

**RECEIVED**

**Jan 10 2025**

**SC Court of Appeals**

---

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

---

APPEAL FROM HORRY COUNTY  
Court of Common Pleas, 15<sup>th</sup> Circuit

Benjamin H. Culbertson, Circuit Court Judge  
H. Stephen DeBerry, IV, Circuit Court Judge

---

COMMON PLEAS CASE NO.: 2023-CP-26-02475

Appellate Case No. 2024-000440

Nicholas F. Wilson,

Appellant,

v.

Janet P. Gochenour; Janet P. Gochenour Trustee; James B. Parker; James B. Parker,  
Sr.; Mary Ann Parker; Kenneth Gregory Moore; R&G Corp. d/b/a Century 21 The  
Harrelson Group; Patton Development SC, LLC; Flagstar Bank, N.A.; Sonia M.  
Raymond; Raymond Law Firm, P.A.;

Respondents.

**APPELLANT'S RETURN IN OPPOSITION TO MOTION FOR JOINDER  
BY RESPONDENT PATTON DEVELOPMENT SC, LLC**

Wesley D. Few (Bar # 15565)  
Wesley D. Few, LLC  
Post Office Box 9398

Greenville, SC 29604  
(864) 527-5906 | [wes@wesleyfew.com](mailto:wes@wesleyfew.com)

## TABLE OF CONTENTS

RETURN.....	1
CONCLUSION .....	2

## RETURN

Appellant respectfully opposes the Motion to Join the Appeal by Respondent Patton Development SC, LLC (“Patton”) because joinder would be futile for at least the reason that all claims of Appellant against Patton in the Verified Complaint are moot and / or have been dismissed. The only pending / proposed claims of Appellant against Patton are presented in the proposed Amended Verified Complaint. In addition, the dates the three (3) proposed claims against Patton are entirely different than the facts involved with respect to Respondents Sonia M. Raymond and Raymond Law Firm, P.A. (“Respondents”). Specifically, the only proposed claims against Patton are as follows: (i) Trespass and Continuing Trespass (Claim 13), (ii) Constructive Trespass (Claim 14), and (iv) Nuisance (Claim 15). (proposed Amended Verified Complaint, at ¶ 51, Exhibit 6 (described as “example picture of trespass / damage to property by Patton,” as of May 23, 2023)). These proposed claims of Appellant against Patton did not accrue at the same time as the claims against the Raymond Respondents.

In the Verified Complaint, the only claim asserted against Patton was Claim 10, Declaratory Judgment. Since that time, Patton, in its Answer and Counterclaims, filed May 24, 2023, has argued and has shown and provided information satisfactory to all parties to show that Patton was never deeded title to any portion of Tract D, *i.e.*, the driveway. (See e.g., Patton Answer and Counterclaim, at pp. 7-10, ¶¶’s 46 to 62, 66; Hearing Transcript, Sept. 7, 2023, at page 21, line 22 to page 22, line 21 (stating, *inter alia*, counsel to Patton “has advised me that they didn't take title to any portion of the 30-foot strip, the 700 feet by 30-foot existing driveway.”); and Hearing Transcript, page 24, line 7 to 14 (counsel to Patton stating, “the whole crux of our counter -- our counterclaim is that a legal action was filed against my client that he’s

had to respond to legally where there is -- we have no interest whatsoever in the land in dispute.”)).

In its Answer and Counterclaim, Patton filed seven (7) Exhibits to show it never obtained any legal claim to Tract D (the driveway). Even if it had, Patton did not acquire its interests or titles to the adjacent property until circa July 27, 2022, when the deeds / titles were recorded. (Patton Answer and Counterclaim, Exhibits A-1 to A-4, filed May 24, 2023).

### **CONCLUSION**

For the reasons set forth herein, Appellant respectfully request the Motion for Joinder by Patton be denied.

Respectfully submitted,

/s/Wesley D. Few  
Wesley D. Few, LLC  
Post Office Box, 9398  
Greenville, SC 29604  
(864) 527-5906 | [wes@wesleyfew.com](mailto:wes@wesleyfew.com)

ATTORNEYS FOR APPELLANT NICHOLAS F. WILSON

Greenville, South Carolina  
January 10, 2025

**RECEIVED**

**Jan 10 2025**

**SC Court of Appeals**

THE STATE OF SOUTH CAROLINA  
In The Court of Appeals

---

IN THE COURT OF  
COMMON PLEAS  
15<sup>th</sup> Judicial Circuit

Benjamin H. Culbertson, Circuit Court Judge  
H. Steven DeBerry, IV, Circuit Court Judge

---

CASE NO.: 2023-CP-26-02475

Appellate Case No. 2024-000440

Nicholas F. Wilson,

Appellant,

v.

Janet P. Gochenour; Janet P. Gochenour Trustee; James B. Parker;

James B. Parker, Sr.; Mary Ann Parker; Kenneth Gregory Moore; R&G Corp., d/b/a

Century 21 The Harrelson Group; Patton Development SC, LLC; Flagstar Bank, N.A.;

Sonia M. Raymond; and Raymond Law Firm, P.A.,

Respondents.

**PROOF OF SERVICE**

On behalf of Appellant Nicholas F. Wilson the undersigned hereby certifies that on January 10, 2025, Appellant's Return in Opposition to Motion for Joinder by Respondent Patton Development SC, LLC and was served on all counsel of record and the Court of Appeals Clerk of Court via E-File/ Email/ Hand-Delivery/U.S. Mail as follows:

The Hon. Jenny Abbott Kitchings, Clerk of Court  
South Carolina Court of Appeals  
P.O. Box 11629  
Columbia, South Carolina 29211  
[ctappfilings@sccourts.org](mailto:ctappfilings@sccourts.org)

William James Luse - [bill@getlusenow.com](mailto:bill@getlusenow.com)  
Law Office of William J. Luse  
917 Broadway Street  
Myrtle Beach SC 29577  
843-839-4795

Counsel to Defendants / Respondents Janet P. Gochenour; Janet P. Gochenour Trustee;

James B. Parker (pro se); James B. Parker, Sr.(pro se); Mary Ann Parker (pro se);  
919 Waterton Avenue  
Myrtle Beach SC 29579

Claude Townsend Prevost, III - [cprevost@collinsandlacy.com](mailto:cprevost@collinsandlacy.com)  
Joseph Lucas Richardson - [lrichardson@collinsandlacy.com](mailto:lrichardson@collinsandlacy.com)  
Collins & Lacy, PC  
P.O. Box 12487 (29211)  
1330 Lady Street  
Columbia SC 29201  
803-256-2660

Counsel to Defendants / Respondents Kenneth Gregory Moore and R&G Corp., d/b/a Century 21  
The Harrelson Group;

Alexander Hray - [lex@lexhray.com](mailto:lex@lexhray.com)  
389 E. Henry Street., Suite 107  
Spartanburg SC 29302  
864-342-1111

Counsel to Defendant / Respondent Patton Development SC, LLC;

Matthew Douglas Patterson - [matt.patterson@nelsonmullins.com](mailto:matt.patterson@nelsonmullins.com)  
Blake T. Williams - [blake.williams@nelsonmullins.com](mailto:blake.williams@nelsonmullins.com)  
Nelson Mullins Riley & Scarborough, LLP  
1320 Main Street, 17<sup>th</sup> Floor (29201)  
P.O. Box 11070  
Columbia SC 29201  
803-799-2000

Counsel to Defendant / Respondent Flagstar Bank, N.A.;

Rhett Douglas Ricard - [RRicard@maynardnexsen.com](mailto:RRicard@maynardnexsen.com)  
Robert Bruce Wallace - [BWallace@maynardnexsen.com](mailto:Wallace@maynardnexsen.com)

Maynard Nexsen  
205 King Street, Suite 400  
P.O. Box 486 (29402)  
Charleston SC 29401  
843-577-9440

Counsel to Defendants / Respondents Sonia M. Raymond and Raymond Law Firm, P.A.

/s/Cassy Young  
Cassy Young

January 10, 2025  
Columbia, South Carolina

**WESLEY D. FEW, LLC**  
Attorney at Law  
P.O. Box 9398, Greenville, South Carolina 29604  
[www.wesleyfew.com](http://www.wesleyfew.com) | [wes@wesleyfew.com](mailto:wes@wesleyfew.com)  
O: 864-527-5906 | M: 864-404-7792

**RECEIVED**  
**Jan 10 2025**  
**SC Court of Appeals**

January 10, 2025

**Via E-File:**

The Hon. Jenny Abbott Kitchings, Clerk of Court  
South Carolina Court of Appeals  
P.O. Box 11629  
Columbia, South Carolina 29211  
[ctappfilings@sccourts.org](mailto:ctappfilings@sccourts.org)

**RE:** Nicholas Wilson v. Janet P. Gochenour; Janet P. Gochenour Trustee et al  
Case No.: 2023-CP-26-02475  
Appellate Case No. 2024-000440  
Our File No.: 00334-001

Dear Ms. Kitchings:

Enclosed for filing is Appellant's Return in Opposition to Motion for Joinder by Respondent Patton Development SC, LLC and Proof of Service for same.

If you have any questions or need anything further, please do not hesitate to contact me at either number above.

Sincerely Yours,



Wesley D. Few

Enclosures

WDF/cgy

CC: Counsel of Record (*Via E-File*)  
Pro Se Defendants (*Via U.S. Mail*)  
Client (*Via email*)