

RECEIVED

Jun 22 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,
Of which Tracie L. Green is the Appellant.

Defendants

PETITION FOR REHEARING *EN BANC*

Pursuant to Rule 219, 221, 240(i), SCACR, Appellant Tracie L. Green (aka Tracie Mitchem-Green) ("Appellant") submits this Petition for Rehearing *En Banc* due to *Appellant Tracie L. Green Motion for Certification Under Rule 240(b), SCACR* ("Motion to Certify") not being transmitted to the Supreme Court though received prior to the issuance of the June 12, 2026 Order of Dismissal. Consideration by the full court is necessary to maintain uniformity of its decisions and when the proceeding involves a question of exceptional importance. Additionally, this petition for rehearing is indicated due to points overlooked or misapprehended. A memorandum, with citation of Authorities, in support accompanies this motion.

June 22, 2026

Respectfully,



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

THE STATE OF SOUTH CAROLINA
[In Court of Appeals]

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.

Appeals Case Number 2026-001149

Certificate of Service (Email)

I certify that on this date, I served a copy of indicated documents in this action, dated June 22, 2026 on June 22, 2026.

1. This Letter to Appellant Court (Petition for Rehearing *En Banc*)
2. Petition for Rehearing *En Banc*
3. Memorandum In Support of Petitioner for Rehearing *En Banc*

The following people/entity are being electronically notified, with the June 12, 2026 email serving as verification:

John Kay Sanford

john.kay@hutchenslawfirm.com

Sarah Oliver Leonard

sarah.leonard@thefoundationlegalgroup.com

Ashley Zarrett Stanley

ashley.stanley@thefoundationlegalgroup.com

Kenneth Gregory Wooten III (Alan Stewart), Attorneys for US Bank National Association

greg.wooten@thefoundationlegalgroup.com

S. Nelson Weston Jr., Attorney for Palmetto Citizens Federal Credit Union

nweston@richardsonplowden.com

James Davis Randall, Attorney for Joint Municipal Water and Sewer Commission

randy@oldcourthouse.com

To be served by Court due to Informa Pauperis status:

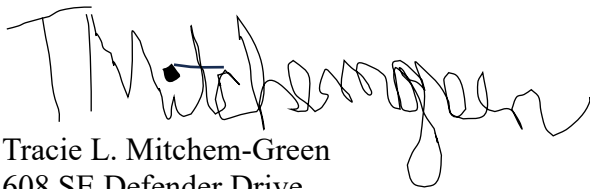
South Carolina Attorney General Alan Wilson
1000 Assembly Street, Room 519, Columbia, SC 29201
Attorney for Lexington County Assessor's Office
(803) 734-3970

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

A handwritten signature in black ink, appearing to read 'Tracie L. Mitchem-Green', with a stylized, cursive script.

Tracie L. Mitchem-Green
608 SE Defender Drive
Lake City, Florida 32025
Appellant
(803) 361-0602
iloveamerica20242024@outlook.com;
SCMail12310@pm.me

June 22, 2026

RECEIVED

Jun 22 2026

SC Court of Appeals

LETTER TO APPELLANT COURT
PETITION FOR REHEARING *EN BANC*

June 22, 2026

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

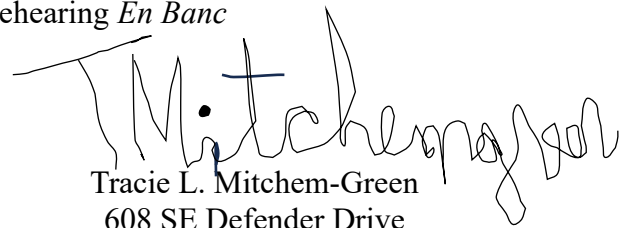
RE: US Bank National Association, Palmetto Citizens Federal Credit Union, Joint Municipal Water and Sewer Commission, Lexington County Assessor's Office, Sunrun, Incorporated, Worldwide Enterprises 803LLC, Nayeli Gomez, Corey Short, Emily Short, John/Jane Doe, Respondent v. Tracie L. Green, Cardinal 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 is the following¹²:

1. This Letter to Appellant Court (Petition for Rehearing *En Banc*)
2. Petition for Rehearing *En Banc*
3. Memorandum In Support of Petitioner for Rehearing *En Banc*
4. Certificate of service

Sincerely,



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

¹ SCCA233 CP (04/26) (form motion) accompanies each motion.

² Given indications inform a 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.

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