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Jun 19 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM Spartanburg COUNTY
Court of Common Pleas

FD

Deeham Cole JR, Circuit Court Judge

Case No. 2026 - CP 42 - 00934

Bernard Logan
Shanda Tate

Appellant/Respondent,

v.

Jeremy Crane
Kasey Fowler

Appellant/Respondent.

PROOF OF SERVICE

Mold Remediation

I certify that I have served the Maintenance on Jeremy Crane by depositing
High Demand Mold (Document) (Name)

a copy of it in the United States Mail, postage prepaid, on June 22, 2026 addressed to,

220 North Main Street, Suite 500
Greenville SC 29601 (Date)

Date:

June 19 2026

s/

Bernard Logan & Shanda Tate
Address: 209 Arrow Wood RD
Apt 102
Spartanburg SC, 29301

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM Spartanburg COUNTY
Court of Common Pleas

Derham Cole Jr Circuit Court Judge

Case No. 2026 CP - 42 - 000934

Bernard Logan
Shanda Tate

Appellant/Respondent,

v.

Kasey Fowler
The Grove Apartments

Appellant/Respondent.

PROOF OF SERVICE

I certify that I have served the Maintenance High Demand Mold on Kasey Fowler by depositing
(Document) (Name)

a copy of it in the United States Mail, postage prepaid, on June 22, 2026, addressed to,
(Date)

P.O. Box 5269 Greenville SC
29606

Date:

June 19, 2026

s/ Bernard Logan + Shanda Tate
Address: 204 Arrow Wood
RD Apt 102
Spartanburg SC 29301

Analysis Report prepared for

BioTek Environmental, Inc

534 St. Andrews Road
Suite A
Columbia, SC 29210-4580

Phone: (803) 750-3994

3 - TRB - 1020526
Tate, Shaunda

Collected: February 5, 2026
Received: February 6, 2026
Reported: February 6, 2026



EPA Laboratory ID: VA01419

Microbial Consulting, LLC.

3005 East Boundary Terrace, Suite F, Midlothian, VA. 23112



#26005725

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 3 samples by FedEx in good condition for this project on February 6th, 2026.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

All information provided to Hayes Microbial is confidential information relating to our customers and their clients. We will not disclose, copy, or distribute any information verbally or written, except to those designated by the customer(s). We take confidentiality very seriously. No changes to the distribution list will be made without the express consent of the customer.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.

Stephen N. Hayes

Steve Hayes, BSMT (ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.



Lab ID: #188863

DPH License: #PH-0198

contact@hayesmicrobial.com

(804) 562-3435

Ted Borys
Bio Tek Environmental, Inc
534 St. Andrews Road Suite A
Columbia, SC 29210-4580
(803) 750-3994

3 - TRB - 1020526
Tate, Shaunda

#26005725

Direct Analysis
SOP - HMC#102

#1	Bio-Tape (1.00 cm ² *)	Organism	Spore Estimate	Mycelial Estimate
B3318940 - K Cabinet		Pithomyces	Rare	ND
		Bipolaris/Drechslera	Light	ND
		Curvularia	Rare	ND
		Ascospores	Moderate	ND
#2	Bio-Tape (1.00 cm ² *)	Organism	Spore Estimate	Mycelial Estimate
B4407493 - Duct		Cladosporium	Very Heavy	Many
#3	Bio-Tape (1.00 cm ² *)	Organism	Spore Estimate	Mycelial Estimate
B4099140 - HVAC		Cladosporium	Very Heavy	Many

* indicates data provided by the customer



Collected: Feb 5, 2026

Project Analyst:
Andrew Shields

Received: Feb 6, 2026

Date:
02 - 06 - 2026

Reviewed By:
Steve Hayes, BSMT

Reported: Feb 6, 2026

Date:
02 - 06 - 2026

contact@hayesmicrobial.com

90902
00/07/20

Spore Estimate		Percentages
ND	None Detected	0%
Rare	Less than 10 spores	< 1%
Light	10 - 99 spores	1-10%
Moderate	100 - 999 spores	11-25%
Heavy	1000 - 9999 spores	26-50%
Very Heavy	10000 or greater spores	51-100%

Mycelial Estimate	
ND	None Detected No active growth at site.
Trace	Very small amount of Mycelium Probably no active growth at site.
Few	Some Mycelium Possible active growth at site.
Many	Large amount of Mycelium Probable active growth at site.

3 - TRB - 1020526
Tate, Shaunda

#26005725

Analyte Descriptions

Ted Borys
Bio Tek Environmental, Inc
534 St. Andrews Road Suite A
Columbia, SC 29210-4580
(803) 750-3994

2026-001010

Ascomycetes **Habitat:** A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.

Health Effects: Health affects are poorly studied, but many are likely to be allergenic.

Bipolaris/Drechslera

Habitat: They are found in soil and as plant pathogens. Can grow indoors on a variety of substrates.

Health Effects: They may be allergenic and are very commonly involved in allergic fungal sinusitis. They are opportunistic pathogens but occasionally infect healthy individuals, causing keratitis, sinusitis and osteomyelitis.

Cladosporium

Habitat: One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.

Health Effects: A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.

Curvularia

Habitat: They exist in soil and plant debris, and are plant pathogens.

Health Effects: They are allergenic and a common cause of allergic fungal sinusitis. An occasional cause of human infection, including keratitis, sinusitis, onychomycosis, mycetoma, pneumonia, endocarditis and disseminated infection, primarily in the immunocompromised.

Phycomycetes

Habitat: Common fungus isolated from soil, decaying plant material. Rarely found indoors.

Health Effects: Allergenic properties are poorly studied. No cases of infection in humans.



MICROBIAL CONSULTING

3005 East Boundary Terrace, Suite F, Midlothian, VA. 23112

(804) 562-3435

contact@hayesmicrobial.com

Page 4 of 4

BIOTEK ESTIMATE

534 St Andrews Rd., Ste A
Columbia, SC 29210-4580

Phone # (803)750-3994

Fax # (803)750-3991

Email: info@biotekenvironmental.c

Prepared for:

Shaunda Tate
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301

P.O. No.	Terms	REP	County	Municipality	Project Name	Job Number

Description	Est. Hours/Qty	U/M	Rate	Total
BioTek Environmental, Inc. is a Green Company. Helping keep you and our environment safe. BioTek's work will be carried out in accordance with guidelines defined by the Institute of Cleaning and Restoration in their Standard and Reference Guide for Professional Mold & Water Damage Remediation (often referred to as the IICRC S520 & S500). BioTek guarantees that the work area will achieve clearance by an Independent Certified Industrial Hygienist or Certified Indoor Environmentalist if you wish to engage a third party to evaluate our work. All third party clearance tests must be conducted within 12 hours of the completion of BioTek's work. BioTek Environmental, Inc. offers a Best Price Guarantee. BioTek Environmental, Inc. will beat or match competitor pricing on identical services outlined in our proposal. All price matching is based on full payment upon completion. BioTek Environmental, Inc. does not price match subcontracted services. Price matching based on provided written competitor estimates and must be completed prior to authorization of services. The BioTek Environmental, Inc. warranty is the longest, best coverage warranty in the industry. As defined in our Professional Services Agreement, our				

INITIAL	Subtotal
INITIAL	Sales Tax (7.0%)
Customer Signature X	Total

Customer signature authorizes above services to be completed and accepts personal and financial responsibilities. Signature also accepts responsibility for collection, including but not limited to attorney's fees and court costs.

Failure to remit payment in accordance with the terms set herein will result in forfeiture of all discounts, coupons, and/or credits reflected herein.

RETURNED CHECKS ARE SUBJECT TO A \$35.00 RETURN FEE. A SERVICE FEE OF 1.5% PER MONTH (19% ANNUALLY) WILL BE CHARGED TO ALL PAST DUE ACCOUNTS.

Payment terms - 50% deposit due upon acceptance of the proposal, with the remainder due immediately upon project completion. We accept VISA and Mastercard. A 4% Convenience Fee will be added to all credit card transactions.

PLEASE NOTE: If payment disputes do arise and BioTek Environmental, Inc. (BioTek) goes unpaid for the work performed, BioTek will be entitled to seek payment via a Mechanic's Lien filing.

2026-001070

BIOTEK ESTIMATE

534 St Andrews Rd., Ste A
Columbia, SC 29210-4580

Date	Proposal #
2/10/2026	6754

Phone # (803)750-3994

Fax # (803)750-3991

Email: info@biotekenvironmental.c

2026-001070

Prepared for:

Shaunda Tate
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301

P.O. No.	Items	REP	County	Municipality	Project Name	Job Number

Description	Est. Hours/Qty	U/M	Rate	Total
warranty is a thirty year, transferrable warranty against visible regrowth of mold on treated surfaces. Unlike other warranties that only cover the cost of the chemicals used in retreatment, the BioTek warranty covers all labor and materials. Other remediation companies' warranties only cover the cost of the chemicals used to treat the surfaces, so if warranty work is required, all labor and non-chemical costs are incurred by the homeowner. In addition, other warranties require that the relative humidity in the crawlspace be maintained below 60% Rh. In this geographic area, this is not possible unless the crawlspace is sealed and dehumidified. Our warranty simply requires that wood moisture content be maintained at or below 19% as measured by a Tramex MEP Moisture Meter and that BioTek Environmental, Inc. conduct an annual inspection of the property, which the customer is responsible for scheduling yearly. The annual cost for the inspection is currently \$176.00 per year. 19% or below wood moisture content is the same requirement that the termite companies have for maintaining a termite bond, so there is no "new" requirement. PAYMENT TERMS: 50% deposit due upon acceptance of the proposal, with the remainder due immediately upon project completion. We accept VISA and Mastercard. A 4% convenience fee will be added to all credit card transactions.				

INITIAL

INITIAL

Customer Signature X

Subtotal

Sales Tax (7.0%)

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BIOTEK ESTIMATE

534 St Andrews Rd., Ste A
Columbia, SC 29210-4580

Date	Proposal #
2/10/2026	6754

Phone # (803)750-3994
Fax # (803)750-3991
Email: info@biotekenvironmental.c

2026-001070

Prepared for:

Shaunda Tate
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301

P.O. No.	Terms	REP	County	Municipality	Project Name	Job Number

Description	Est. Hours/Qty	U/M	Rate	Total
Failure to remit payment in accordance with the above terms will result in forfeiture of any and all warranties, discounts, coupons, and/or credits reflected in this proposal. ALL DISCOUNTS, COUPONS AND/OR CREDITS APPLIED ARE BASED UPON FULL PAYMENT UPON COMPLETION. Before work can begin, it will be necessary to conduct an asbestos and lead paint survey of the material that will be removed. This is a DHEC and OSHA requirement in all commercial buildings, regardless of the age of the structure. Residential Indoor Analysis & Air Quality Investigation - @ \$575 - PAID IN FULL 2/5/26 Analysis/Testing/Scope of Services: Equipment that may be used for testing: Flir b150 Thermal Imaging Camera, Er-ez Hydrosensor, Milwaukee Digital Inspection Camera and Tramex Moisture Encounter Plus				

INITIAL

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Subtotal

Sales Tax (7.0%)

Total

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BIOTEK ESTIMATE

534 St Andrews Rd., Ste A
Columbia, SC 29210-4580

Phone # (803)750-3994

Fax # (803)750-3991

Email: Info@biotekenvironmental.co

Date	Proposal #
2/10/2026	6754

2026-001070

Prepared for:

Shaunda Tate
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301

P.O. No.	Terms	REP	County	Municipality	Project Name	Job Number

Description	Est. Hours/Qty	U/M	Rate	Total
MULTIPLE AREAS HAVE BOUND WATER TRAPPED IN WALLS FLOORS AND CEILINGS. FROM UPSTAIRS DRAIN OR A SUPPLY LINE. DEMOLITION WILL BE NEEDED ONCE LEAK(S) ARE ADDRESSED. PRICING FOR DEMOLITION WILL BE GENERATED AFTER THE SOURCE IS STOPPED. PLUMBING SERVICES SHOULD BE SCHEDULED WITH A LICENSED AND INSURED PLUMBING CONTRACTOR.				
HVAC DUCTS (Sample B4407493) AND SYSTEM (Sample B4099140) TESTED VIA DIRECT LIFT. BOTH SAMPLES REPORTED BACK AS - CLADOSPORIUM - WITH THE HIGHEST LEVELS OF MYCELIUM AND SPORE COUNT THAT CAN BE REPORTED. THE REPORT SUGGESTS				
INTERIOR CLEANING AND DECONTAMINATION	1	sqft	9,620.00	9,620.00
Implement hazardous materials containment and control procedures in accordance with IICRC S-520 and OSHA standards. This will include establishing and maintaining negative pressure in the work area during the remediation.				
Operate Negative Air Machines (NAM's) in accordance with ANSI 19.1-79 (local exhaust ventilation requirements) and EPA 560/5-83-002. The Negative Pressure System will be designed and utilized so as to maintain -0.02 inches of water pressure. Exhaust from				

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INITIAL	Sales Tax (7.0%)
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534 St Andrews Rd., Ste A
Columbia, SC 29210-4580

Phone # (803)750-3994

Fax # (803)750-3991

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Date	Proposal #
2/10/2026	6754

2026-001070

Prepared for:

Shaunda Tate
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301

Proj No	Terms	REP	County	Municipality	Project Name	Job Number

Description	Est. Hours/Qty	U/M	Rate	Total
the work area will be directed outside with no recirculation or, if necessary, passed through HEPA filtration devices before being exhausted into other areas of the building. Individually hand wipe (with PowerClean Pro cleaner and quaternary disinfectant), HEPA vacuum and/or use compressed air to clean all contents in accordance with IICRC S520 standards. Conduct full microparticulate interior decontamination of all surfaces (walls, floors, ceilings etc.) and all contents of all work areas in accordance with IICRC S-520 standards. Soft furniture will be HEPA vacuumed. It is extremely difficult to economically decontaminate soft furnishings (sofa's, bedding, soft toys, etc.) that are highly contaminated, and we cannot guarantee that these items will be successfully cleaned. It may be necessary to discard some items. Hard furnishings will be cleaned with PowerClean Pro cleaner and quaternary disinfectant. All bedding, clothing, towels and any other textiles are to be dry cleaned or professionally washed. This proposal does not include the cost of dry cleaning or washing these items. BioTek will bag and label these				

INITIAL
INITIAL

Customer Signature X

Subtotal

Sales Tax (7.0%)

Total

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BIOTEK ESTIMATE

534 St Andrews Rd., Ste A
Columbia, SC 29210-4580

Phone # (803)750-3994

Fax # (803)750-3991

Email: info@biotekenvironmental.o

Date	Proposal #
2/10/2026	6754

2026-001070

Prepared for:

Shaunda Tate
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301

P.O. No.	Terms	REP	County	Municipality	Project Name	Job Number

Description	Est. Hours/Qty	U/M	Rate	Total
Electrostatic Sanitization and Surface Protection – Electrostatically apply BioTek's EPA Registered Durable Antimicrobial (Prevents & Kills Germs, Bacteria, Viruses and Mold) to all surfaces. Electrostatic application ensures complete coverage of all surfaces, including otherwise difficult or impossible to reach surfaces.	1		1,385.00	1,385.00

INITIAL	Subtotal	\$11,845.00
INITIAL	Sales Tax (7.0%)	\$0.00
Customer Signature X	Total	\$11,845.00

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Shanda Tate <prettydiamond79@gmail.com>

Shanda Tate(My son's letter from Doctor)

1 message

Shanda Tate <prettydiamond79@gmail.com>

Thu, Apr 23, 2026 at 2:54 PM

To: "Estes, Erica" <Erica.Estes@highmarkres.com>

2026-001070

Shanda Tate
204 Arrow Wood Rd Apt102
(864)-325-4193
prettydiamond79@gmail.com

2026-001070

02-09-2026

Erica Estes
315 Birchurn Dr

Urgent: Health Hazard and
Remediation Request Apt102

Dear Erica Estes,

I am writing to formally notify you of a serious mold issue in my apartment at 204 Arrow Wood Rd, Apt 102. I first discovered mold on 12/12/2025 in the bathroom ceiling, bedroom wall and it is now significantly affecting the habitability of my home. I also had Blotek come out on 02/05/2026 to do a mold test. He found multiple water leaks in home. The report came back Cladosporium in Duct Spore Estimate (Very Heavy) Mycellial Estimate (Many), Cladosporium in HVAC Spore Estimate (Very Heavy) Mycellial Estimate (Many). I have enclosed a copy of The Analysis Report, Mold Remediation, along with pictures.

This matter is extremely urgent due to my specific medical situation. I have a documented high-risk family history of cancer on my mother's side. My medical advisor has cautioned me that exposure to mold and its associated toxins can act as a trigger for serious health complications in individuals with genetic profile. Given this high-risk status, the current environment in the apartment poses an immediate and severe threat to my long-term health. I would also like to file claim with HighMark Residential LLC.

Under the implied warranty of habitability, I am entitled to a living environment that is safe and fit for human habitation. To resolve this, I request that you:

1. Arranged for a professional mold inspection by a certified specialist within the next (3-7) business days.
2. Provide a written remediation plan to address the source of moisture and remove the mold according to professional standards.
3. Ensure all work is completed by a certified contractor within 14 days.
4. I have included BloTek Results of mold and Cleaning and Restoration/ Remediation to get this taken care of. Please respond by March 01, 2026.



Spartanburg | Greer ENT & Allergy

Spartanburg Ear, Nose
and Throat

1075 Iron Ore Road
Spartanburg, SC 29303
Phone: 864.582.2500
Fax: 864.582.4991
www.spartanburggreer.com

Spartanburg Ear, Nose
and Throat

Mailing Address:
P.O. Box 5787
Spartanburg, SC 29304

Pelham Medical Center

Medical Office Building
2755 S. Highway 14, Suite 2400
Greer, SC 29650

Phone: 864.582.2700
Fax: 864.662.5069
www.spartanburggreer.com

John A. Foster, MD

H. Frederick Byleson, Jr., MD

Erik M. Steiniger, MD

Ernest D. Pitts, MD

Michael L. Worey, MD

Brian P. Anderson, MD

Bethany Salovey, NP

2026-001070

04/23/2026

Kilee Boozer
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301

His home was tested for mold, testing showed Cladosporium to be heavy in the duct and HVAC. This corresponds to one of the 6 different molds that he reacted to on his allergy test. He is having nasal congestion, nasal bleeding, and chronic cough. All of the symptoms can be associated with an allergy to mold. In order for him to feel well the mold needs to be removed or he needs to be removed from the home he resides in currently.

Sincerely,

Provider:

Erik Steiniger, MD
04/23/2026 12:35 PM

2026-001070

You will receive my son's letter tomorrow.



Spartanburg | Greer ENT & Allergy

Spartanburg Ear, Nose
and Throat
1075 Iron Ore Road
Spartanburg, SC 29303
Phone: 864.582.2500
Fax: 864.582.4991
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Spartanburg Ear, Nose
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P.O. Box 5787
Spartanburg, SC 29304

Pelham Medical Center
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2755 S. Highway 14, Suite 2400
Greer, SC 29650
Phone: 864.582.2700
Fax: 864.662.2060
www.greerent.com

John A. Foster, MD
H. Frederick Bulechom, II, MD
Eric M. Steiniger, MD
Kristen D. Pills, MD
Mitchell L. Worey, MD
Brian P. Anderson, DO
Brittany Saleeby, NP

04/22/2026

Shanda Tate
204 Arrow Wood Rd
Apt 102
Spartanburg, SC 29301-

Her home was tested for mold, testing showed cladosporium to be very heavy in the duct and HVAC. This corresponds to one of the 5 different molds that she reacted to on her allergy test. She is having aural fullness, coughing keeping her up at night, nasal congestion, headaches. All of the symptoms can be associated with an allergy to mold. In order for her to feel well the mold needs to be removed, or she needs to be removed from the home she resides in currently.

Sincerely,

Provider:

Erik Steiniger, MD
04/22/2026 3:29 PM

Document generated by: Erik Steiniger 04/22/2026



Shanda Tate <prettydiamond79@gmail.com>

Bernard Logan and Shanda Tate

1 message

Shanda Tate <prettydiamond79@gmail.com>

Wed, Jun 10, 2026 at 1:04 PM

To: "Estes, Erica" <Erica.Estes@highmarkres.com>

We are putting in another work order about the mod in the HVAC and Ducts in our apartment 204-102..

2026-001070



Shanda Tate <prettydiamond79@gmail.com>

Re: Online Form Submittal: Report A Property Maintenance Issue

2 messages

Pharis, Michelle <mpharis@spartanburgcounty.org>
To: "prettydiamond79@gmail.com" <prettydiamond79@gmail.com>
Cc: "Heatherly, Michael" <mheatherly@spartanburgcounty.org>

Wed, Jan 14, 2026 at 2:55 PM

2026-001070

Good afternoon,

Our department has received your below concern. Officer Heatherly has been assigned the inspection and will call you to schedule the visit.

I do want to advise you that mold is not a violation per the Internation Property Maintenance Code, so Officer Heatherly may not be able to assist. If there a visible water leak or something that may be causing the mold that may be addressed by the Ordinance.

Thank you,

Michelle Pharis
Sr. Administrative Assistant
Spartanburg County Environmental Enforcement Department
298 Broadcast Drive
Spartanburg, SC 29303

Office: (864) 562-4082
Main Office: (864) 596-3582
Fax: (864) 596-3007
Website: spartanburgcounty.org



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, January 14, 2026 8:43 AM
To: Pharis, Michelle <mpharis@spartanburgcounty.org>; Heatherly, Michael <mheatherly@spartanburgcounty.org>
Subject: Online Form Submittal: Report A Property Maintenance Issue

CAUTION: **THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE**

Use caution when opening attachments, clicking links, or responding to this email. Please contact IT if you have questions.

Report A Property Maintenance Issue

2026-001070

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Spokane, WA 99201-1000

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee if applicable)

☐ Return Receipt (hardcopy)	\$3.00
☐ Return Receipt (e-copy)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$2.00

Total Postage and Fees \$5.30

Sent To **The Grove Apartments**

Postmark Here 02/24/2026

02/24/2026

Only State ZIP+4

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

	Qty	Unit Price	Price
1st Class Mail	1	\$2.00	\$2.00
Large Envelope	1		
Weight: 11.5 oz			
Estimated Delivery Date			
Certified Mail	1	\$5.30	\$5.30
In			
01811000001		\$8.30	\$8.30
Total			\$10.39

Grand Total: \$30.39

Debit Card Receipt

Card Name: VISA

Account #: XXXXXXXXXXXX7453

Approval #: 396583

Transaction #: 157

Receipt #: 021468

Debit Card Purchase: \$30.39

AID: A0000000980840

AL: US DEBIT

PIN: Verified

Chip

Back

-\$20.00

TO REPORT AN ISSUE
Visit <https://email.usps.com>

All hazardous labels/markings on reused boxes must be removed or they no longer contain contents.

PREVIEW YOUR MAIL AND PACKAGES
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Refunds for guaranteed services only.

Product Tracking & Reporting

Home Search Reports Manual Entry Rules/Complaints PIR/EDW Customer Information June 11, 2026

USPS Tracking Intranet

Delivery Signature and Address



1. Do not share information from this site outside of USPS. It is intended for USPS employee use only.
2. Employees may see some items with only event MT in the tracking record. This is an indication that the tracking number was part of a problem where the USPS Label Creation API created the same label number multiple times. This led to a confusing tracking experience, so tracking has been suppressed. Reference this ticket for more info: INC000010676253, INC000010539853.

Tracking Number: 7018 1130 0000 1462 7717

This item was delivered on 02/27/2026 at 10:09:00

[Return to Tracking Number View](#)

Signature:

Erica M Ests

2026-06/10

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

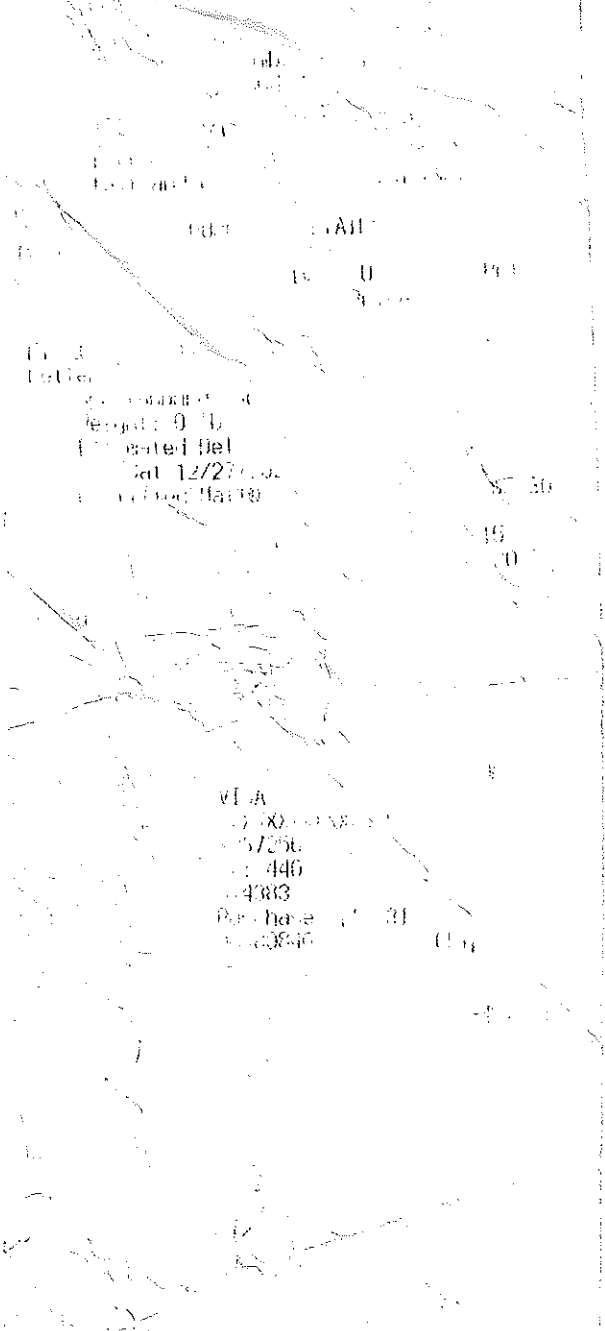
Postmark Here

Postage \$
 Total Postage and Fees \$

Sent To **The Grove Apartments**
 Street and Apt. No. or PO Box No. **315 Birchburn Dr**
 City, State, ZIP+4® **Spartanburg SC 29301**

PS Form 3800, January 2022. See reverse for instructions.

2026-001870



Product Tracking & Reporting

Home Search Reports Alerts/Entry Rules/Comments PIR/EDM Customer Information Home

USPS Tracking Intranet

Delivery Signature and Address



1. Do not share information from this site outside of USPS. It is intended for USPS employee use only.
2. Employees may see some items with only event MT in the tracking record. This is an indication that the tracking number was part of problem where the USPS Label Creation API created the same label number multiple times. This led to a confusing tracking experience, so tracking has been suppressed. Reference this ticket for more info: INC000010676253, INC000010539853.

Tracking Number: 9589 0710 5270 1333 1428 15

This item was delivered on 12/29/2025 at 11:56:00

[Return to Tracking Number View](#)

R

Signature

Rico M Este

Erica M Estes

2026-
001070

I hope to resolve this promptly and cooperate to ensure my son and I health and safety of the property are protected.

Sincerely,

Shanda Tate

Shanda Tate

2026-001070

☰ Gmail

🔍 Khinchey@highmarkres.com

✕ 𐄂

2026-001070

- Compose
- Mail
- Inbox 15,835
- Starred
- Snoozed
- Important
- Sent
- Drafts 113
- Purchases 242
- Social 7,020
- Updates 14,596
- Forums 17
- Promotions 16
- More

Labels

Shanda Tate >>

 **Shanda Tate** <prettydiamond79@gmail.com>
to Khinchey

My son and I have been sick. My son losing patches of hair and we both been having respiratory problems. Erika Estes (PM 8643254193!! I have all my documentation!!

 **Shanda Tate**
----- Forwarded message ----- From: Shanda Tate <prettydiamond79@gmail.com> Date: Fri, Jan 30, 2026 at 8:23 PM

 **Shanda Tate** <prettydiamond79@gmail.com>
to Bernard

Reply Forward 😊

① Upgrade →

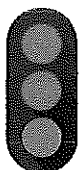
10:45



Mail Deliver... 8:32 PM
to me ▾



2026-001070



Message blocked

Your message to

Erica.Estes@highmarkres.com has
been blocked. See technical details
below for more information.

The response from the remote server was:

550 permanent failure for one or more
recipients
(erica.estes@highmarkres.com:blocked)

← Reply

→ Forward





Shanda Tate <prettydiamond79@gmail.com>

Re: HVAC DUCT MOLD Remediation

1 message

Shanda Tate <prettydiamond79@gmail.com>

To: "Estes, Erica" <Erica.Estes@highmarkres.com>

Mon, Apr 13, 2026 at 8:47 PM

Erica, are they certified in Mold with Duct and HVAC REMEDIATION?

On Mon, Apr 13, 2026 at 8:44 PM Shanda Tate <prettydiamond79@gmail.com> wrote:

Erica, are they certified in mold remediation?

On Mon, Apr 13, 2026 at 5:19 PM Estes, Erica <Erica.Estes@highmarkres.com> wrote:

Local Plumber is a HVAC company. They are certified.

2626-001070

**ERICA ESTES** | Community Director

The Grove Apartments | 315 Birchrun Drive, Spartanburg, SC 29301

O: (864) 523-9276 | Erica.Estes@HighmarkRes.com

**From:** Shanda Tate <prettydiamond79@gmail.com>**Sent:** Monday, April 13, 2026 5:17 PM**To:** Estes, Erica <Erica.Estes@Highmarkres.com>**Subject:** Re: HVAC

**EXTERNAL EMAIL

A plumber is not certified to handle refrigerant or the complex electrical systems in HVAC UNITS. The skills and required certification for the hvac vs plumbing trades are separate!

On Mon, Apr 13, 2026 at 4:53 PM Estes, Erica <Erica.Estes@highmarkres.com> wrote:

Someone from Local Plumber will be in your apartment Tuesday to service your HVAC.

**ERICA ESTES** | Community Director

6/18/26, 10:10 PM

Gmail - Re: HVAC DUCT MOLD Remediation

The Grove Apartments | 315 Birchrun Drive, Spartanburg, SC 29301

O: (864) 523-9276 | Erica.Estes@HighmarkRes.com



2026-001070

Location of Violation	204 arrow wwod rd apt 102
Description of Problem	I have mold in my apartment. The property manager was informed by a mold inspector on December 18, 2025. I did send her a certified letter in writing.
Follow up Information	Shanda Tate
Phone Number	8643254193
Email address	prettydiamond79@gmail.com

Email not displaying correctly? View it in your browser.

Shanda Tate <prettydiamond79@gmail.com>
To: Bernard Logan <blogan@rdanderson.org>

Wed, Jan 14, 2026 at 2:57 PM

2026 001070

----- Forwarded message -----

From: **Pharis, Michelle** <mpharis@spartanburgcounty.org>
Date: Wed, Jan 14, 2026 at 2:55 PM
Subject: Re: Online Form Submittal: Report A Property Maintenance Issue
To: prettydiamond79@gmail.com <prettydiamond79@gmail.com>
CC: Heatherly, Michael <mheatherly@spartanburgcounty.org>

Good afternoon,

Our department has received your below concern. Officer Heatherly has been assigned the inspection and will call you to schedule the visit.

I do want to advise you that mold is not a violation per the International Property Maintenance Code, so Officer Heatherly may not be able to assist. If there is a visible water leak or something that may be causing the mold that may be addressed by the Ordinance.

Thank you,

Michelle Pharis
Sr. Administrative Assistant
Spartanburg County Environmental Enforcement Department
298 Broadcast Drive
Spartanburg, SC 29303

Office: (864) 562-4082
Main Office: (864) 596-3582
Fax: (864) 596-3007
Website: spartanburgcounty.org



From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Wednesday, January 14, 2026 8:43 AM

To: Pharis, Michelle <mpharis@spartanburgcounty.org>; Heatherly, Michael <mheatherly@spartanburgcounty.org>

Subject: Online Form Submittal: Report A Property Maintenance Issue

2026-001070

CAUTION: **THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE**

Use caution when opening attachments, clicking links, or responding to this email. Please contact IT if you have questions.

Report A Property Maintenance Issue

Location of Violation	204 arrow wwod rd apt 102
Description of Problem	I have mold in my apartment. The property manager was informed by a mold inspector on December 18, 2025. I did send her a certified letter in writing.
Follow up Information	Shanda Tate
Phone Number	8643254193
Email address	prettydiamond79@gmail.com

Email not displaying correctly? [View it in your browser.](#)

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Description of Problem	I have mold in my apartment. The property manager was informed by a mold inspector on December 18, 2025. I did send her a certified letter in writing.
Follow up Information	Shanda Tate
Phone Number	8643254193
Email address	prettydiamond79@gmail.com

Email not displaying correctly? View it in your browser.

Shanda Tate <prettydiamond79@gmail.com>
To: Bernard Logan <blogan@rdanderson.org>

Wed, Jan 14, 2026 at 2:57 PM

2026-001070

----- Forwarded message -----

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Date: Wed, Jan 14, 2026 at 2:55 PM
Subject: Re: Online Form Submittal: Report A Property Maintenance Issue
To: prettydiamond79@gmail.com <prettydiamond79@gmail.com>
CC: Heatherly, Michael <mheatherly@spartanburgcounty.org>

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Thank you,

Michelle Pharis
Sr. Administrative Assistant
Spartanburg County Environmental Enforcement Department
298 Broadcast Drive
Spartanburg, SC 29303

Office: (864) 562-4082
Main Office: (864) 596-3582
Fax: (864) 596-3007
Website: spartanburgcounty.org



From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Wednesday, January 14, 2026 8:43 AM

To: Pharis, Michelle <mpharis@spartanburgcounty.org>; Heatherly, Michael <mheatherly@spartanburgcounty.org>

Subject: Online Form Submittal: Report A Property Maintenance Issue

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2026-001070

Report A Property Maintenance Issue

Location of Violation	204 arrow wwod rd apt 102
Description of Problem	I have mold in my apartment. The property manager was informed by a mold inspector on December 18, 2025. I did send her a certified letter in writing.
Follow up Information	Shanda Tate
Phone Number	8643254193
Email address	prettydiamond79@gmail.com

Email not displaying correctly? [View it in your browser.](#)



Shanda Tate <prettydiamond79@gmail.com>

Shanda Tate(My son's letter from Doctor)

1 message

Shanda Tate <prettydiamond79@gmail.com>

To: "Estes, Erica" <Erica.Estes@highmarkres.com>

Thu, Apr 23, 2026 at 2:54 PM

2026-001070



Shanda Tate <prettydiamond79@gmail.com>

Bernard Logan And Shanda Tate

1 message

Shanda Tate <prettydiamond79@gmail.com>

Thu, Jun 11, 2026 at 1:45 PM

To: "Estes, Erica" <Erica.Estes@highmarkres.com>

We Been trying to file an Incident since December about mold!! This business!! Erica put trespassing in writing so I turn it in to SC Court of Appeals!!!

2026-001070



Shanda Tate <prettydiamond79@gmail.com>

Bernard Logan And Shanda Tate

1 message

Shanda Tate <prettydiamond79@gmail.com>

Thu, Jun 11, 2026 at 1:45 PM

To: "Estes, Erica" <Erica.Estes@highmarkres.com>

We Been trying to file an Incident since December about mold!! This business!! Erica put trespassing in writing so I turn it in to SC Court of Appeals!!!

2026-001070

26, 8:09 AM

Fwd: Online Form Submittal: Report A Property Maintenance Issue - blogan@rdanderson.org - R.D. Anderson Applied Technology ...

Gmail

Search mail

2026-001070

I Contested Property Maintenance

28
Mail Compose

Inbox 28

Chat Starred

Starred

Meet Sent

Drafts

More

Labels

blogan@rdanderson.org

Jcaggiano@rdanderson....

Notes

From: Pharis, Michelle <mpharis@spartanburgcounty.org>

Date: Wed, Jan 14, 2026 at 2:55 PM

Subject: Re: Online Form Submittal: Report A Property Maintenance Issue

To: prettydiamond79@gmail.com: <prettydiamond79@gmail.com>

CC: Heatherly, Michael <michaelheatherly@spartanburgcounty.org>

Good afternoon,

Our department has received your below concern. Officer Heatherly has been assigned the inspection and will schedule the visit.

I do want to advise you that mold is not a violation per the International Property Maintenance Code, so Officer may not be able to assist. If there a visible water leak or something that may be causing the mold that may be by the Ordinance.

Thank you,

Michelle Pharis

Sr. Administrative Assistant

Spartanburg County Environmental Enforcement Department

298 Broadcast Drive

Spartanburg, SC 29303

Office: (864) 567-4087

Enable desktop notifications for R.D. Anderson Applied Technology Center Mail

OK No thanks

Shanda TateYour Name

204 Arrow Wood Rd Apt 102123 Your Street
Spartanburg, SC 29301our City, ST 12345
(864-325-4193123) 456-7890
prettydiamond79@gmail.comno_reply@example.com

2026-001070

06th March 2026

Erica Estes

The Grove Apartments
315 Birchurn Dr
Spartanburg,SC 29301

Dear Erica Esstes,

I am reaching out again to you about the mold in my apartment. My son and I have been sick. Nose Bleeds, Upper Respiratory Infection, Hair Loss, Chronic Cough, No Sleep At Night, Leg Cramps,, Ear Aches, Nose Bleeds, Blood In Sputum, Headaches.. I suffered a concussion on March 2 , 2025. The mold is affecting me to get better from my concussion.

Sincerely,

Shanda Tate

2024-001070

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

IN THE COURT OF COMMON PLEAS
CASE NO.: 2026-CP-42-00934

Shanda Tate and Bernard Logan,)
Appellant(s),)

vs.)

CERTIFICATE OF SERVICE

SREIT Grove Veridian LLC)
d/b/a The Grove,)
Respondent.)

This is to certify that on **June 9, 2026**, that I, Jennifer L. Williams, paralegal for Brownlee Whitlow & Praet, has mailed, by prepaid first-class U.S. Mail, a true and correct copy of the **Consent Motion to Substitute Counsel and proposed Order to Substitute Counsel** upon Appellant(s) at the address listed below:

Shanda Tate and Bernard Logan
204 Arrow Wood Road, Apt. 102
Spartanburg, SC 29301

BROWNLEE WHITLOW & PRAET, PLLC


Jennifer L. Williams, Paralegal
Brownlee Whitlow & Praet, PLLC
P.O. Box 62975
North Charleston, SC 29419
Tel/Fax: (843) 501-2458
Email: jwilliams@bwpf-law.com



Brownlee Whitlow & Praet

Case # 2026-
001070

Jennifer L. Williams
Paralegal

jwilliams@bwpf-law.com
Phone/Fax: (843) 501-2458

June 9, 2026

Shanda Tate
204 Arrow Wood Road, Apt. 102
Spartanburg, SC 29301

Re: Shanda Tate v. The Grove Apartments
Case No: 2026-CP-42-00934
Our File No.: 30480-00015

Dear Shanda:

Please be advised that our firm has been retained to represent The Grove Apartments in the above-referenced matter. Enclosed for service upon you are a copy of the Consent Motion to Substitute Counsel, proposed Order to Substitute Counsel and Certificate of Service.

Sincerely,

BROWNLEE WHITLOW & PRAET, PLLC

Jennifer L. Williams
Paralegal

JLW

Enclosures

cc: The Grove Apartments (via email)

2026-001070

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

Shanda Tate, Bernard Logan,

Appellant,

V.

SREIT Grove Veridian LLC d/b/a The Grove,
Respondent.

IN THE COURT OF COMMON PLEAS
SPARTANBURG COUNTY

Case No.: 2026CP4200934

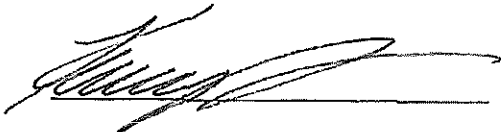
2026CV4210100514

CONSENT MOTION TO SUBSTITUTE
COUNSEL

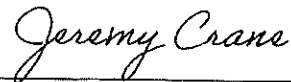
The Respondent, SREIT Grove Veridian LLC d/b/a The Grove, hereby moves for the Court to substitute Jeremy Crane of Brownlee Whitlow & Praet, PLLC and allow withdrawal of Loebsock & Brownlee, PLLC as counsel therefore.

Undersigned counsel(s) consent to this motion and it appears that no unreasonable deal or prejudice will result.

WE SO MOVE:



Kasey M. Fowler, Esq.
SC Bar No. 102951
Loebsock & Brownlee, PLLC
P.O. Box 5269
Greenville, SC 29606
Telephone: (864) 766-2521
Email: kasey.fowler@loebsockbrownlee.com



Jeremy Crane
Brownlee, Whitlow & Praet, PLLC
220 North Main Street, Suite 500
Greenville, SC 29601
Telephone: (864) 581-2204
Email: jcrane@bwof-law.com

June 3, 2026

2026-001070

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

Shanda Tate and Bernard Logan,

Appellant(s),

v.

SREIT Grove Veridian LLC
d/b/a The Grove,

Respondent.

IN THE COURT OF COMMON PLEAS
CASE NO.: 2026-CP-42-00934

ORDER TO SUBSTITUTE COUNSEL

The Respondent, SREIT Grove Veridian LLC d/b/a The Grove, has moved this Court to substitute Jeremy Crane of Brownlee Whitlow & Praet, PLLC as new counsel for said Respondent's current counsel, Loeb sack & Brownlee, PLLC. Both counsels have consented to this motion, and it appears that no unreasonable delay or prejudice will result.

THEREFORE, IT IS HEREBY ORDERED that Jeremy Crane of Brownlee Whitlow & Praet, PLLC will be substituted as new counsel for Respondent, SREIT Grove Veridian LLC d/b/a The Grove and that Loeb sack & Brownlee, PLLC is relieved as counsel.

AND IT IS SO ORDERED.

Case # 2026-001070

- Compose
- Inbox 15,828
- Starred
- Snoozed
- Important
- Sent
- Drafts 111
- Purchases 242
- Social 7,019
- Updates 14,591
- Forums 17
- Promotions 14
- More

Labels



Jeremy Crane
to me, Jennifer, kasey.fowler@loesackbrownlee.com

Hello Ms. Tate,
The Substitution of Counsel has already been filed with the Clerk and as such, if you have any opposition to it, you will need

Sincerely,

Jeremy Crane | Associate Attorney
Licensed in SC

 **Brownlee Whitlow & Pract**
220 N. Main Street, Suite 500, Greenville, SC 29601
Direct Phone: (864) 581.2204
Email: jcrane@bwpl-law.com
Web: BWPF-Law.com



The information in this email message is attorney privileged and confidential information intended for the use of the individual or entity named above. If the reader of this mes please immediately notify the sender by email or by contacting our firm at the numbers listed above. The typewritten signature included with this email is not an electronic sig Transactions Act, as the same may be enacted in any State.
[Click here for a Collection Warning](#) To the extent any portion of this email relates to a consumer debt, please be advised that this email does not constitute an attempt to collect a debt and any f

From: Shanda Tate <prettydiamond79@gmail.com>
Sent: Wednesday, June 17, 2026 2:27 AM
To: Jeremy Crane <jcrane@bwpl-law.com>; Jennifer Williams <jwilliams@bwpl-law.com>; kasey.fowler@loesackbrownl
Subject: Fwd: Bernard Logan and Shanda Tate

You don't often get email from prettydiamond79@gmail.com. Learn why this is important



case - 2026-001070

Shanda Tate <prettydiamond79@gmail.com>

Bernard Logan and Shanda Tate

Shanda Tate <prettydiamond79@gmail.com>

Wed, Jun 17, 2026 at 2:16 AM

To: jwilliams@bwpf-law.com, "kasey.closings@gmail.com" <kasey.closings@gmail.com>, "kasey.fowler@loesackbrownlee.com" <kasey.fowler@loesackbrownlee.com>, jcrane@bwpf-laws.com

----- Forwarded message -----

From: Shanda Tate <prettydiamond79@gmail.com>

Date: Wed, Jun 17, 2026 at 2:09 AM

Subject: Bernard Logan and Shanda Tate

To: <jwilliams@bwpf-law.com>, kasey.fowler@loesackbrownlee.com <kasey.fowler@loesackbrownlee.com>, <jcrane@bwpf-laws.com>

We have reviewed the proposed Consent Motion to Substitute Counsel. We do not consent to this substitution. Please do not file this as a consent or an unopposed motion. We intend to file a formal opposition if this motion is submitted to the courts.

Bernard Logan and Shanda Tate

June 17, 2026

2026-001070

From: noreply@civicplus.com <noreply@civicplus.com>**Sent:** Wednesday, January 14, 2026 8:43 AM**To:** Pharis, Michelle <mpharis@spartanburgcounty.org>; Heatherly, Michael <mheatherly@spartanburgcounty.org>**Subject:** Online Form Submittal: Report A Property Maintenance Issue**CAUTION: **THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE****

Use caution when opening attachments, clicking links, or responding to this email. Please contact IT if you have questions.

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Location of Violation	204 arrow wwod rd apt 102
Description of Problem	I have mold in my apartment. The property manager was informed by a mold inspector on December 18, 2025. I did send her a certified letter in writing.
Follow up Information	Shanda Tate
Phone Number	8643254193
Email address	prettydiamond79@gmail.com

Email not displaying correctly? [View it in your browser.](#)