

NOTICE OF APPEAL IN A CIVIL CASE

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM LANCASTER COUNTY
Court of Common Pleas

Case No. **2025-CP-29-00797**

RECEIVED

Oct 13 2025

SC Court of Appeals

Brook Dangerfield as Attorney, Agent of
BOKF, N.A., Plaintiff, Agency and
William C. Tindal, Special Referee, Agent

Respondents

v.

Joshua-William: Ovalle, as Implied Surety, Heir, Beneficiary of
JOSHUA WILLIAM OVALLE, Defendant, Principal Debtor, Estate

Appellant(s)

NOTICE OF APPEAL

TO: The Clerk of Court for South Carolina Appellate, and all Agents herein

TAKE NOTICE that the Implied Surety and man living on the land, Joshua-William of the Family Ovalle, hereinafter "Appellant", appeals the "Special Referee's Order and Judgment of Foreclosure and Sale" determined by William C. Tindal, dated September 12, 2025. Appellant received written notice of entry of said order on September 25, 2025. See attached "TRIAL DE NOVO" served on Lancaster County Clerk of Court on September 27, 2025 via USPS certified mail, tracking number **9589 0710 5270 3207 6049 62**.

October 14, 2025

 _____, LS

Joshua-William: Ovalle, *In Propria Persona, Sui Juris*
c/o: 8866 Ross Hill Road
Fort Mill, SC 29707
as Implied Surety/Heir/Beneficiary of
JOSHUA WILLIAM OVALLE, Principal Debtor
All Rights Reserved, Without Prejudice

Other Counsel:
Kevin Ted Brown
3800 Fernandina Road, Suite 110
Columbia, SC 29210
Phone: (803) 454-3540
Attorney for Respondent

PROOF OF SERVICE OF A NOTICE OF APPEAL

THE STATE OF SOUTH CAROLINA
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v.

Joshua-William: Ovalle, as Implied Surety, Heir, Beneficiary of
JOSHUA WILLIAM OVALLE, Defendant, Principal Debtor, Estate

Appellant(s)

PROOF OF SERVICE

I affirm that I have served the Letter to the Appellate Court Clerk, Notice of Appeal, and the "Special Referee's Order and Judgment of Foreclosure and Sale" on October 14, 2025, by mailing a copy to each party via USPS certified mail. A copy served on BOKF, N.A., addressed to its Attorneys of record, Brook Dangerfield and Kevin Brown, 3800 Fernandina Road, Suite 110, Columbia, South Carolina 29210 (**9589 0710 5270 3207 6050 06**); a copy served on William C. Tindal, Special Referee, 312 North Main Street, Lancaster, South Carolina 29720 (**9589 0710 5270 2625 9939 55**); and a copy served on LANCASTER COUNTY COURTHOUSE, addressed to Mike Watkins, Clerk of Court, 104 North Main Street, Lancaster, South Carolina 29720 (**9589 0710 5270 3207 6049 93**).

October 14, 2025

Joshua - William: Ovalle, LS

Joshua-William: Ovalle, *In Propria Persona, Sui Juris*
c/o: 8866 Ross Hill Road
Fort Mill, SC 29707

as Implied Surety/Heir/Beneficiary of
JOSHUA WILLIAM OVALLE, Principal Debtor
All Rights Reserved, Without Prejudice

NOTICE OF SALE

NOTICE OF SALE CIVIL ACTION NO. 2025-CP-29-00797 BY VIRTUE of the decree heretofore granted in the case of: BOKF, N.A. vs. Joshua Ovalle, the undersigned Special Referee for Lancaster County, South Carolina, will sell on November 3, 2025 at 11:00 AM, or on another date, thereafter as approved by the Court, at the Courthouse, City of Lancaster, State of South Carolina, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, BEING AND SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF LANCASTER, BEING DESIGNATED AS LOT 2, CONTAINING 1.642 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF PROPERTY OF M.R. ROSS BY J.C. CRUMPLER DATED SEPTEMBER 9, 1996, AND RECORDED AS PLAT #96-234 IN THE OFFICE OF THE CLERK OF COURT FOR LANCASTER COUNTY, SOUTH CAROLINA, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION AS TO METES AND BOUNDS.

THIS BEING THE SAME PROPERTY CONVEYED TO JOSHUA OVALLE BY DEED OF NANCY R. HARRELL, TRUSTEE OF THE NANCY R. HARRELL REVOCABLE LIVING TRUST, DATED DECEMBER 29, 2020, AND RECORDED DECEMBER 30, 2020, IN BOOK 1395 AT PAGE 210 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 8866 Ross Hill Road, Fort Mill, SC 29707
TMS: 0011-00-015.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Special Referee, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within

File reference: 25-07703

CID1258961

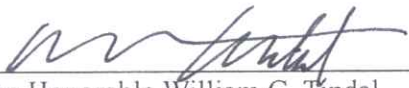
DID200351

thirty (30) days, then the Special Referee may re-sell the property on the same terms and conditions on some subsequent Sales Day.

No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 2.25% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.



The Honorable William C. Tindal
Special Referee for Lancaster County

Brock & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, SC 29210
Attorneys for Plaintiff
Phone (803) 454-3540
Fax (803) 454-3541

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

IN THE COURT OF COMMON PLEAS

C/A NO.: 2025-CP-29-00797

BOKF, N.A.,

Plaintiff,

CERTIFICATE OF SERVICE BY MAIL

vs.

Joshua Ovalle,

Defendant(s).

The undersigned hereby certifies that he/she is an employee of Brock & Scott, PLLC, and is a person of such age and discretion to be competent to serve papers.

That on the 18th day of September, 2025, he/she served a copy of the below listed document(s) by placing said copy in a postage paid envelope addressed to each of the following persons at the address stated below, which is the last known address, and by depositing said envelope and contents in the U.S. Mail.

Documents: Notice of Judgment and Notice of Sale

Party(ies) Served:

Joshua Ovalle
8866 Ross Hill Road
Lancaster, SC 29707

Nicholas Bamhill

Brock & Scott, PLLC

Columbia, South Carolina

STATE OF SOUTH CAROLINA
LANCASTER COUNTY

IN THE COURT OF COMMON PLEAS

Joshua-William: Ovalle (Implied Surety/Heir/Beneficiary)
JOSHUA WILLIAM OVALLE (Defendant/Principal Debtor/Estate)

(Appellants)

V

Case Number: **2025-CP-29-00797**

BOKF, N.A. (Plaintiff/Agency)
Kevin Ted Brown (Attorney/Agent)
Brook Dangerfield (Attorney/Agent)
William C. Tindal (Agent)

(Appellees)

TRIAL DE NOVO
(Notice of Appeal)


TO: The Clerk of Court for Lancaster County, and all Agents herein

TAKE NOTICE that the Implied Surety/Heir/Beneficiary and man living on the land, Joshua-William of the Family Ovalle, hereinafter "Appellant", appeals to the SOUTH CAROLINA COURT OF APPEALS for a *Trial De Novo* from the "Order and Judgment of Foreclosure and Sale" determined by William C. Tindal, Special Referee, and recorded in the LANCASTER COUNTY COURTHOUSE on or about September 17, 2025, in the above referenced case number.

Said judgement does not fully resolve the controversy as to all Equitable and Legal Claims, as the foreclosure action is one in Equity. The Appellant hereby invokes His right to a *Trial De Novo*, and respectfully prays that the Court of Appeals exercises its Equitable conscience to:

1. **Consider all claims and defenses.** Equitable and Legal, *De Novo*
2. **Annul, Reform (*Ab Initio*), or Remand with Instruction.** consistent with the principles of Equity, said judgement(s)
3. **Grant such Equitable Relief** as may be just and proper.

"Equity will not Suffer a Wrong Without a Remedy."

 . LS
Joshua-William: Ovalle, *In Propria Persona, Sui Juris*
as Implied Surety/Heir/Beneficiary of
JOSHUA WILLIAM OVALLE, Principal Debtor
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Proverbs 10:2 KJV
"Treasures of wickedness profit nothing: but righteousness delivereth from death."

Certificate of Service

On September 27, 2025, I served upon the following parties this *Trial De Novo* (Notice of Appeal) to settle the alleged debt owed on Case Number **2025-CP-29-00797**. All related paperwork delivered via USPS certified mail No. **9589 0710 5270 3207 6049 62** for record filing to:

LANCASTER COUNTY COURTHOUSE

ATTN: Mike Watkins
104 North Main Street
Lancaster, SC 29720
(803) 285-1581
Clerk of Court


CC:

BROCK & SCOTT, PLLC
ATTN: Kevin Ted Brown & Brook
Dangerfield
3800 Fernandina Road, Suite 110
Columbia, SC 29210
(803) 454-3540
Attorneys for Appellee

ATTN: William C. Tindal
312 North Main Street
Lancaster, SC 29720
(803) 283-8476
Special Referee

Service By and Respond To:

Joshua-William: Ovalle, BENE
c/o 8866 Ross Hill Road
near Fort Mill, South Carolina [29707]


_____, I.S.
Joshua-William: Ovalle, *In Propria Persona, Sui Juris*
as Implied Surety/Heir/Beneficiary of
JOSHUA WILLIAM OVALLE, Principal Debtor
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**LETTER TO THE APPELLATE COURT CLERK
FILING THE NOTICE OF APPEAL**

October 14, 2025

Jenny Abbott Kitchings, Clerk of Court
SOUTH CAROLINA COURT OF APPEALS
1220 Senate Street
Columbia, SC 29201

RECEIVED

Oct 13 2025

SC Court of Appeals

RE: Brook Dangerfield and Kevin T. Brown, as Agents for BOKF, N.A., Agency and Respondent, v. Joshua-William: Ovalle, as Implied Surety and Appellant,
Case No. 2025-CP-29-00797

Dear Ms. Kitchings:

Enclosed for filing is a Notice of Appeal in the above case. Also enclosed are the following:

1. Proof of Service of the Notice of Appeal on the respondents.
2. A copy of the "Order and Judgement of Foreclosure and Sale" which are to be challenged on appeal.
3. A copy of the TRIAL *DE NOVO* (NOTICE OF APPEAL) served on the LANCASTER COUNTY Clerk of Court on September 27, 2025, and returned with a sticky note stating, "This Needs to be filed with South Carolina of Appeal"

With Gratitude,

 , LS

Joshua-William: Ovalle, *In Propria Persona, Sui Juris*
c/o: 8866 Ross Hill Road
Fort Mill, SC 29707
as Implied Surety/Heir/Beneficiary of
JOSHUA WILLIAM OVALLE, Principal Debtor
All Rights Reserved, Without Prejudice