relief from this Court. I respectfully request that this Court issue an immediate Emergency Stay of the eviction scheduled for Monday, and order the immediate restoration of my water services pending the outcome of this appeal.

Respectfully submitted,

Date: July 17, 2026

Signature: _____

Printed Name: Lauren LaRoque

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