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S.C. SUPREME COURT
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SC Court of Appeals

SUPREME COURT OF SOUTH CAROLINA

ANNETTE LANE c/o STANLEY WILLIAMS, Respondent

v.

SHEENA PAIGE, Appellant/Petitioner

Court of Appeals No. 2026-000694
Circuit Court No. 2018-CP-36-00403
Magistrate Court No. 2018-CV-36-10100392

PETITION FOR WRIT OF CERTIORARI (RULE 242, SCACR)

Questions Presented

1. Whether the Court of Appeals should have considered the documented transcript difficulties and Appellant's pre-dismissal request for additional time in deciding whether good cause supported reinstatement under Rule 260(a), SCACR.

2. Whether the denial of reinstatement warrants discretionary review where the underlying appeal raised

a substantial question concerning the magistrate court's authority to enter an eviction judgment amid a disputed ownership interest. These questions are presented only to the extent preserved in the Court of Appeals and the reinstatement papers.

Statement of the Case

This petition seeks review of the Court of Appeals' September 23, 2026 order denying reinstatement of appeal no. 2026-000694, dismissed July 17, 2026 for failure to file an Initial Brief and Designation of Matter. The appeal concerns a Newberry County eviction judgment dated July 16, 2018 and later circuit-court proceedings. Petitioner asserts that an April 2, 2018 deed conveyed to her an undivided ownership interest in the property. She reports that she attempted to offer ownership documentation at the magistrate hearing but was instructed to retain it; her attorney subsequently submitted the deed in seeking reconsideration. The scope of the magistrate's jurisdiction was contested. These are Petitioner's assertions; the underlying audio has not been transcribed or verified for this petition. The appellate court acknowledged receipt of a transcript copy sent by email in May 2026 and on May 29 instructed Petitioner to file the Initial Brief and Designation within 30 days. Petitioner emailed June 24 seeking additional time. By letter dated July 1 the Court of Appeals advised that relief must be requested by formal motion under Rule 240. No timely formal extension motion has been established. The appeal was dismissed July 17. Petitioner filed reinstatement-related papers on August 3; the September 23 order denied reinstatement because the missing filings had not been supplied. Petitioner has now prepared an Appellant's Initial Brief and Designation of Matter and is submitting them as proposed documents for the Court's consideration. Petitioner recognizes that these proposed submissions do not, by themselves, reinstate the appeal or cure the earlier filing default.

Reasons for Granting Review

Rule 242(b), SCACR, reserves certiorari for special and important reasons. Petitioner requests discretionary review of the reinstatement ruling, not an immediate adjudication of title. She submits that the transcript-retrieval difficulties, her pre-dismissal communication requesting more time, her self-represented status, and the importance of the underlying jurisdictional issue warranted careful consideration of good cause

under Rule 260(a). Petitioner recognizes that Rule 240 requires a formal motion and that her June 24 email did not itself satisfy that requirement or automatically extend the briefing deadline. She also recognizes that the September 23 order relied on the continuing absence of the required brief and designation. Petitioner requests review of whether, in these circumstances, denial of reinstatement was an appropriate exercise of discretion. The underlying question concerns the legal effect of a deed conveying an undivided interest before an eviction judgment and whether resolving the claim required adjudication of title outside magistrate jurisdiction. Petitioner does not contend that her deed alone establishes sole ownership or necessarily defeats a possessory action. The jurisdiction question warrants consideration only insofar as it was preserved in the appellate proceedings. Authorities: Rules 208(a)(4), 209, 240, 242(b)-(d), and 260(a), SCACR. Record references to verify before filing: May 29, 2026 letter; July 1, 2026 letter; July 17, 2026 dismissal order; August 3, 2026 filing and receipt; September 23, 2026 denial order; April 2, 2018 deed; July 16, 2018 eviction judgment.

Relief Requested

Petitioner respectfully requests that the Supreme Court grant certiorari, review the September 23, 2026 reinstatement denial, and grant appropriate relief, including remand for reconsideration of reinstatement if warranted. Petitioner requests no factual finding concerning the contents of the untranscribed audio at this stage.

Respectfully submitted, Paige, Sheena 10/23/2026

/s/ Sheena Paige Sheena Laquel Paige, Pro Se 2008 Charles Street Newberry, SC 29108 Phone: (803) 269-3037 Fax: (803) 274-5656 Email: peopleplanetandpeace@gmail.com Date: October 23, 2026

CERTIFICATE OF SERVICE

I certify that on Oct. 23. 2026, I served a copy of this document upon the respondent, Annette Lane c/o Stanley Williams, by US Postal Mail Delivery Confirmation, addressed as follows:

Annette Lane c/o Stanley Williams 11753 U.S. Highway 176 Pomaria, SC 29126

This certificate must be completed only after service has actually occurred, using the correct service method and date. If the respondent is represented, verify whether service must be made on counsel of record.

/s/ Sheena Paige Date: Oct. 23. 2026

Paige, Sheena 10/23/2026

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