

THE STATE OF SOUTH CAROLINA  
In the Court of Appeals  
APPEAL FROM LANCASTER COUNTY  
Court of Common Pleas

**RECEIVED**  
**Apr 06 2026**  
SC Court of Appeals

William Tindal, Special Referee

Appellate Case No. **2025-002111**  
Common Pleas No. **2025-CP-29-00797**

BOKF, N.A.,  
Respondent

v.

Joshua-William: Ovalle, BENE,  
Appellant

**APPELLANT'S DESIGNATION OF MATTER**

**1. PLEADINGS**

Appellant designates the following Pleadings to be included in the Record on Appeal:

1. Summons and Complaint, filed on or about June 23, 2025.
2. Lis Pendens, filed on or about June 23, 2025.
3. Answer (recorded as "Notice of Special Visitation, Notice of Equitable Subrogation and Substitution"), filed on or about August 27, 2025.
4. Any amended pleadings or additional responsive pleadings filed by the parties, if any.

**2. MOTIONS AND SUPPORTING DOCUMENTS**

Appellant designated the following Motions and Supporting Documents to be included in the Record on Appeal:

1. Petition (Motion) for Stay and/or Injunction of Property Pending Appeal, filed on or about November 26, 2025.
2. Petition (Motion) for Approval of Supersedeas Security, filed on or about November 26, 2025, seeking to preserve the subject property pending appeal.
3. Any supporting affidavits, exhibits, or memorandum filed in support of the above motions.
4. Any motions filed by Respondent specifically relating to the foreclosure judgment or enforcement thereof, together with any supporting documents.

**3. ORDERS AND JUDGMENTS**

Appellant designates the following Orders and Judgments to be included in the Record on Appeal:

*"Equity looks to the Intent rather than to the Form"*

1. Order Referring Case to Special Referee, filed on or about July 08, 2025.
2. Special Referee Order (Form 4) – Judgment of Foreclosure and Sale, filed on or about September 17, 2025.
3. Order Imposing Appeal Bond and Approving Stay, filed on or about January 05, 2026.

#### **4. HEARING TRANSCRIPTS**

Appellant designates the following transcripts to be included in the Record on Appeal:

1. Transcript of the hearing held on September 02, 2025, before the Special Referee, including all testimony and exhibits introduced.
2. Transcript of the hearing held on December 15, 2025, before the Special Referee, regarding Appellant's Petition for Approval of Supersedeas Security and Stay Pending Appeal, to be prepared and filed.

Appellant will promptly order the preparation of the above-referenced transcript and will ensure it's timely filing.

#### **5. EXHIBITS**

Appellant designates the following Exhibits to be included in the Record on Appeal:

1. All exhibits introduced at the hearing held on September 02, 2025, before the Special Referee, including but not limited to Appellant's Exhibits 1 through 7, consisting of notices, pleadings, and documents asserting Appellant's Equitable interests and defenses.
2. All exhibits introduced at the hearing held on December 15, 2025, before the Special Referee, if any.

#### **6. NOTICES AND PROCEDURAL FILINGS**

1. Notice of Hearing, filed on or about August 12, 2025.
2. Notice of Special Visitation, Notice of Equitable Subrogation and Substitution, filed on or about August 27, 2025.
3. *Trial De Novo* (Notice of Appeal), filed on or about October 16, 2025.
4. Notice of Sale, filed on or about November 12, 2025.
5. Notice of Filing Supersedeas Security, filed on or about November 26, 2025.
6. Notice of Hearing, filed on or about December 1, 2025.
7. Notice of Sale, filed on or about January 5, 2026.
8. Notice of Sale, filed on or about February 11, 2026.


#### **7. ADDITIONAL MATERIALS**

1. Affidavit of Service, filed on or about July 01, 2025.

From the Desk of: Joshua-William: Ovalle, BENE

2. Affidavit of Default, filed on or about August 13, 2025.
3. Any additional documents filed in the lower court record necessary for a full and fair review of the proceedings.

Respectfully submitted in good faith this 5<sup>th</sup> day of April, 2026.

  
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  
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***“Equity looks to the Intent rather than to the Form”***