

FORM 1
SECOND AMENDED NOTICE OF APPEAL IN A CIVIL CASE

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

RECEIVED

Jun 04 2026

SC 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,
Respondents³

v.

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

SECOND AMENDED NOTICE OF APPEAL

Tracie L. Green (aka Tracie L. Mitchem-Green) amends May 7, 2026 Notice of Appeal to appeal the Final Order to Disburse Surplus Funds of the Honorable James O. Spence dated April 30, 2026 (which encompasses the Motion and Order of Reference, dated July 5, 2022; Notice of Hearing, August 18, 2022; Notice of Status Conference, dated August 29, 2022; Motion and Order of Stay Due to Foreclosure Intervention, dated September 15, 2022; Order Restoring Case to Active Docket, dated February 2, 2024; Notice of Hearing, dated June 3, 2024; Master's Order and Judgement of Foreclosure and Sale, dated November 14, 2024; Notice of Sale, dated January 3, 2025; Order Denying Motion to Vacate, dated January 29, 2025; Notice of Hearing, March 6, 2025; Notice of Sale, dated May 1, 2025; Master's Order of Sale and Disbursement, dated July 16, 2025; Notice of Surplus Funds and Hearing, dated July 16, 2025; Amended Notice of Surplus Funds and Hearing, dated July 23, 2025; Order to Disburse Surplus Funds, dated September 15, 2025). Appellant received written notice of entry of the Final Order to Disburse Surplus Funds on May 4, 2026.

June 4, 2026


Tracie L. Mitchem-Green

³ Additional respondents required based on evidence presented.

608 SE Defender Drive
Lake City, Florida 32025
Appellant
(803) 361-0602

Other Counsel of 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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Jun 04 2026

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): <u>Appellant.</u>	

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: _____

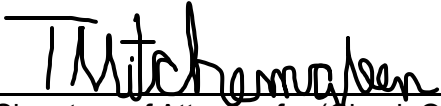
Court Reporter Needed: _____

SECTION II: Motion / Order Type

Select Applicable Checkbox:

- ☒ Written motion attached [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 Made 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): _____