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**Nov 28 2023**

**SC Court of Appeals**

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

APPEAL FROM YORK COUNTY  
COURT OF COMMON PLEAS

Hon. Teasa K. Weaver  
Master in Equity

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Case No. 2023-000044

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Aracely Sanchez, Respondent

v.

Vanessa Sumpter, Appellant

IN RE:

Pennington Place Home Owners Association of York, Inc.,  
Plaintiff

v.

Vanessa M. Sumpter, Appellant.

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APPELLANT DESIGNATION OF MATTER  
TO BE INCLUDED IN THE RECORD ON APPEAL

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Appellant hereby designates the following matters to be included in the Record on Appeal in this case as follows:

1. May 20, 2019 Summons and Complaint Pennington Place Home Owners Association of York, Inc. Vs. Vanessa M. Sumpter.
2. May 20, 2019 Certificate of Exemption citing lien foreclosure and Affidavit of Plaintiff in Response to Temporary Restraining Order issued by the Supreme Court
3. June 25, 2019 Sheriff Affidavit of Service upon Vanessa M. Sumpter May 29, 2019

4. August 22, 2019 Affidavit of Default Vanessa M. Sumpter
5. August 22, 2019 Order of Default and Rule 53(e)(1) SCRCRCP Reference Petition
6. September 17, 2019 Certificate of Service of Order of Default and Reference
- 7.
8. September 17, 2019 Notice of Hearing for October 2, 2019 3:00 p.m.
9. September 25, 2019 Record of Hearing submitted by Pennington Counsel
10. September 25, 2019 Affidavit of Plaintiff's Authorized Agent of \$427.50 lien debt
11. Transcript of Proceedings October 2, 2019 before the master in equity court
12. October 3, 2019 Master in Equity Report and Judgment of Foreclosure Sale \$3,081.56
13. October 3, 2019 Form-4 Master / Order / Foreclosure & Sale
14. October 3, 2019 Notice of Master in Equity Sale Civil Action No. 2019-CP-46-1766
15. October 7, 2019 Certificate of Mailing Notice of Master in Equity Report and Judgment of Foreclosure and sale
16. December 6, 2019 Pennington Affidavit of Interest, Additional Assessments, and Costs
17. December 10, 2019 Master in Equity Notice of Surplus Funds
18. December 10, 2019 Master Report of Sale and Disbursement
19. December 23, 2019 Claim of Entitlement to \$33,043.44 Surplus by Vanessa M. Sumpter
20. January 20, 2020 Verified Petition for Surplus Funds by Family Trust Federal Credit Unit listing June 5, 2017 equity line of credit second mortgage lien
21. January 21, 2020 Pennington HOA Verified Claim on Surplus Funds
22. January 28, 2020 Merritt Webb correspondence to Aracely Sanchez
23. January 29, 2020 Master in Equity Notice of Surplus Funds Hearing for 2/18/2020
24. February 18, 2020 Transcript of Proceedings Surplus Funds Hearing
25. April 1, 2022 Sanchez Notice to Quit Magistrate Court filing
26. June 5, 2022 Verification of Affidavit by Aracely Sanchez – Magistrate Court filing

27. May 18, 2020 Order to Disburse \$33,043.44 Surplus Funds
28. July 5, 2022 Attorney of Thomas B. Roper to Magistrate Court Judge Bomar-Howze
29. July 6, 2020 Magistrate Notice to Quit Case No. 2022CV4610302450 Sanchez v. Occupants 3052 Rocket Road Affidavit and Application
30. July 14, 2022 Order of Disposition Magistrate Court Case no. 2022CV4610302450 Dismissed Lack of Jurisdiction
31. 2020-09-12-01 Supreme Court Order Re: Rescission of Orders Regarding Certification
32. 2020-05-06-01 Supreme Court Administrative Order Re: Certification of Compliance with the Caronavirus Aid, Relief, and Economic Security Act in Evictions and Foreclosures
33. July 26, 2022 Petition for Writ of Assistance and Rule to Show Cause
34. July 26, 2022 Master's Order on Rule to Show Cause
35. July 28, 2022 Affidavit of Service upon Michael Agurs for Vanessa M. Sumpter with Order and Rule to Show Cause
36. August 17, 2022 Writ of Assistance by Master in Equity Court
37. Memorandum Exhibit-D - August 25, 2022 (2020-05-06-01 Supreme Court Order)
38. Memorandum Exhibit-C Family Trust Real Estate Future Advance Mortgage
39. Memorandum Exhibit-B Wells Fargo First Mortgage dated August 14, 2015
40. August 25, 2022 Defendant Sumpter Memorandum for Reconsideration under Rule 59(e) South Carolina Rules of Civil Procedure
41. August 25, 2022 Defendant Sumpter Notice of Motion and Rule 59(e) Motion for Reconsideration
42. August 25, 2022 Defendant Sumpter Rule 60(b)(5) Motion for Relief
43. August 25, 2022 Exhibit – 3 Title Under Order of Court dated 12/3/2019 and recorded 12/4/20219
44. September 20, 2022 Notice of Hearing for date of October 13, 2022
45. October 12, 2022 Affidavit and Photo Attachments by Aracely Sanchez

46. October 13, 2022 Sanchez memorandum opposing Sumpter Motion for Relief Rule 60
47. October 13, 2022 Vanessa Sumpter Affidavit
48. October 13, 2022 Reply Memorandum by Sumpter in Opposition subsequent to Writ of Assistance
49. December 14, 2022 Order denying defendant Sumpter motions under Rule 59(e) and Rule 60(b)(5) SCRPC
50. January 23, 2023 filed Writ of Assistance original filing date August 17, 2022
51. January 23, 2023 filed Master in Equity Report of Judgment \$3081.56 and Foreclosure Sale originally filed October 3, 2019
52. January 13, 2023 Notice of Appeal
53. April 28, 2023 Form 11 Order of Transcripts from October 2, 2019; February 8, 2020; and October 13, 2022
54. May 10, 2023 Correspondences with Court Administration and Court Reporter Shirley Gerrald – No October 13, 2020 Audio or Transcript Available
55. July 27, 2023 Respondent Sanchez Motion to Dismiss Appeal
56. September 26, 2023 Order of the Court of Appeals Denying Motion to Dismiss

Respectfully submitted,

*/s./ J. Cameron Halford*  
S.C. Bar Id. 17184  
Post Office Box 172  
Barnwell, South Carolina 29812  
(803) 619-4177  
e-mail: cam@halfordlaw.net  
Attorney for Appellant Vanessa Sumpter

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Plaintiff

v.

Vanessa M. Sumpter, Appellant.

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CERTIFICATE OF SERVICE  
AND SCACR 209(C) CERTIFICATION  
APPELLANT DESIGNATION OF MATTERS TO BE  
INCLUDED IN RECORD ON APPEAL

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I hereby Certify that I have served upon counsel for Respondent this 28<sup>th</sup> day of November, 2023 by electronic filing and delivery and by U.S. mail postage prepaid the Appellant's Designation of Matter to be Included in the Record on Appeal and that the same contains no matters irrelevant to this appeal pursuant to Rule 209(c) of the South Carolina Appellate Court Rules, served electronically and by U.S. mail addressed as follows:

Thomas B. Roper, Esq.  
1721 Ebenezer Road, Suite 295  
Rock Hill, South Carolina 29732  
803-327-1123  
E-mail : [roperlaw@comporium.net](mailto:roperlaw@comporium.net)  
ATTORNEY FOR RESPONDENT  
ARACELY SANCHEZ

Respectfully submitted,

J. Cameron Halford  
*s/. J. Cameron Halford*  
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SC Court of Appeals

**HALFORD LAW FIRM**

*J. Cameron Halford – Attorney at Law - LLC*  
95 Allen Street  
Post Office Box 172  
Barnwell, South Carolina 29812  
803-619-4177

November 28, 2023

VIA EMAIL / ELECTRONIC FILING  
AND U.S. MAIL

South Carolina Court of Appeals  
Hon. Jenny Kitchings Clerk  
1220 Senate Street  
Columbia, South Carolina 29201

Re: Appeals Case No. 2023-000044  
Aracely Sanchez v. Vanessa Sumpter

Dear Clerk's Office:

Please find enclosed for filing and return the original and one copy of the following documents:

1. Appellant Designation of Matter
2. Rule 209(c) Certification and Certificate of Mailing Designation of Matter
3. Appellant Initial Brief
4. Certificate of Service of Initial Brief of Appellant.

Please file the documents, which have forwarded for electronic filing by email to the court. Thank you for your assistance.

With regards, I remain

Respectfully,  
*/s./ J. Cameron Halford*  
J. Cameron Halford

JCH:kbb  
cc: Thomas Roper, Esq. / Attorney for Respondent  
enclosures/attachments