

RECEIVED
JUL 31 2026
SC Court of Appeals

THE STATE OF SOUTH CAROLINA ("SC") In the Court of Appeals
On APPEAL FROM RICHLAND COUNTY - Court of Common Pleas
Daniel Coble, Circuit Court Judge - Case No. 2026-CP-40-01943

Appellate Case No. 2026-001573 (two consolidated appeals)

Green Alpha Property Management dba Colonial Pointe Apartments, Respondent,
v. Marie Assa'ad-Faltas, MD, MPH, Appellant.

Appellant's (1) *Prompt* CLARIFICATION that Judge Jocelyn Newman's 4 January 2018 ORDER in 2013-CP-40-03522 is NOT appealed herein; (2) Report of *Troubling* Events since her 28 July 2026 Motion to Remand; (3) Request for this Court to Accept Tenant-Appellant's August 2026 Rent Bond to Prevent the Magistrate Court's *clearly* nefarious refusal to accept it from causing bond dissolution; and (4) Request for such other action as necessary and proper to prevent irreparable injury, up to death, of Appellant and to maintain judicial integrity and respect for the judicial hierarchy.

At the threshold, Dr. Assa'ad-Faltas inclusion in her 28 July 2026 submission to this Court of Judge Jocelyn Newman's 4 January 2018 ORDER in 2013-CP-40-03522 was **not meant to appeal said order but as an exhibit to Appellant's Emergency Memorandum on Jurisdiction**. Dr. Assa'ad-Faltas regrets the confusion and humbly asks this Court to refile said ORDER as an exhibit to said Memorandum on Jurisdiction.

Otherwise, this Court is asked to be realistic about the imperfection of *some* SC jurists and court personnel of which Becky Hill's story, though the most notorious, **cannot possibly be the only case**. This Court is asked to take as drastic actions as necessary herein **to avoid the conclusion that SC courts correct themselves only when national cameras are rolling over the case and/or that misconduct, however extreme, will be tolerated, even rewarded, so long as it injures only Dr. Marie Assa'ad-Faltas**.

In support hereof, **Dr. Assa'ad-Faltas declares under penalty of perjury that this extract of an email she sent to concerned entities in the early morning of 30 July 2026 is true to her factual memory of 29 July 2026 events and of good-faith interpretation thereof and conclusions therefrom:**

Subject: *Only two possible theories explain what happened yesterday afternoon; and each imposes MORAL obligations on each recipient of this email.*

During the February 2026 oral argument in *State v. Murdaugh*, SC Chief Justice Kittredge said he has 46 (number of South Carolina counties) clerks of court to supervise. Respectfully, he also has at least double that number of clerks to supervise because the clerks of South Carolina's magistrate courts and municipal courts need to be supervised, too.

Equivalent to Former Clerk Becky Hill's prejudicing the jury against Alex Murdaugh, I had seen in my file in magistrate case **2025CV4010601370**, *Green Alpha v. Marie Faltas*, a multi-page document **very derogatory to me** titled "Confidential to the Presiding Judge." I had seen that document while reviewing my file in Richland County Central Magistrate Court few months ago. And as soon as I told Deputy Clerk Morgan Redenburg that I need a copy of it, she removed it from the file and claimed I should not have seen it.

Orangeburg County Magistrate Dash, previously publicly reprimanded for exceeding his jurisdiction, made atrocious rulings against me, which I *plausibly* suspect were influenced by that document, and which I timely appealed. My appeal stayed the eviction order Magistrate Dash had issued against me and the writ of eviction issued against me was recalled based on a bond Magistrate Dash issued, which bond I undertook to fulfil and I paid the monthly rent bond into the court for the landlord to retrieve as the bond order directed. I paid timely, even early, and my rent is paid through the end of July 2026. Nothing caused the bond to be forfeited or my right to the successive appeals available to tenants to be terminated. The case was not remitted to the magistrate, nor could it (under South Carolina law) have been until the state court appeals had been exhausted.

But suddenly, **and without jurisdiction**, Magistrate Dash on 15 July 2026 issued a new writ based on what he claimed was his 22 April 2026 "judgment," which judgment is still under appeal.

In the current extreme heat, and given my age and heart condition and my absolute lack of access to any other home, the writ of ejectment is the biological equivalent of the death penalty. Mr. Paul Gunter, supervisor of civil records of Richland County's Clerk of Court, kept telling me that Ms. McBride exercises no supervision over any Richland County clerk of magistrate court employee, that South Carolina's Office of Court Administration has been instructing Mr. Gunter's section to flip the titles of appeals from magistrate court in violation of **SC Code Section 18-1-120**, **and that I should file an additional copy of my appeal from circuit court to South Carolina's Court of Appeals with the magistrate court because they probably do not know that my is still ongoing at a higher court; and that only the magistrate court can recall the new writ of eviction issued without magistrate jurisdiction.**

Yesterday, I arrived at Richland County Central Magistrate Court circa 4:15 pm with a money order for my full August 2026 rent, a copy of my appeal to SC Court of Appeals, originals of my emergency memoranda on jurisdiction, and redacted copies of my two most recent ECGs, the more recent of which was made upon my admission to a detached MUSC facility in Columbia, SC, and the escalation of my condition from "urgent care" to "emergency care." An assistant or colleague of Ms. Redenburg took my money order and driver's license, made a copy of them and asked me to sign the copy, which was the procedure in previous months and which I did follow yesterday, too, and told me that Ms. Redenburg will be with me shortly. After about half an hour, Ms. Redenburg returned with money order saying she cannot accept it because the writ has already been issued, and that she cannot accept any of my documents for filing because the case file is no longer in magistrate court, and that all filings must be made to the circuit court only. I asked her to make a copy of the money order I tendered and write on the copy that she refused to accept the original. She refused to do so. [Copies of all documents I tendered to Ms. Redenburg **[were]** attached **[to the email.]**]

I also note that this is exactly the tactic the landlord followed last year: the landlord refused to take my timely-tendered full September 2025 rent then went to the magistrate and applied for a Rule to Vacate or Show Cause by falsely claiming that I refused to pay the rent when due or demanded.

I asked Ms. Redenburg for a recording of my interaction with her to prove that she refused to take my rent. She responded that the cameras do not record voice. I asked for the silent video the cameras recorded, she responded that the cameras are controlled by the Sheriff's department, not by the court. I asked to be able to make that request to the Sheriff's department. Ms. Redenburg sent Deputy Sheriff Ortiz to take that request from me. A copy of that request is also attached although Deputy Ortiz refused to clock it in or sign my copy that she received it.

By including RCSD Chief Joanna McDuffie on this email, I am re-addressing the request for the video to her, and holding her responsible for investigating: (a) whether Ms. Redenburg will deny that I tendered the money order and other documents to her; (b) whether the video cameras have since been, or will now be tampered with; and whether RCSD personnel have been instructed to follow an illegal eviction order and to ignore my health condition and the law in executing it.

So, the possibilities are that (1) Mr. Gunter did not know that Ms. Redenburg will refuse to take my money order and my documents, in which case he has a moral obligation to report her conduct and to ensure that my rent bond is accepted in Richland County Circuit Court; **or** (2) Mr. Gunter *knew* how Ms. Redenburg would act; yet, he sent me on a fool's errand just to physically exhaust me. In that case, he should repent and assist me within the law and the proper procedure.

I further attach: (1) a complete transcript of the 17 March 2026 hearing before Magistrate Dash to show that my appeal has great merit and (2) three judgments by Lykesland Magistrate Wofford-Kanwat in cases brought by three different former tenants of Colonial Pointe fka Austin Woods. These judgments include judicial findings that said landlord failed to keep the property safe and habitable and the rental units in proper repair. More evidence of the landlord's failures, including photographs and incident reports, are in my own case file.

South Carolina's Legislature enacted this State's Residential Landlord Tenant Act to modernize the rental relationships and improve the quality of housing. This landlord, using fraud to evict me, is deteriorating the quality of housing and *plausibly* intentionally striving to cause my death in retaliation for my legitimate complaints to authorities about the excessive failures of upkeep by the landlord. *I simply have nowhere else to go, and cannot presently undergo the physical exertion of moving even if I had a place to move to*, for as the authors of the Declaration of Independence wrote, and as Shakespeare's Hamlet said, we suffer the evils we know fearing to go to worse evils. **But it need not be a choice among evils if South Carolina's judiciary would effectuate the intent of South Carolina's Legislature: improve the quality of housing.**

Thanks for your attention and God bless./Marie Assa'ad-Faltas, MD, MPH, Tenant-Defendant/Appellant *pro se*. Phone: (803) 783 - 4536 Cell: (330) 232 - 4164

Time and health permitting, and God so willing, a copy of this document without attachments is also filed with SC S Ct and with Richland County Circuit Court to demand for Dr. Assa'ad-Faltas attention equivalent to the Murdaugh matter and immediacy equivalent to the Danny Ford. II matter.

Sincerely submitted on 31 July 2026.

s/Marie Assa'ad-Faltas, MD, MPH, Defendant/Appellant/Movant *pro se*
P.O. Box 9115, Columbia, SC 29209 Phone: (803) 783-4536 Cell: (330) 232-4164
e-mail: Marie.Faltas@hotmail.com and MarieAssaadFaltas@GMail.com

Certificate of Service Satisfying the Substance of Form 7 and of all Relevant Rules, SCACR

On 31 July 2026, I served Respondent in this case with a true copy of this document by postage-prepaid first-class U.S. mail properly addressed to Respondent's counsel Jason Hunter at 1640 Saint Julian Place, Columbia, SC 29204, all God so willing.

s/Marie Assa'ad-Faltas, MD, MPH, Defendant/Appellant, here server *pro se*
P.O. Box 9115, Columbia, SC 29209 Phone: (803) 783-4536 Cell: (330) 232-4164
e-mail: Marie.Faltas@hotmail.com and MarieAssaadFaltas@GMail.com

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

0068379 Office (11/24) 1210(B)

Remitter: MARIE T ASSAAD-FALTAS Operator: 112 6854780

PERSONAL MONEY ORDER 6837407787

PAY TO THE ORDER OF GREEN ALPHA PROPERTY DBA COLONIAL POINTE APARTMENTS

July 29, 2026

Seven Hundred and 00/100 -US Dollars

\$700.00

Payer Address: RENT BOND UNIT 155 AUGUST 2026

WELLS FARGO BANK, N.A. 6700 GAINES FERRY RD COLUMBIA, SC 29209 FOR AUTOMATED CHECK VERIFICATION CALL (800) 394-3122

Paid under protest Case #2025CV4010601370

Purchaser's Signature

Security Features Included. Details on Back.

⑈6837407787⑈ ⑈121000248⑈4945 793990⑈