

Aug 27 2026

SC Court of Appeals

FORM 4

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

JUDGMENT IN A CIVIL CASE

CASE NO. 2025CP4301073

Glenda C Charles
PLAINTIFF(S)

Vestco Property
DEFENDANT(S)

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.
- ☐ **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:

On July 10, 2026, a bench trial was held before Judge Doby. Thomas Player, Esq., presented on behalf of the Defendant and the Plaintiff presented pro se. After considering all the evidence, the Court makes the following findings and conclusions:
1. The Plaintiff's complaint offered no legal cause of action.
2. The Plaintiff offered no testimony to the damages incurred.
3. The Plaintiff failed to prove any actionable wrong doing by the defendant.
IT IS SO ORDERED, ADJUDGED, and DECREED THAT judgment shall be entered in favor of the Defendant. A more formal Order is to be filed by counsel for the Defendant within ten (10) days.

ORDER INFORMATION

This order ☒ ends ☐ does not end the case.

☐ See Page 2 for additional information.

For Clerk of Court Office Use Only

This judgment was electronically entered by the Clerk of Court as reflected on the Electronic Time Stamp, and a copy mailed first class to any party not proceeding in the Electronic Filing System on 07/15/2026

Glenda C Charles for Glenda C Charles
Vestco Property for Vestco Property
Vestco Property for Vestco Property
Glenda C Charles for Glenda C Charles

RECEIVED

JUL 24 2026

SC Court of Appeals

NAMES OF TRADITIONAL FILERS SERVED BY MAIL

STATE OF SOUTH CAROLINA

2025CV4310101010
CIVIL CASE NUMBER

COUNTY OF SUMTER

IN THE MAGISTRATE'S COURT
NOTICE TO QUIT PREMISES

Vestco Properties
480 E. Liberty St.
Sumter, SC 29153
(803) 773-8022

PLAINTIFF(S)

Vs

Glenda Charles
1345 Boulevard Rd.
Sumter, SC 29150

DEFENDANT(S)

RECEIVED IN SUMMARY COURT 190 CANAL ST. SUMTER COUNTY SOUTH CAROLINA DATE <u>2-19-2025</u> TIME <u>3:21 PM</u>

Upon an affidavit filed by the plaintiff which states you:

Glenda Charles

defendant(s), are a trespasser(s) and are occupying the premises at
1345 Boulevard Rd.

Sumter, SC 29150

without permission of the owner of said premises. You are required to immediately vacate the premises or contact the:

Sumter Magistrate Court
190 E. Canal Street
Post Office Box 1428
Sumter, SC 29151-1428
Phone: (803) 436-2280
Fax: 803-774-6170

within five (5) days to show cause, if any you can, why you should not be ejected from these premises.

FAILURE TO VACATE THE PREMISES OR TO CONTACT THIS OFFICE WITHIN FIVE (5) DAYS MAY RESULT IN THE ISSUANCE OF A WARRANT OF EJECTMENT.

Dated: February 19, 2025

JUDGE

PERSONALLY appeared before me, the undersigned deponent, who being duty sworn, says that s/he served the herein Notice to Quit Premises/Rule to Show Cause on _____

_____ on the _____ day of _____,
20____ at _____ ☐ AM ☐ PM

Sworn to and subscribed before me
this _____ Day of _____, 20____

Sheriff's Deputy or Constable

NOTARY PUBLIC or JUDGE

My Commission Expires: _____

STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

2025 - CV - 1010
CIVIL CASE NUMBER

IN THE MAGISTRATE'S COURT

APPLICATION FOR NOTICE
TO QUIT PREMISES

Vestco Properties
480 E Liberty st
Sumter, SC 29153
(803) 773-8022

PLAINTIFF(S)

Vs

Glenda Charles
1345 Boulevard Rd.
Sumter, SC 29150

DEFENDANT(S)

I, Vestco Properties, plaintiff in this action, state that I am the owner/agent of the premises within the jurisdiction of the Sumter Magistrate Court which is described as: (address and description of premises)

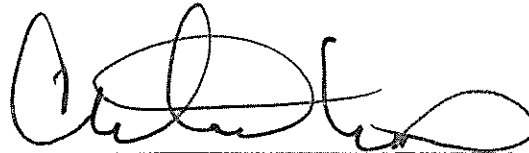
1345 Boulevard Rd. (Brick House)
Sumter, SC 29153

*Potential tenant moved in w/o permission
never paid any rent to move in. (Trespassing)*

I further state that with regard to the above described premises, that the Defendant(s) is in possession of the premises without my consent and that I have requested that the Defendant(s) yield possession and vacate the property. The Defendant(s) has refused. Therefore, I request that the Defendant(s) be removed from the premises according to the SC Code of Laws, Section 15-67-0610.

Sworn to and Subscribed
Before Me:

Robin M. McLeod
Notary Public
M.C.E: 7/17/28



Plaintiff/Agent/Plaintiff's Attorney

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

Vestco Properties
480 E. Liberty St.
Sumter, SC 29153

NOTIFICATION OF NON-SERVICE

RE: Vestco Properties

Vs Glenda Charles

PLAINTIFF(S)

DEFENDANT(S)

CASE NUMBER: 2025CV4310101010

Please be advised that your civil action has been returned from the Sumter County Sheriff's Department/Constable/Process Server with non-service for the following reason(s):

- ☐ Defendant does not reside in Sumter County
- ☐ Defendant no longer resides at given address
- ☐ Defendant is deceased
- ☐ Defendant's address is unknown
- ☐ Vacant Lot
- ☐ Apartment number or lot number required
- ☐ Defendant never home
- ☐ Unable to serve after five or more attempts
- ☐ Restraining Orders - There is NOT a fee of \$10 to attempt service at a new address.
- ☒ **Other Olin Howard w/ Vestco stated no one is living in that residence.**

Please note that **the Court must receive any new address within 120 days** from the date of this letter with a fee of \$10 to attempt service at the new address. Should no new address be supplied within the number of days stated above, this action will be dismissed and you will be required to re-file for further action. Please submit any new information to the below address or fax to the number shown.

Sumter Magistrate Court
190 E. Canal Street
Post Office Box 1428
Sumter, SC 29151-1428
Phone: (803) 436-2280
Fax: 803-774-6170
March 5, 2025

STATE OF SOUTH CAROLINA

COUNTY OF Sumter

Glenda Charles

APPELLANT(S)

VS.

Vetco Property

RESPONDENT(S)

2025 CP 30 1073

COMMON PLEAS CASE NUMBER

MAGISTRATE CIVIL CASE NUMBER

IN THE COURT OF COMMON PLEAS

NOTICE OF CIVIL APPEAL

The plaintiff/defendant (circle one), Glenda Charles hereby gives notice of appeal from the judgment of the magistrate's court in the above action, to the Circuit Court of Common Pleas, in the county of Sumter.

This notice of appeal is made subsequent to personal notice of the judgment which was received on the 10 day of July, 2026.

The appellant's exceptions to the judgment of the magistrate are set forth as follows:

Had NO Reason to file a Notice to
Quit Premises. NO Lease Violation, Rent not deposit
by defendant. Show how my payment was
made. I have also attach the amount
enclosed on

Dated: 8/6/26

Glenda Charles
Appellant (or his attorney)

I Glenda C. Charles S writing the courts to ask for the amount in my court case for my lost stolen items in the amount of 70,000for compensatory damages I'm also asking the judge for punitive damages as well and any other fees that may be included into this case. I'm also asking the defendant to fill out an Asset form due to the fact that I have been homeless since this cruel act was done to me and my family. I would also like the courts to know that I have been out of work due to a back injury for 4 years so I have to apply for section 8 to get a place for me and my family while I was out of work. Since all of this have taking place I lost my section 8 due to this reason so that's why I asking the defendant to fill out the asset form when and if my case is done I'm asking the court to honor my Extreme hardship in this matter

1000 SEP 4 2021

I Glenda C Charles writing the courts to inform them of the court date that was set for 1/08/2026 for a Dispute Resolution I would like to reschedule this due to the fact that I wasn't inform by the courts of this court date. feel like this was a very important part to my case due to the fact that I had already fill a default into this case. I am also asking the court to order the amount of my insurance policy.

Glenda C Charles

2025 CP 43.1073

I Glenda C Charles writing the courts to ask the court to honor the amount asking in my case due to the fact that I have already filled an default on this case .The amount that I'm asking in this case to recovery all of my stolen items from my the property,court fees,lost of transportation ,and court fees and findings as well as pain and suffering.Im ask the courts to order the amount of 70,000 paid in full.

Glenda C Charles

C & W Auto Sales of Sumter LLC

2651 North Main Street Sumter SC 29153
(803) 840-1244 Fax (803) 469-2651

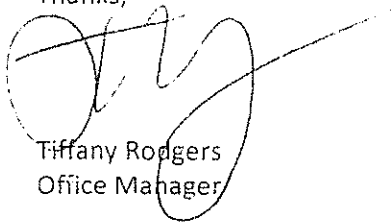
08/18/2025

To whom it may concern:

Glenda Cassandra Charles purchased a 2011 Chevrolet Equinox vin 2CNFLGE51B6433198 on December 13, 2024. We repossessed the vehicle on May 28, 2025 for non-payment.

If you have any questions about our request, please give us a call at (803) 840-1244.

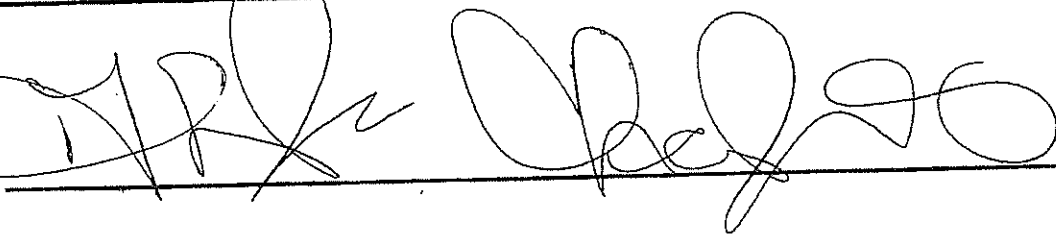
Thanks,

A handwritten signature in black ink, appearing to be 'Tiffany Rodgers', written over a circular stamp or seal.

Tiffany Rodgers
Office Manager

If you purposely leave someone off the lease because they owe us money, rent for someone else, or fail to tell us about an old balance you owe. When we find out you will forfeit your Security Deposit and you will not be allowed to move into the unit. If you have already moved in this is your thirty-day notice; you will be evicted. You will also be added to our DO NOT RENT TO LIST.

Sign: _____

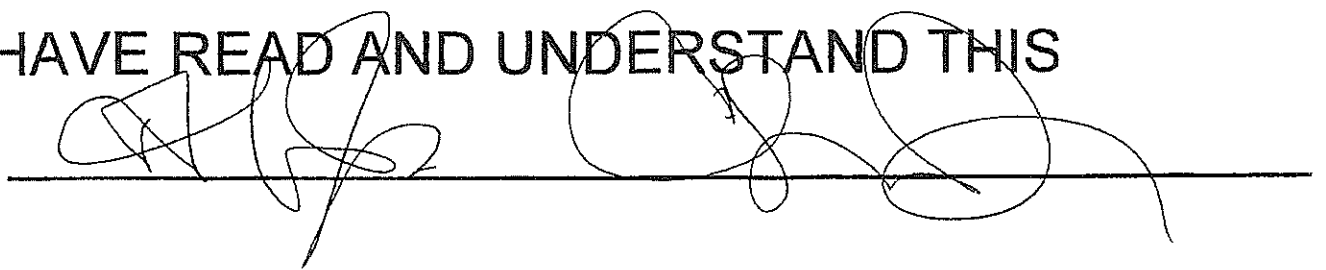
Two handwritten signatures in black ink, written over a horizontal line. The first signature is on the left and the second is on the right.

ANIMAL RULES!!!!

WE DO NOT ALLOW ANY TYPE OF BULLDOGS, PITBULLS, DOBERMANS, CHOWS, ROTTWEILERS, GERMAN SHEPHERDS, ANY MIX OF THOSE BREEDS, OR VICIOUS ANIMALS!! THEY ARE NOT ALLOWED ON THIS PROPERTY FOR ANY REASON BY ANYONE!! THERE ALSO IS NO BABYSITTING FOR ANYONE !! THIS IS YOUR 30-DAY NOTICE!! IF WE FIND OUT FOR ANY REASON YOU OR ANYONE ELSE HAS/HAD ANY OF THESE ANIMALS ON THE PROPERTY WE WILL EVICTED YOU!! THIS IS YOUR 1st AND ONLY NOTICE, YOU WILL MOVE.

I HAVE READ AND UNDERSTAND THIS

X

A handwritten signature in black ink, consisting of a series of loops and flourishes, is written over a horizontal line.

Current Address: 19 Sims St

Address: _____

Applicant Name: Glenda Charles

Date of Birth: 9/16/81 Security Number: 247-49-6017

Phone: 316-0012 Alt #: _____

Employer: _____

Car: Make _____ Model _____

Year _____ Color _____

Occupants (Adults and Children)

Name: DeMyne Sanders

Date of Birth: 9/3/86

Name: _____

Date of Birth: _____

Name: _____

Date of Birth: _____

Name: _____

Date of Birth: _____

Name: _____

Date of Birth: _____

Name: _____

Date of Birth: _____

Disclosure Housing Choice Voucher Program

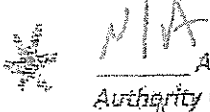
The Housing Authority of the City of Sumter in effort to meet regulatory requirements must ensure that all landlords participating with the Housing Choice Voucher program do not have a conflict of interest. As per the Housing Assistance Payment Contract HUD Form 52641, it would be our obligation to require disclosure of the following information:

 I certify that I am not a "covered individual": meaning a person or entity who is a member of any of the following classes:

1. Any present or former member or officer of the PHA (exception participant commissioner)
2. An employee of the PHA, contract or sub-contractor or agent of the PHA who formulates policy or who influences decisions with respect to the program
3. Public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program
4. Member of Congress

A covered individual may not have any direct or indirect interest in the HAP Contract or in the benefits of payments under the contract (including immediate family member of covered individuals) while such person is a covered individual or during one year thereafter.

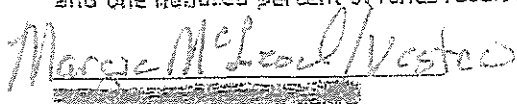
Immediate family member means the spouse, parent (including step) child (including step) grandparent, grandchild sister or brother (including step) of any covered individual.

 All members of the Limited Liability Company will be disclosed and the Authority will be provided a copy of the Certificate of Existence.

 I furthermore certify that the owner/principal or other interested party is not the parent, child, grandparent, brother or sister of any member of the assisted family.

This shall serve as an owner certification, acknowledgement of the responsibility that no person or entity has or will have a prohibited interest at the time of execution of the contract or during the term of the contract.

If a prohibited interest occurs, the owner shall promptly and fully disclose such interest to the PHA and HUD. Therefore the signature below acknowledges that execution of the HAP contract without disclosure will result in a breach of contract and one hundred percent of funds received could be requested to be returned.



 (cm)

1/9/25

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) ✓ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):
(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

(ii) ✓ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (Initial)

(a) ✓ Lessee has received copies of all information listed above.

(d) ✓ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (Initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor

Date

Lessor

Date

Lessee

Date

Lessee

Date

Agent

Date

Agent

Date

VIOLENCE, DATING VIOLENCE
OR STALKING

U.S. Department of Housing
and Urban Development
Office of Housing

OMB Approval No. 2502-0204
Exp. 6/30/2017

LEASE ADDENDUM

VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT	LANDLORD	UNIT NO. & ADDRESS
--------	----------	--------------------

This lease addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is _____. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Tenant

Landlord

Date

Date

Form HUD-91067
(9/2008)

To whom this may
concern this is to certify
is created to be a
witness that in the presence
of the Honorable Charles W. Smith
when Mr. Charles was
called by Vestco Property
to Congratulate Mrs. C. H.
the keep to that property
that she lease with
them for the property
at 1345 Boulevard Rd. S.W.
DC.

Thank you


Housing Authority of the City of Sumter
P.O. Box 1030
15 Caldwell Street
Sumter, SC
803-775-4357 / 80

January 16, 2025

Glenda Charles
419 Highland Ave
Sumter SC 29150

Public Housing Program

Dear Applicant:

This letter serves to provide official, written notice of file closure and the removal of your application from the Public Housing waiting list due to the following reason(s):

*No response to offer letter for 19 Branch St

As a result of this determination your application has been removed from the waiting list. You may submit a new application at a time in the future when the list is open to new applicants.

Applicants may request an informal review of this decision. A written request must be submitted to the Executive Director within ten (10) days of this notice. Failure to respond within ten (10) days forfeits that opportunity. You can re-apply after 90 days if the waiting list is open. You can request an informal review in our drop box located on the section 8 side of our office. If you have any questions, please contact me at 803-774-7308


Sincerely,
Stacie Quattlebaum
Public Housing Manager



TDD# 1-800-545-1833 Extension 100

I Didn't
have access to
the home why
would I pass up
on this

Charles



City of Sumter Police Department
Russell F. Roark, III, Chief of Police
335 North Lafayette Drive
Sumter, SC 29150
Phone (803) 436-2700
FAX (803) 436-2084

Commitment to Service



A NATIONALLY ACCREDITED
LAW ENFORCEMENT AGENCY

CFS - Command Log

Printed on May 22, 2026

CFS # CFS2025021071
Call Taker Shante Jones
Location 1345 BOULEVARD RD, SUMTER, SC 29153
Location Details
Primary Incident Code 1085 : ALARM
Mod
Priority 3
Use Caution No
Primary Disposition FALSE ALARM MECHANICAL ERROR
Beat D08
Zone County Region 02
Call Time 02/19/25 12:13:08
Completed Time 02/19/25 12:35:14

Reporters

ADT SECURITY (Initial Reporter)

Sex
DOB
Address
Report Time 02/19/25 12:13:08
How Reported
From Phone (877) 238-7730
Contact Phone
Comments

Other Names

Vehicles

Responders

123	0754 - Miles, Trey	SCSO (Primary)
139	0762 - Jones, Montine	SCSO (Primary)
158 (Primary)	0811 - Welch, Zachary	SCSO (Primary)

Response Times

Assigned 02/19/25 12:13:54 *
Enroute 02/19/25 12:13:54
Staged
Arrived 02/19/25 12:31:24
Backup Requested
Backup Arrived
Leaving

**Arrived At
Completed**

02/19/25 12:35:14

IR / External Agency Numbers

Command Log Filter: All Commands | Details: Hidden | Units: All Units | Revised Entries: Shown

02/19/25 12:13:08	Jones, Shante	New CFS - POA BACK DOOR GLENDA CHARLES RES
02/19/25 12:13:54	Witherspoon, Nicole	158 Enroute
02/19/25 12:14:02	Witherspoon, Nicole	139 Enroute
02/19/25 12:14:12	Witherspoon, Nicole	123 Enroute
02/19/25 12:14:23	Witherspoon, Nicole	158 Available
02/19/25 12:14:28	Witherspoon, Nicole	139 Available
02/19/25 12:31:24	Witherspoon, Nicole	123 On Scene
02/19/25 12:35:14	Witherspoon, Nicole	123 Complete

CLQ



City of Sumter Police Department
Russell F. Roark, III, Chief of Police
335 North Lafayette Drive
Sumter, SC 29150
Phone (803) 436-2700
FAX (803) 436-2084

Commitment to Service



A NATIONALLY ACCREDITED
LAW ENFORCEMENT AGENCY

CFS - Unit Response Times

Printed on May 22, 2026

CFS # CFS2025021071
Call Taker Shante Jones
Location 1345 BOULEVARD RD, SUMTER, SC 29153
Location Details
Primary Incident Code 1085 : ALARM
Mod
Priority 3
Use Caution No
Primary Disposition FALSE ALARM MECHANICAL ERROR
Beat D08
Zone County Region 02
Call Time 02/19/25 12:13:08
Completed Time 02/19/25 12:35:14

Reporters

ADT SECURITY (Initial Reporter)

Sex
DOB
Address
Report Time 02/19/25 12:13:08
How Reported
From Phone (877) 238-7730
Contact Phone
Comments

Other Names

Vehicles

Responders

123	0754 - Miles, Trey	SCSO (Primary)
139	0762 - Jones, Montine	SCSO (Primary)
158 (Primary)	0811 - Welch, Zachary	SCSO (Primary)

Response Times

Assigned 02/19/25 12:13:54 *
Enroute 02/19/25 12:13:54
Staged
Arrived 02/19/25 12:31:24
Backup Requested
Backup Arrived
Leaving

Arrived At
Completed

02/19/25 12:35:14

IR / External Agency Numbers

Unit Response Times

Non Unit Specific Times

02/19/25 12:13:08 | New CFS - POA BACK DOOR GLENDA CHARLES RES

123

02/19/25 12:14:12 | Enroute

02/19/25 12:31:24 | On Scene

02/19/25 12:35:14 | Complete

139

02/19/25 12:14:02 | Enroute

02/19/25 12:14:28 | Available

158

02/19/25 12:13:54 | Enroute

02/19/25 12:14:23 | Available

Transactions

Date Range All

Glenda Charles	9831	Vestco Properties	1345BOULEV	1/10/2025	1/10/2025
----------------	------	-------------------	------------	-----------	-----------

Date	Reference	Description	Comment	Amount	Balance
10/25		Security Deposits		800.00	800.00
10/25	CASH	Payment Received	Security Deposit	-800.00	0.00
5		Other		0.00	0.00
		Other		0.00	0.00
		Section 8 Portion of Rent		900.00	900.00