

JUL 21 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA ("SC")
COUNTY OF RICHLANDIN THE CIRCUIT COURT OF COMMON PLEAS
No. 2026-CP-40-01934, on appeal from Magistrate CourtGreen Alpha Property Management
v.

Marie Assa'ad-Faltas, MD, MPH

Defendant's **EMERGENCY MOTION** to Halt Planned Set-out
Because of Extreme Risks to Defendant-Appellant's Life
And the Magistrate acted without jurisdiction on 15 July 2026.**Also Filed in the Court of Appeals Case 2026-001573 for the same reasons.**

As writ of ejectment, which Dr. Assa'ad-Faltas timely appealed to this Court was on or after 17 March 2026, issued by Orange County Magistrate Dash sitting by (erroneous) designation in Richland County Magistrate Court. A bond to stay eviction was issued on or after 16 April 2026, which Dr. Assa'ad-Faltas timely honored; and all her rents before and since were timely paid. The Magistrate has no jurisdiction unless and until the case is remitted to him.

A Form-4 ORDER was issued by this Court on 13 July 2026 and electronically served on Plaintiff's lawyer but NOT on Dr. Assa'ad-Faltas, who might or might not receive for official version by mail no earlier than today. That Form-4 ORDER, without reasoning, affirmed the magistrate but did NOT dismiss the appeal. Dr. Assa'ad-Faltas on 16-17 July 2026, timely moved for reconsideration; and that motion is still pending. **The case was never remitted to the summary court. Vide, e.g. SC Circuit Judge Jocelyn Newman's 4 January 2018 ORDER in City of Columbia v. Marie Assa'ad-Faltas, 2013-CP-40-3522, citing SC's Circuit Court handbook and the rules of appellate procedure.** It is elementary that acts without jurisdiction are void.

Dr. Assa'ad-Faltas certifies under penalty of perjury to this Court that she suffers heart conditions and in the past two weeks suffered other severe events requiring admission to Emergency Department, several tests there, and continuing monitoring and further *immediate* tests. Also, set-out in this extreme heat has a likelihood of being fatal to her. It is also elementary that courts should avoid irreparable injury to parties, that death will be irreparable to Dr. Assa'ad-Faltas, and that Plaintiff-Landlord, who continues to collect rent during Dr. Assa'ad-Faltas' occupancy of the very residential rental unit **at issue in this case** will suffer no injury whatsoever from the stay until this case is duly and fairly heard at all levels open to all similarly-situated tenants.

The public interest also favors stay of the set-out to deter rent-gouging by landlords, which is a threat to housing affordability, a currently avowed great public concern.

WHEREFORE, the planned set-out should be halted, and the current stay bond continued in effect unless and until duly modified by a court of appropriate jurisdiction,

Submitted and served on 21 July 2026 by: (1) delivery to this Court's Clerk's office; (2) placement in Judge Coble's box in the 1701 Main Street, Columbia, SC 29201 courthouse; (3) properly addressed postage-prepaid first-class U.S. mail to Mr. Hunter; and (4) email to Mr. Hunter as an added courtesy, all God so willing.


s/Marie-Thérèse Assa'ad-Faltas, MD, MPH, Defendant/Appellant/Movant *pro se*

P.O. Box 9115, Columbia, SC 29290

e-mail: Marie_Faltas@hotmail.com

Phone: (803) 783-4536

Cell: (330) 232-4164

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

2025CV4010601370
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

WRIT OF EJECTMENT

RECEIVED

JUL 21 2026

SC Court of Appeals

Green Alpha Property Management
Po Box 4216
Columbia, SC 29240
(803) 790-2626

PLAINTIFF(S)

Vs

Marie Faltas
7648 Garners Ferry Rd. Unit 155
Columbia, SC 29209

DEFENDANT(S)

TO THE SHERIFF/MAGISTRATE'S CONSTABLE:

Upon Judgment of this Court, rendered on the 22nd day of April, 2026, you are hereby Ordered to proceed to the premises located at 7648 Garners Ferry Rd. Unit 155 Columbia, SC 29209.

Announce your identity and purpose and serve on the defendant(s) and all occupants a copy of this Writ of Ejectment. Inform them they have twenty four (24) hours to voluntarily vacate the premises. If the premises appear unoccupied and no one responds to your announced identity and purpose, the Writ of Ejectment shall be served by securely attaching a copy of the Writ in a conspicuous place on the premises.

If after 24 hours following the service or posting of the Writ, the occupants have not voluntarily vacated the premises, a deputy sheriff may enter the premises using only as much force as is necessary to effectuate the Ejectment.

Upon gaining access, you shall remove from the premises any occupants and all items of personal property found on the premises. Such property may be deposited beside the public street or roadway. All personal property removed from the premises and placed on a public street or roadway may be removed by the proper local government agency after forty eight (48) hours, excluding Saturdays, Sundays, and holidays. Such property may also be removed in the normal course of debris or trash collection before or after a period of forty eight (48) hours.

July 15, 2026

Central Court



NOTICE OF EVICTION

An Order has been issued by the Magistrate's Court for an eviction of the people and goods at this address. If you have not moved by

7-21-2026 at 3:00 pm, we will be forced to evict you.

DEPUTY SHERIFF

Richland County Sheriff's Office
5623 Two Notch Road
Post Office Box 143
Columbia, SC 29202

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

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July 15, 2026

Central Court

_____, being duly sworn state that:

- ☐ I personally served a copy of this Writ on _____, an occupant of the rental unit
- ☐ On _____ 20____, at _____ the rental unit appeared unoccupied and no one responded when I announced my identity and intentions. I attached a copy of this Writ to a conspicuous part of the premise.
- ☐ On _____ 20____, at _____, which was not less than 24 hours from the posting date and time, I returned to the rental unit for the purpose of ejectment.
- ☐ Under my supervision, I had all persons and personal property removed and evicted from the rental unit placing all personal property beside the roadside.
- ☐ The rental unit was unoccupied. The Tenant and all occupants had vacated the unit.
- ☐ Informed by Plaintiff that case is settled.

Date: _____, 20____

Sheriff/Deputy Sheriff/Constable

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SC Court of Appeals

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