THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

Robert Jones and Jessica Jones,
Respondents,

v.

Aaron Quinzy,
Appellant.

RECEIVED
Aug 03 2026
SC Court of Appeals

Appellate Case No.
2025-002454

Lower Court Case No.
2025-CP-43-01193

MONTHLY STATUS REPORT AND NOTICE OF CONTINUING NEED FOR EMERGENCY CONSIDERATION

Appellant Aaron Quinzy, appearing self-represented, respectfully submits this Monthly Status Report and Notice of Continuing Need for Emergency Consideration to advise the Court of Appeals of significant developments in the lower court while this appeal has been pending.

1. On July 7, 2026, the Master-in-Equity entered an Order on Appellant's Motion for Stay Pending Appeal. That order required Appellant to post a $12,235.00 bond by July 22, 2026, at 5:00 p.m., or the stay would be denied and delivery of possession could proceed.

2. Appellant then filed an Emergency Motion to Alter or Amend, Reconsider, Reduce or Waive Bond, Stay Delivery of Possession, and Request for Accounting. That motion requested an immediate stay of enforcement, reduction or waiver of the bond, a prompt hearing, and a complete accounting of the parties' owner-finance transaction, payments, mortgage history, insurance proceeds, and related records.

3. In that motion, Appellant explained that the agreement was an owner-finance or installment purchase arrangement rather than an ordinary rental; that the purchase price was approximately $84,000; that Appellant had paid approximately $81,000; and that the lower court had not made a complete accounting of those payments or determined the proper remaining contractual balance.

4. By order filed July 23, 2026, the Master-in-Equity denied the motion to reconsider and stated that the matter was under appeal and that the lower court did not have jurisdiction to address the other issues raised in Appellant's motion.

5. Appellant remains in actual possession of the property as of August 1, 2026. Because the July 22 deadline has passed and enforcement may still be requested, immediate consideration remains necessary to preserve the status quo and prevent the appeal from being rendered ineffective.

6. Appellant respectfully maintains that the unresolved issues concerning the nature of the owner-finance agreement, the accounting of approximately $81,000 in payments toward an approximately $84,000 purchase price, the mortgage payoff and payment history, the requested accounting, and the disposition of Appellant's defenses and counterclaims remain central to this appeal.

7. Appellant respectfully requests that this report and the attached lower-court materials be included in the appellate file and that the Court consider the continuing request for emergency relief as promptly as practicable.

WHEREFORE, Appellant respectfully requests that the Court:

(a) accept and file this Monthly Status Report;

(b) include the attached lower-court materials in the appellate file;

(c) promptly consider Appellant's continuing request for emergency relief and preservation of the status quo; and

(d) grant any other relief the Court deems just and proper.

Respectfully submitted,
s/ Aaron Quinzy
Aaron Quinzy, Appellant, Self-Represented
2804 Kolb Road
Sumter, South Carolina 29154
(803) 847-9977
topchoicepoolssc@gmail.com
Date: August 1, 2026

CERTIFICATE OF SERVICE

I certify that on August 1, 2026, I served a true and correct copy of this Monthly Status Report and Notice of Continuing Need for Emergency Consideration, together with the listed attachments, upon counsel for Respondents by depositing the documents in the United States Mail, first-class postage prepaid, addressed as follows:

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SC Court of Appeals

Stephanie Weissenstein, Esq.
Dial, Grimm & Rupert, LLC
250 Berryhill Road, Suite 210
Columbia, South Carolina 29210

s/ Aaron Quinzy
Aaron Quinzy

LIST OF ATTACHMENTS

Attachment A - July 23, 2026 lower-court order denying reconsideration and related filed materials.

Attachment B - Appellant's Emergency Motion to Alter or Amend, Reconsider, Reduce or Waive Bond, Stay Delivery of Possession, and Request for Accounting.

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	
COUNTY OF SUMTER	)	2025-CP-43-01193
Robert Jones and Jessica Jones	)	
	)	
Plaintiffs,	)	
	)	
vs.	)	**CERTIFICATE OF SERVICE**
	)	
Aaron Quinzy and Charles Smith	)	
	)	
Defendants,	)	
	)	

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Aug 03 2026
SC Court of Appeals

I, Nita M. Shriver, an employee of The Honorable Michael M. Jordan, Sumter County Master in Equity, do hereby certify that on July 24, 2026, I served a copy of the filed Form 4 in the above captioned matter by depositing the same in the U.S. Mail, First Class postage, addressed as follows:

Aaron Quinzy
2804 Kolb Road
Sumter, sc 29154

Nita M Shriver
Nita M. Shriver

FORM 4

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

JUDGMENT IN A CIVIL CASE

CASE NO. 2025 CP-43-01193

Robert Jones
Jessica Jones
PLAINTIFF(S)

Aaron Quinzy
DEFENDANT(S)

Submitted by: Sumter County Master in Equity

Attorney for : ☐ Plaintiff ☐ Defendant or ☐ Self-Represented Litigant

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. ☐ See Page 2 for additional information.

☐ **ACTION DISMISSED** (*CHECK REASON*): ☐ Rule 12(b), SCRCP; ☐ Rule 41(a), SCRCP (Vol. Nonsuit); ☐ Rule 43(k), SCRCP (Settled); ☐ Other

☐ **ACTION STRICKEN** (*CHECK REASON*): ☐ Rule 40(j), SCRCP; ☐ 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: Defendant's motion to reconsider is denied. The matter is under appeal and this court does not have jurisdiction to address the other issues raised in defendant's motion.

ORDER INFORMATION

This order ☐ ends ☒ does not end the case.
Additional Information for the Clerk :

INFORMATION FOR THE JUDGMENT INDEX
Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
		$
		$
		$

If applicable, describe the property, including tax map information and address, referenced in the order:

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest

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or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk.
Note: Title abstractors and researchers should refer to the official court order for judgment details.
E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

Circuit Court Judge	**Judge Code**	**Date**

For Clerk of Court Office Use Only

This judgment was entered on the day of , 20 and a copy mailed first class or placed in the appropriate attorney's box on this day of , 20 to attorneys of record or to parties (when appearing pro se) as follows:

ATTORNEY(S) FOR THE PLAINTIFF(S)	**ATTORNEY(S) FOR THE DEFENDANT(S)**

CLERK OF COURT

Court Reporter:

E-Filing Note: In E-Filing counties, 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 judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

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FORM 4C INSTRUCTIONS—JUDGMENT IN A CIVIL CASE

(Instructions for Information Only-Not to be filed with Form 4C)

1. Form 4C-Judgment in a Civil Case has been modified to add order information and enrollment instructions for the clerk of court. The purpose of Form 4 has not changed with the exception that judgment information is provided when applicable.

2. Please note that the Form 4C must be attached to all orders that include information to enroll in the judgment index. The clerk will not be responsible for reading the order to determine enrollment information.

   The attorney or prevailing party will prepare and attach the Form 4C when submitting the proposed order that includes judgment enrollment information for the judgment index. The judge will review and sign Form 4C when he or she signs an order that includes judgment enrollment information for the judgment index.

3. Form 4C is not required to be submitted to the Court with orders that do not include information to enroll in the judgment index. If the clerk receives such an order without Form 4C attached, the clerk should enter and process the order pursuant to Rule 58 and Rule 77(d), SC Rules of Civil Procedure (i.e., the clerk should serve notice of entry of the judgment by mail or provide the attorneys with copies of the signed order by other means).

4. The "Information for the Judgment Index" section should be completed when the judgment affects title to real or personal property or if any amount should be enrolled. In the "Judgment in Favor of" column, enter the name of the party to whom the judgment is awarded. In the "Judgment Against" column, enter the name of the person to whom the judgment is against. The judgment amount to be enrolled should be noted in the "Judgment Amount" column. As necessary, describe any property referenced in the order if it is to be enrolled in the judgment index. If there is no judgment information to enroll, indicate "N/A" in one of the boxes in this section of the form.

5. To enter information to accommodate multiple parties, additional Form 4Cs may be used as necessary. Additional space may be inserted on the form as necessary.

6. The section "For the Clerk of Court Office Use Only" should be completed by the clerk as it has been with the previous version of Form 4.

7. If the matter is on appeal to the Circuit Court, then the parties on the form should be changed from Plaintiff and Defendant to Appellant and Respondent.

8. If an arbitrator prepares an order after arbitration, the arbitrator should strike through "Circuit Court Judge" and indicate "Arbitrator" in the signature block.

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9. If a Special Circuit Court Judge, Master in Equity, or Special Referee prepares an order after hearing a Circuit Court matter, then he or she should strike through the title "Circuit Court Judge" below the signature line and indicate the appropriate title.

10. When an Order of Foreclosure is filed, neither the parties or debt owed should be listed in the Information for the Judgment Index Section, unless the foreclosure order specifically requires entry of the full judgment amount before the foreclosure sale, pursuant to Section 29-3-650 of the SC Code.

11. If the deficiency judgment is waived in a Foreclosure action, indicate N/A in the "Judgment Amount To Be Enrolled" box.

12. Foreclosure actions should be ended by the Clerk of Court upon receipt of the Order of Foreclosure. Subsequent information, including deficiency judgments, can be added to the action after the case is ended. The Master in Equity should end the action in the MIE system upon the receipt of the Order of Foreclosure.

13. When judgment enrollment information is included in the Information for the Judgment Index Section (for example, when there is a deficiency judgment), only the parties who the judgment is for and against should be included in the Section. Subordinate parties and lienholders should not be included in the box if there is not a judgment amount specifically for or against them.

14. Form 4C is not required to be attached to Transcripts of Judgment and Confession of Judgment.

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Sumter Common Pleas

Case Caption:	Robert Jones , plaintiff, et al VS Aaron Quinzy , defendant, et al
Case Number:	2025CP4301193
Type:	Master/Order/Form 4

And It Is So Ordered

S/ Michael M. Jordan - 3085

ELECTRONICALLY FILED - 2026 Jul 23 11:03 AM - SUMTER - COMMON PLEAS - CASE#2025CP4301193

STATE OF SOUTH CAROLINA COUNTY OF SUMTER	IN THE COURT OF COMMON PLEAS THIRD JUDICIAL CIRCUIT
Robert Jones and Jessica Jones, Plaintiffs, vs. Aaron Quinzy, Defendant.	Case No.: 2025-CP-43-01193 DEFENDANT'S EMERGENCY MOTION TO ALTER OR AMEND, RECONSIDER, REDUCE OR WAIVE BOND, STAY DELIVERY OF POSSESSION, AND REQUEST FOR ACCOUNTING

EMERGENCY MOTION

Defendant Aaron Quinzy, appearing self-represented, respectfully moves this Court for emergency relief from the Order filed July 7, 2026 on Defendant's Motion for Stay Pending Appeal. Defendant asks the Court to alter or amend, reconsider, reduce or waive the $12,235.00 bond, stay delivery of possession before the July 22, 2026 deadline, and require Plaintiffs to provide a full accounting. In support, Defendant states as follows:

I. EMERGENCY RELIEF REQUESTED

1. Defendant requests an immediate temporary stay of any delivery of possession, writ, eviction, lockout, transfer, or enforcement action while this motion is pending and while Defendant seeks review from the South Carolina Court of Appeals if necessary.
2. Defendant requests that the Court alter or amend/reconsider the July 7, 2026 order, reduce the bond to a nominal amount, waive the bond, or allow Defendant a realistic alternative security after hearing all facts and evidence.
3. Defendant requests that the Court hold a prompt hearing with proper written notice and allow Defendant to present evidence concerning the true nature of the agreement, payment history, mortgage history, insurance proceeds, property condition, and lack of current rental value.
4. Defendant requests that Plaintiffs be ordered to produce a complete accounting of all payments received from Defendant, all payments made to the mortgage lender, principal reduction, interest, late fees, foreclosure-related fees, insurance proceeds, payoff information, and any purchase or payoff of the mortgage/loan/property.

II. PROCEDURAL BACKGROUND

1. This case concerns a lease-to-own / owner-finance agreement involving real property, not a simple landlord-tenant rental arrangement.
2. On November 24, 2025, this Court entered an order requiring Defendant to pay and satisfy Plaintiffs' mortgage loan and pay alleged back amounts or risk forfeiting the property. Defendant appealed.
3. On April 6, 2026, the Court of Appeals remanded for consideration of Defendant's Motion to Stay.
4. On July 7, 2026, this Court entered an Order on Defendant's Motion for Stay Pending Appeal. The order states that Defendant must post a $12,235.00 bond no later than July 22, 2026 at 5:00 p.m., or the stay is denied and delivery of possession may proceed.
5. The July 7, 2026 order states that the hearing date and time were provided by email and that no written notice of hearing, other than email notice, was served by either party. Defendant respectfully maintains that the notice issue and Defendant's inability to appear and be heard were not properly addressed.

III. GROUNDS FOR RECONSIDERATION / ALTERATION OR AMENDMENT

A. The Order Mischaracterizes the Agreement as Rent Instead of Purchase Payments.

Defendant respectfully objects to the repeated characterization of Defendant's monthly payments as "rent" or "rental payments." Defendant's position is that this was a lease-to-own / owner-finance agreement, and the monthly payments were purchase payments made in reliance on eventual ownership. Treating the payments as ordinary rent unfairly changes the nature of the agreement and prejudices Defendant.

The prior order's reference to Defendant's "equity of redemption" and to satisfying the mortgage is inconsistent with a simple rental case. A regular tenant does not have an equity of redemption. Defendant paid for approximately ten years, made substantial improvements, and treated the property as his future ownership interest because that was the nature of the agreement.

Defendant paid approximately $81,000 under an agreement where the purchase price was approximately $84,000. Defendant is therefore not merely a tenant who failed to pay rent. Defendant is a buyer who paid nearly the full purchase price and now risks losing the property and all equity without a full accounting.

B. The Bond Calculation Is Unsupported Because the Property Is Uninhabitable and There Was No Evidence of Current Rental Value.

The July 7, 2026 order acknowledges that the property is no longer habitable after the fire, that the improvements were mostly destroyed by fire, and that there was no evidence in the record of reasonable rental value in the property's current condition. Despite that, the bond includes two years of rental payments calculated at $250.00 per month, totaling $6,000.00.

Defendant respectfully submits that this is inconsistent and unfair. If the property is uninhabitable and there is no evidence of current reasonable rental value, then use-and-occupation/rental value should not be used to impose a $6,000 portion of the bond without a hearing and evidence. Defendant also disputes the order's reference to $850.00 with grass cutting and does not know where that figure came from.

C. The Court Did Not Address the Mortgage History, Foreclosure History, or Whether Defendant's Payments Were Properly Credited.

Defendant paid approximately $750.00 per month for years. Defendant understands that Plaintiffs' mortgage payment was approximately $500-something per month. If Defendant's payments had been properly applied toward the mortgage and principal balance, the property should have been much closer to payoff, if not paid off. Instead, the bank repeatedly came to the property or took foreclosure-related action, and Plaintiffs allegedly waited until foreclosure pressure or foreclosure notices before making minimum payments. Defendant believes this caused payments to go mostly toward interest, fees, or minimum amounts instead of reducing principal.

This matters directly to equity and fairness. Defendant should not be ordered to pay off Plaintiffs' mortgage or post a large bond when Plaintiffs already received nearly the full purchase price from Defendant and did not apply the money in a way that protected Defendant's ownership interest. Defendant requests that the Court require a complete accounting before requiring additional payment or bond.

D. Plaintiffs' Payoff or Purchase of the Mortgage/Loan/Property Must Be Addressed.

Defendant believes Plaintiffs have paid off or purchased the home/loan/property after the prior ruling. If that occurred, it changes the facts supporting the prior order and the bond requirement. The July 7, 2026 order relies on the earlier requirement that Defendant pay Plaintiffs' mortgage, but does not address whether Plaintiffs have already satisfied, purchased, or otherwise changed the status of that mortgage. Defendant respectfully requests production of all payoff records, loan purchase documents, mortgage satisfaction documents, and related accounting records.

E. Insurance Proceeds Are Directly Relevant and Have Not Been Addressed.

The property was damaged by fire, and Defendant disputes the handling of insurance proceeds. Defendant has requested records of the insurance proceeds and believes those proceeds are relevant to equity, unjust enrichment, condition of the property, claimed damages, and any amount allegedly owed. The Court should not

require Defendant to post a substantial bond or lose his claimed interest without addressing the insurance proceeds and ordering production of those records.

F. Lack of Proper Notice and Lack of a Meaningful Hearing Prejudiced Defendant.

The July 7, 2026 order states that the scheduled hearing date and time were provided by email and that no written notice of hearing, other than email notice, was served by either party. Defendant respectfully maintains that lack of proper notice and lack of a meaningful opportunity to be heard prejudiced him. Defendant was not present to challenge Plaintiffs' claims, explain the payment history, object to the rent characterization, dispute the $850 figure, address mortgage payoff issues, insurance proceeds, or inability to pay the requested bond.

G. The Residential Landlord Tenant Act Should Not Control This Case.

Defendant respectfully states that this was not a standard landlord-tenant case. It was an owner-finance / lease-to-own agreement. Plaintiffs and the Court should not treat Defendant as an ordinary tenant while also requiring Defendant to pay or satisfy a mortgage and while recognizing an equity of redemption. Defendant therefore objects to any use of ordinary landlord-tenant/rent concepts to defeat Defendant's equity and purchase interest.

IV. REQUEST FOR ACCOUNTING AND PRODUCTION

Defendant requests that Plaintiffs be ordered to provide a full written accounting and supporting documents, including:

1. all payments received from Defendant from the beginning of the agreement to present;
2. how each payment was credited, including any claimed rent, purchase payment, principal, interest, fees, taxes, insurance, grass cutting, or other charges;
3. all mortgage statements, payment histories, foreclosure notices, default notices, reinstatement notices, and payoff statements;
4. all documents showing whether Plaintiffs paid off, purchased, satisfied, refinanced, assigned, or otherwise changed the mortgage/loan/property interest after the prior order;
5. all insurance claims, checks, settlement records, adjuster reports, proceeds, and disbursement records connected to all fire damage; and
6. all records supporting Plaintiffs' claimed back amounts, the alleged $850 figure with grass cutting, and any claimed rental value after the property became uninhabitable.

V. LEGAL BASIS

Defendant files this motion under Rule 59(e), SCRCP, and/or the Court's authority to reconsider, alter, or amend its order and to stay enforcement. Defendant also relies on the principles governing stays pending appeal and bonds for real property delivery. Defendant respectfully submits that any bond must be based on evidence and equity, not on a mischaracterization of owner-finance purchase payments as rent, and not on rental value where the Court found the property uninhabitable and no evidence of current reasonable rental value.

VI. PRAYER FOR RELIEF

WHEREFORE, Defendant respectfully requests that this Court:

1. immediately stay delivery of possession and any enforcement action while this motion is pending;
2. alter or amend/reconsider the July 7, 2026 order;
3. vacate, waive, reduce, or modify the $12,235.00 bond requirement;
4. set a prompt emergency hearing with proper written notice;
5. require Plaintiffs to provide the accounting and documents listed above;
6. find that Defendant's payments were purchase/owner-finance payments rather than ordinary rent, or at minimum reserve that issue for full hearing and appellate review;

7. permit Defendant time to seek emergency relief from the South Carolina Court of Appeals if this Court denies relief; and

8. grant such other and further relief as the Court deems just and proper.

Respectfully submitted,

_____

Aaron Quinzy, Defendant, Self-Represented
Address: _____
Phone: _____
Email: _____
Date: _____

CERTIFICATE OF SERVICE

I certify that on this _____ day of July, 2026, I served a copy of this Defendant's Emergency Motion to Alter or Amend, Reconsider, Reduce or Waive Bond, Stay Delivery of Possession, and Request for Accounting upon Plaintiffs' counsel by the following method(s):

[ ] Email [ ] U.S. Mail [ ] Hand Delivery [ ] E-filing/Other

Served on: Stephanie Weissenstein, Esq. / Plaintiffs' Counsel
Address/Email: _____

_____

Aaron Quinzy

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

IN THE COURT OF COMMON PLEAS
THIRD JUDICIAL CIRCUIT

Robert Jones and Jessica Jones, Plaintiffs, vs. Aaron Quinzy, Defendant.
Case No.: 2025-CP-43-01193

PROPOSED ORDER GRANTING TEMPORARY STAY

This matter is before the Court on Defendant's Emergency Motion to Alter or Amend, Reconsider, Reduce or Waive Bond, Stay Delivery of Possession, and Request for Accounting.

After review, the Court finds that temporary emergency relief is appropriate to preserve the status quo pending further order of the Court.

IT IS THEREFORE ORDERED that delivery of possession, writ, eviction, lockout, transfer, or enforcement of possession of the subject property is temporarily STAYED pending further order of this Court.

IT IS FURTHER ORDERED that Plaintiffs shall not take action to remove Defendant, transfer possession, dispose of property, or otherwise enforce delivery of possession until further order of this Court.

IT IS FURTHER ORDERED that a hearing on Defendant's motion shall be scheduled as soon as practicable, with proper written notice to all parties.

AND IT IS SO ORDERED.

_____
Michael M. Jordan
Master-in-Equity for Sumter County
Date: _____