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Jun 04 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
[In The Court of Appeals]

APPEAL FROM LEXINGTON COUNTY

Master-In-Equity

Case No. 2022-CP-3200784

James O. Spence, Master in Equity Judge

Walton J. McLeod, Circuit Court Judge

Appeal Case No. 2026-001149

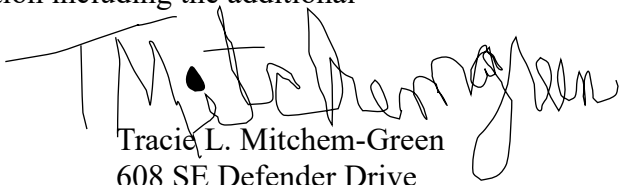
US Bank National Association, Palmetto Citizens Federal Credit Union, Joint Municipal Water and Sewer Commission, Lexington County Assessor's Office, Sunrun, Incorporated, Worldwide Enterprises 803LLC, Nayeli Gomez, Corey Short, Emily Short, John/Jane Doe, Respondents

v.

Tracie L. Green, Cardinal Pines Homeowners' Association, Inc, Defendants
Of which Tracie L. Green is the Appellant.

Motion For Leave To File Second Amended Notice Of Appeal

Pursuant to Rule 202, SCACR, the Appellant submits this motion to file second amended notice of appeal. The original complaint from the lower court was filed by respondent US Bank National Association of March 4, 2022. The initial Notice of Appeal was filed May 14, 2026 (by being deposited in U.S. Mail). On May 22, 2026, the Appellant filed a motion to include additional defendants (meaning, respondents) due to facts provided in the Lis Pendens and Motion for Stay and Freezing Assets Pending Appeal filed May 19, 2026. For this cause, the second amended notice of appeal is enclosed and the caption including the additional respondents.



Tracie L. Mitchem-Green
608 SE Defender Drive
Lake City, Florida 32025
Appellant
(803) 361-0602

Other Counsel on Record

cc:

John Kay Sanford, Sarah Oliver Leonard, Ashley Zarrett Stanley, Kenneth Gregory Wooten III
240 Stoneridge Drive, Suite 400, Columbia, South Carolina 29210
Attorney for US Bank National Association
(803) 726-2700

S. Nelson Weston Jr.
Post Office Drawer 7788, Columbia, South Carolina 29202
Attorney for Palmetto Citizens Federal Credit Union
(803) 771-4400

James Davis Randall
140 East Main Street, Old Courthouse Place, Post Office Box 489, Lexington, South Carolina
29071
Attorney for Joint Municipal Water and Sewer Commission
(803) 359-2512

To be served by Court due to Informa Pauperis status:
South Carolina Attorney General Alan Wilson
1000 Assembly Street, Room 519, Columbia, SC 29201
Attorney for Lexington County Assessor's Office
(803) 734-3970

Sunrun, Incorporated
1800 Ashton Boulevard, Lehi, UT 84043
(855) 557-8020

Worldwide Enterprises 803LLC
2903 Sandalwood Drive, West Columbia, SC 29170

Nayeli Gomez
2903 Sandalwood Drive, West Columbia, SC 29170

Corey and Emily Short/Corey Short/Emily Short
123 Cardinal Pines Drive, Lexington, SC 29073

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SC Court of Appeals

FORM 8
LETTER TO THE APPELLATE COURT CLERK FILING
MOTION TO VACATE ORDERS, REMOVE COURT OFFICIAL,
AND GRANT A NEW TRIAL,
MOTION FOR LEAVE TO FILE SECOND AMENDED NOTICE OF APPEAL,
SECOND AMENDED NOTICE OF APPEAL,
MOTION FOR DETERMINATION OF DOMESTIC TERRORISM AND TO
RE-ESTABLISH SOUTH CAROLINA RESIDENCY

June 4, 2026

The Honorable Jenny Abbott Kitchings
Clerk, South Carolina Court of Appeals
Post Office Box 11629
Columbia, South Carolina 29211

RE: US Bank National Association, Palmetto Citizens Federal Credit Union, Joint Municipal Water and Sewer Commission, Lexington County Assessor's Office, Sunrun, Incorporated, Worldwide Enterprises 803LLC, Nayeli Gomez, Corey Short, Emily Short, John/Jane Doe, Respondent v. Tracie L. Green, Cardinal Pines Homeowners' Association, Inc, Defendants, Of which Tracie L. Green is the Appellant, Case No. 2022-CP-32-00784 [Appellant Case No. 2026-001149]

Dear Ms. Kitchings:

Enclosed for filing in the above case are the following (in specified filing order):

1. Motion to Vacate Orders, Remove Court Official, and Grant a New Trial.
2. Motion for Leave to File Second Amended Notice of Appeal¹
3. Second Amended Notice of Appeal
4. Motion for Determination of Domestic Terrorism and to Re-establish South Carolina Residency

Also enclosed are the following:

5. Proof of service of the notice of appeal on the respondent[s].²

Sincerely,


Tracie L. Mitchem-Green
608 SE Defender Drive

¹ This appeal was originally filed with the Supreme Court given that the South Carolina Court of Appeals dismissed the case March 18, 2025 and remitted to lower Court on April 25, 2025 prior to the lower Court's final ruling issued on April 30, 2026 (Rule 203(d)1, SCACR). However, the Supreme Court transferred the case to the Court of Appeals on May 21, 2026.

² Given indications in forma pauperis application was approved (case number being assigned), service is as per the Court. However, Appellant continued to service respondents/defendants served since initiation of case until further instructions received. NOTE; Newly named respondents to be served by Court as per Rule.

Lake City, Florida 32025
Appellant
(803) 361-0602

Other Counsel on Record

cc:

John Kay Sanford, Sarah Oliver Leonard, Ashley Zarrett Stanley, Kenneth Gregory Wooten III
240 Stoneridge Drive, Suite 400, Columbia, South Carolina 29210
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(803) 726-2700

S. Nelson Weston Jr.
Post Office Drawer 7788, Columbia, South Carolina 29202
Attorney for Palmetto Citizens Federal Credit Union
(803) 771-4400

James Davis Randall
140 East Main Street, Old Courthouse Place, Post Office Box 489, Lexington, South Carolina
29071
Attorney for Joint Municipal Water and Sewer Commission
(803) 359-2512

To be served by Court due to Informa Pauperis status:
South Carolina Attorney General Alan Wilson
1000 Assembly Street, Room 519, Columbia, SC 29201
Attorney for Lexington County Assessor's Office
(803) 734-3970

Sunrun, Incorporated
1800 Ashton Boulevard, Lehi, UT 84043
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2903 Sandalwood Drive, West Columbia, SC 29170

Corey and Emily Short/Corey Short/Emily Short
123 Cardinal Pines Drive, Lexington, SC 29073

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SC Court of Appeals

State of South Carolina

In the Court of Common Pleas

Court of Appeals

County of _____ Judicial Circuit

US Bank National Association, Palmetto Citizens Federal Credit Union, Joint Municipal Water and
Sewer Commission, Lexington County Assessor's Office, Sunrun, Incorporated, Worldwide

Plaintiff(s): _____

Case No. 2026-001149

vs. Tracie L. Green, Cardinal Pines
Homeowners' Association, Inc,
Defendants

Of which Tracie L. Green is the
Defendant(s): Appellant.

Motion and Order Information Form and Coversheet

Plaintiff's Attorney: John Kay Sanford (Bar No. 7914)
Sarah Oliver Leonard (Bar No. 80165)
Ashley Zarrett Stanley (Bar No. 74854)
Kenneth Gregory Wooten III (Bar No. 73586)

Bar Number: _____

Address: 240 Stoneridge Drive, Suite 400
Columbia, South Carolina 29210

Phone Number: (803) 726-2700

Email: john.kay@hutchenslawfirm.com
greg.wooten@thefoundationlegalgroup.com
ashley.stanley@thefoundationlegalgroup.com
sarah.leonard@thefoundationlegalgroup.com

Fax: _____

Other: _____

Defendant's Attorney:	South Carolina Attorney General Alan Wilson 1000 Assembly Street, Room 519, Columbia, SC 29201 Attorney for Lexington County Assessor's Office (803) 734-3970	Tracie L. Green ("Tracie Mitchem-Green"), Prose Appellant [out-of-town address] 608 SE Defender Drive Lake City, Florida 32025 iloveamerica20242024@outlook.com; SCMail12310@pm.me
Bar Number:	Sunrun, Incorporated 1800 Ashton Boulevard, Lehi, UT 84043 (855) 557-8020	S. Nelson Weston Jr. (Bar No. 12902) Post Office Drawer 7788 Columbia, South Carolina 29202 Attorney for Palmetto Citizens Federal Credit Union (803) 771-4400, nweston@richardsonplowden.com
Address:	Worldwide Enterprises 803LLC 2903 Sandalwood Drive, West Columbia, SC 29170	
Phone Number:	Nayeli Gomez 2903 Sandalwood Drive, West Columbia, SC 29170	James Davis Randall (Bar No. 1580) 140 East Main Street Old Courthouse Place Post Office Box 489 Lexington, South Carolina 29071 Attorney for Joint Municipal Water and Sewer Commission (803) 359-2512 (803) 359-7478 fax, randy@oldcourthouse.com
Email:		
Fax:	Corey and Emily Short/Corey Short/Emily Short 123 Cardinal Pines Drive, Lexington, SC 29073	
Other:	_____	

Select Applicable Checkbox:

- | |
|---|
| ☐ MOTION HEARING REQUESTED (attach written motion and complete SECTIONS I and III)
☐ XFORM MOTION, NO HEARING REQUESTED (complete SECTIONS II and III)
☐ PROPOSED ORDER/CONSENT ORDER (complete SECTIONS II and III) |
|---|

SECTION I: Hearing Information

Nature of Motion: _____

Estimated Time Needed: _____

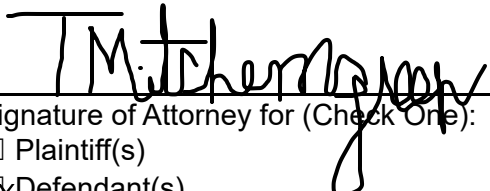
Court Reporter Needed: _____

SECTION II: Motion / Order Type

Select Applicable Checkbox:

- ☒ Written motion attached [Motion For Leave To File Second Amended Notice Of Appeal]
☐ Form Motion/Order

I hereby move for relief or action by the court as set forth in the attached proposed order.



Signature of Attorney for (Check One):
☐ Plaintiff(s)
☒ Defendant(s)

June 4, 2026

Date Submitted

SECTION III: Motion Fee

Check Applicable Checkbox:

☐ Paid
Amount Paid: \$ _____

☐ Exempt:

Check Reason: ☐ Rule to Show Cause in Child or Spousal Support
☒ Domestic Abuse or Abuse and Neglect
☒ Indigent Status
☐ State Agency v. Indigent Status
☐ Sexually Violent Predator Act
☐ Post-Conviction Relief
☐ Motion for Stay in Bankruptcy
☐ Motion for Execution (Rule 69, SCRCP)
☐ Motion for Publication
☐ Proposed Order Submitted at Request of the Court; or, Reduced to
Writing from Motion Make in Open Court Per Judge's Instructions
Name of Court Reporter: _____

☐ Other _____

Judge's Section

Check Reason: ☐ Motion Fee to be paid upon filing of the attached order.

☐ Other _____

Judge's Signature

Judge's Code

Date of Signature

Clerk's Verification

Collected By: _____

Date Filed: _____

☐ Motion Fee Collected: \$ _____

☐ Contested: \$ _____

Custodial Parent (if applicable): _____