

**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS
Case No.: 2025-002087**

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Dec 01 2025
SC Court of Appeals

Appeal from the Court of Common Pleas
Seventh Judicial Circuit
Spartanburg County
Trial Court Case No.: 2025-CP-42-04002

NOTICE OF APPEAL

Comes now the Appellant, Sylecia McIntyre, and pursuant to South Carolina Appellate Court Rule 203 and Rule 267, respectfully provides notice of appeal to the South Carolina Court of Appeals from the final order entered by the Honorable Durham Cole, Jr., Appellate Judge, in the Court of Common Pleas for Spartanburg County on or about November 17, 2025.

In accordance with Rule 267 and the Clerk's correspondence dated November 24, 2025, the appellate record will be consolidated and perfected based on the most recent notice of appeal. This filing supersedes and supplements all prior notices for the purpose of administrative clarity and compliance.

Matters Appealed:

Appellant hereby appeals the rulings and judgment(s) entered below, including but not limited to:

Denial of statutory and equitable relief;

Improper handling of tenant tenders and fiduciary filings;

Procedural irregularities, including jurisdictional defects and lack of verified accounting;

Alleged omissions of housing subsidy credits, bond accounting, and habitability responses;

Denial of court-supervised escrow in favor of direct remittance instructions;

Refusal to acknowledge filed instruments and fiduciary performance prior to ejectment;

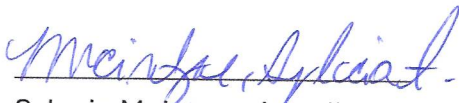
Ongoing prejudice and harm resulting from subsidized housing mismanagement and lockout conditions.

This appeal challenges both the legal sufficiency of the judgment and the procedural integrity of the adjudication, particularly in light of documents submitted to the trial court between June and November 2025.

Reservation of Rights:

Appellant reserves all rights to submit exhibits, declarations, and supplements in accordance with SCACR and the deadlines for perfecting the appellate record. No waiver of rights is implied by this notice.

Respectfully submitted,

A handwritten signature in blue ink that reads "McIntyre, Sylecia".

Sylecia McIntyre, Appellant

1855 E. Main Street, Suite 14-219

Spartanburg, SC 29307

Phone: 803-662-8281

Dated: November 30, 2025

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IN THE SOUTH CAROLINA COURT OF APPEALS

Appellate Case No. 2025-002087

Sylecia McIntyre,

Appellant,

v.

Westwood Town Homes,

Respondent.

MEMORANDUM IN SUPPORT OF NOTICE OF APPEAL

Introduction

Comes now the Appellant, Sylecia McIntyre, in proper capacity, and respectfully submits this Memorandum in Support of her timely filed Notice of Appeal. This memorandum is submitted in compliance with Rule 267 of the South Carolina Appellate Court Rules and the Clerk's correspondence dated November 24, 2025, which consolidated multiple prior notices under Appellate Case No. 2025-002087. Appellant contests both the legal rulings and procedural handling of the underlying matter in the Court of Common Pleas, Spartanburg County, Case No. 2025-CP-42-04002.

Statement of Background

The Appellant seeks review of the final judgment entered by the Honorable Durham Cole, Jr. on or about November 17, 2025. Multiple tenders, affidavits, and fiduciary notices were filed by Appellant between June and November 2025, which Appellant asserts were not acknowledged or properly considered by the trial court.

Grounds for Appeal

The appeal concerns, without limitation, the following legal and procedural errors:

1. Denial of Statutory and Equitable Relief – The trial court failed to address rights secured under both South Carolina landlord-tenant statutes and equitable doctrine as asserted in Appellant's filings.
2. Improper Handling of Fiduciary Tenders – Legal instruments, including fiduciary appointments, powers of attorney, and tender notices, were either ignored or procedurally dismissed without full hearing or evidentiary review.

3. Jurisdictional Irregularities – The trial court moved forward despite substantial defects in service, venue notice, and accounting documentation.
4. Omissions in Housing Subsidy Accounting – Subsidy entitlements and bond escrow duties were not reflected in the court’s reasoning or order, causing material harm.
5. Improper Rejection of Escrow Instructions – Appellant’s proposal for escrow supervision and non-cash discharge options were denied without adequate explanation or legal basis.
6. Retaliatory Displacement and Lockout Conditions – Relief was not granted despite clear evidence of retaliatory eviction activity and housing code violations after performance was tendered.

Legal Basis for Appeal

Appellant invokes South Carolina Code Title 27 (Landlord-Tenant), Rule 267 (SCACR), and fundamental due process guarantees under Article I, Section 22 of the South Carolina Constitution. The final judgment below reflects a failure to consider fiduciary documents, legal tenders, and administrative remedies properly preserved and presented.

The record includes:

Tender and escrow filings submitted between June–October 2025

Lease amendments, affidavits, and notices filed under the principal’s name

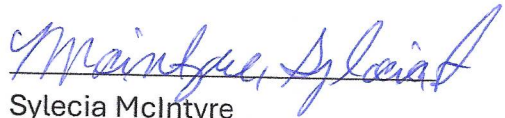
Correspondence from registered agents showing inconsistent entity representation

Relief Requested

Appellant prays that this Court:

1. Accept jurisdiction of the appeal as properly noticed under Rule 267
2. Allow record supplementation as needed to complete the appellate file
3. Reverse or remand the judgment below for errors in fact, law, and equity
4. Grant such other relief as may be just and proper under the record

Respectfully submitted,



Sylecia McIntyre

Appellant, Special Appearance Only

1855 E. Main Street, Suite 14-219

Spartanburg, SC 29307

(803) 662-8281

Dated: November 30, 2025

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CERTIFICATE OF SERVICE

I, McIntyre, Sylecia, Agent for Principal, hereby certify that on this 20, day of November 2025, I served the following documents:

- Motion to Leave and Proceed In Forma Pauperis, Affidavit of Indigency, Proposed Order, Updated Notice of Appeal, Supplemental Notice of Appeal, Memorandum in Support of Appeal, and Memorandum in Support of Leave to Proceed In Forma Pauperis

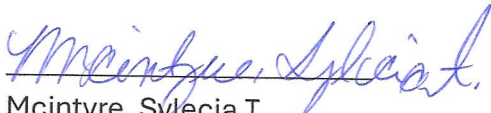
By depositing a true and correct copy of each document in the United States Postal Service/UPS for regular delivery, properly addressed to:

Cassidy Coates Price, P.A.
Attn: Ross Plyler & Tiffany H.
Ross B. Plyler, Esq.
P.O. Box 10529
Greenville, SC 29603

Service was completed in good faith pursuant to the South Carolina Rules of Civil Procedure.

I further certify that the above service constitutes full and proper notice to the opposing party.

Respectfully Submitted,



McIntyre, Sylecia T

Agent for Principal

1855 E. Main Street, Ste 14-219

Spartanburg, SC 29307

864) 788-3274