

RECEIVED

Address: 22 Race Stable Ct Lugoff, SC 29078

JUL 17 2026

SC Court of Appeals

Phone Number: 2408876165

**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

**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:

RECEIVED

JUL 17 2026

SC Court of Appeals

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. **3. Fraudulent Paper Trail and Closed-Court Transactions:** The court

record contains undeniable fabrications designed to rush an illegal eviction. The foreclosure attorney explicitly stated the highest bidder had until July 22nd to comply. However, the Purchaser's attorney issued illegal 10-day eviction demands to me on June 10th and June 13th, long before the sale was finalized.

5. Furthermore, the Master-in-Equity stated in official court documents that the bid was complied with and the deed was handed over on **June 19th**. June 19th is Juneteenth, an official federal and state holiday. The Kershaw County Courthouse was legally closed. It is legally impossible for a deed to be executed and handed over by the court on a day the court is closed. This proves a fraudulent backroom transfer took place outside of legal court operations to bypass my constitutional due process. 6.

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.

7. 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.

RECEIVED

JUL 17 2026

SC Court of Appeals

8. **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. 9. **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

A handwritten signature in black ink, appearing to read 'LaRoque', with a long, sweeping horizontal line extending to the right.

Printed Name: Lauren LaRoque
Email: laroquelauren@gmail.com