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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

MEMORANDUM IN SUPPORT OF PETITION FOR REHEARING *EN BANC*

Rule 207(a)(1). Ordering the Transcript. *In appeals from the court of common pleas, masters-in equity, special referees or the family court in domestic actions, the transcript must be ordered within ten (10) days after the date of service of the notice of appeal.... Unless the parties otherwise agree in writing, appellant must order a transcript of the entire proceedings below.*

Appellant Tracie L. Green (aka Tracie Mitchem-Green) ("Appellant") petitions this Court

for rehearing *en banc* due to Appellant Motion to Certify not being transmitted to the Supreme Court though received prior to the issuance of the June 12, 2026 Order of Dismissal. The clerical decision was based on Rule 207, SCACR regarding Appellant not ordering the lower Court transcript:

Appellant has failed to order the transcript, as required by Rule 207 of the South Carolina Appellate Court Rules, and this Court's letter dated May 29, 2026. Accordingly, this matter is dismissed. In light of the dismissal the Court declines to consider any pending motions. The remittitur will be sent as provided by Rule 221(b), SCACR.

The clerical order was issued despite Appellant's timely written notice explicitly indicating the transcript would not be ordered, with the notice being served on parties and filed with the Court on May 17, 2026. Additionally, the Appellant responded timely to the Clerk's letter of deficiency, which indicated need for Appellant to order the transcript, by submitting a motion to vacate to be addressed by this Court (i.e. for judge ruling). More importantly, none of the other parties objected to the Appellant's written notice, including Respondent US Bank National Association, who, in its only written document provided to the Appellant, did not see the need to address the transcript in its June 5, 2026 Motion to Dismiss (that could not be located on the docket but is appended in Appellant's Motion to Certify). Therefore, pursuant to Rule 207, SCACR the Clerk's dismissal of the case was in error and creates a manifest injustice.

Consideration by the full court is necessary to maintain uniformity of the Courts decisions. Rule 204 (b) Certification by Supreme Court, reads: "In any case which is pending before the Court of Appeals, the Supreme Court may...on motion of any party to the case... certify the case for review by the Supreme Court before it has been determined by the Court of Appeals...". Therefore, since the Appellant's Motion to Certify was filed prior to the case being dismissed, the Motion to Certify still must be transmitted to the Supreme Court pursuant to Rule

204, SCACR. To do otherwise, violates uniformity, produces discrimination; and conflicts with the Clerk's prior actions in timely transmitting the Motion to Certify to the Supreme Court in Appellate Case Numbers 2024—000576 and correcting clerical errors in case No. 2020-001135. Also, a question of exceptional importance requires a full Court ruling: Should the dismissal order be overturned due to unparalleled tampering by state official(s) (perjury; and interfering with the docket, attorneys, and other parties) as well as evidence of colluded activity with other parties to secure a favored verdict? The legal principle of major importance is whether it is presumptively prejudicial for state officials to secretly promote the advancement of certain parties during an appeals case—through acts of perjury and tampering aforementioned—ultimately skewing justice for the unfavored party. Lastly, this petition for rehearing is indicated due to points being overlooked, misapprehended, or disregarded.

First Point, the case being dismissed due to an informa pauperis Appellant not ordering the transcript is unlawful. The Court Form SCCA 405CP (Revised 04/2026) (“Motion and Affidavit to Proceed Informa Pauperis”) has the following inscription: “Motion for Waiver of Costs and Fees.” The Appellant submitted the notarized Motion and Affidavit to Proceed Informa Pauperis as early as May 14, 2026, indicating to the Court the need for all fees and costs to be relinquished due to Appellant's inability to pay; to do otherwise creates a manifest injustice. On May 20, 2026, the Appellant provided the Court a Notice of Available Funds and has since received loan funds with specific allocation that does not change alter Appellant's inability to pay for court fees. To balance justice on income status is a manifest injustice. Additionally, the June 5, 2026 Appellant's Initial Brief was based on the interference of lower court State Officials in the case, which made attainment of the transcript an unnecessary expense. To order the

transcript would violate Rule 222 (c), costs for printing irrelevant matter, even permitting parties to seek cost recovery for the transcript which would be indicated if ordered. Therefore, in objection to the clerk's May 29, 2026 order indicating dismissal if the Appellant did not order a transcript, a Motion to Vacate Orders, Remove Court Official, and Grant a New Trial was timely submitted on June 4, 2026, in which the Appellant clearly addresses reasons for not ordering the transcript:

A case number cannot be issued unless the filing fee has been fully paid. The Appellant filed an informa pauperis application on May 14, 2026, May 17, 2026, and a redacted informa pauperis application on May 18, 2026 indicating to parties and Court of an inability to pay Court costs and associated fees. For the case to be dismissed due to not ordering a lower court transcript would produce manifest injustice due to the following: a. Informa pauperis applicant b. Ordering the transcript would produce excessive cost for irrelevant matter, as the transcript would not provide as much useful information as it already available without the transcript. Hence, the Appellant's Notice of not ordering a transcript. Rule 222, SCACR Furthermore, all parties have been aware of the Appellant's not ordering the transcript without contesting or objection to the Notice. Furthermore, the clerks order of dismissal if transcript not ordered conflicts with Court Rule 203 as the informa pauperis application has been accepted (i.e. filing fee fully paid), hence dismissal for a payment the Appellant cannot afford (or need) would result in discrimination and manifest injustice. Rule 203, SCACR; Civil Court Rules 3.

The following day, Appellant was required to file a Motion to Correct Filing Order on June 5, 2026 due to evidence of document tampering by state officials, specifically the Clerk's:

Pursuant to Rule 262, SCACR, the Appellant submits this motion to Court's assistance in correcting filing order of documents submitted on June 4, 2026. Specifically, the Motion to Vacate Orders, Remove Court Officials, and Grant a New Trial was the first of five emails submitted on the said date, but the only submission with June 5, 2026 as the received date, which is a clear error pursuant to Court rule. Submission verification is included below. Specifically, please correct the "received" date as June 4, 2026 453p, which was the first submission

Evidence shows document tampering was already occurring before the dismissal order was issued. However, on June 16, 2026, the Motion to Vacate Orders, Remove Court Official, and Grant a New Trial was still pending ruling at the time of the dismissal (court order not docketed) and the motion to correct filing order could not be located on the docket, which appears to indicate obstruction of justice by filings not being transmitted for judicial rulings as mandated by law. It is not lawfully acceptable for motions addressed to the Court for judicial ruling (i.e. ruling by judges) to be decided by clerks and/or not docketed. Such actions are inconsistent with this Court's history and appellant Court rules and procedure.

On June 12, 2026, the following incident occurred in relation to the clerk's dismissal order being issued: At **416pm**, Appellant emailed Respondents (US Bank National Association (Hutchens's Law Firm and The Foundation Legal Group), Palmetto Citizens Federal Credit Union (Richardson Plowden & Robinson Law Firm), and Joint Municipal Water and Sewer (Frawley and Davis Law Firm)), two separate emails—the first email included a total of 16 pdf attachments inclusive of *Appellant Tracie L. Green Motion for Certification Under Rule 240(b), SCACR* ("Motion to Certify"). The second email included 9 pdf attachments, which were the remaining appendices associated with the Motion to Certify. At **423pm**, both emails were electronically forwarded to the Court of Appeals (ctappfilings@sccourts.org) in consecutive order (first email sent; then the second email sent) for filing. At **431pm**, the Appellant received an email indicating stamped copy of the second email attachments (the remaining appendices to the Motion to Certify). At **444pm**, the Appellant received the following consecutively:

First: Court Order (signed by who appears to be Clerk of Court Jenny Kitchings):

Appellant has failed to order the transcript, as required by Rule 207 of the South Carolina Appellate Court Rules, and this Court's letter dated May 29, 2026.

Accordingly, this matter is dismissed. In light of the dismissal the Court declines to consider any pending motions. The remittitur will be sent as provided by Rule 221(b), SCACR.

Second: A stamped copy of the **first** email attachments indicating stamped copy attached.

The Supreme Court was notified and a *Motion to Vacate Order and Grant Access To South Carolina E-Filing System* submitted in response. As indicated in the later motion: “If the second email (appendix to motion to certify) was court-stamped received and returned to Appellant in 8 minutes, for what cause was the first email (motion to certify) not treated in the same manner, taking an unprecedented 21 minutes to be court-stamped and returned to the Appellant?... Evidence shows the court-stamped motion to certify this case was withheld until the Order of Dismissal was issued, and then a notice of a court-stamped copy immediately returned to the Appellant; such actions are unlawful.” Additionally, if the dismissal was truly related to the Appellant not ordering the transcript, then the dismissal date would have been June 8, 2026 as indicated in the May 29, 2026 letter of deficiency instead of June 12, 2026.

Second Point, the following pleadings are still awaiting a judge ruling (some of which may or may not have been docketed):

1. Motion and Affidavit to Proceed Informa Pauperis and Redacted Motion and Affidavit to Proceed Informa Pauperis (submitted May 17, 2026 and May 18, 2026, respectively).
2. Motion for Stay and Freezing Assets Pending Appeal (submitted May 19, 2026).
3. Motion to Include Additional Defendants (submitted May 22, 2026).
4. Emergency Motion to Correct Docket (submitted May 26, 2026).
5. Motion to Vacate Orders, Remove Court Official, and Grant a New Trial; Motion for

Leave to File Second Amended Notice of Appeal; and Second Amended Notice of Appeal; and Motion for Determination of Domestic Terrorism and to Re-establish South Carolina Residency with Appendix) (all submitted June 4, 2026).

6. Motion To Correct Filing Order, Certificate of Service; and Initial Brief—Appellant (submitted June 5, 2026).
7. Motion to Certify [addressed to the Supreme Court] (submitted June 12, 2026, prior to dismissal order).
8. Motion to Vacate Order and Grant Access To South Carolina E-Filing System (submitted June 12, 2026, in response to the dismissal order).

Third Point, when state officials persist in advocating the promotion of other parties, by perjury and tampering, during an appeals proceeding—it is irrefutable evidence that presumptive prejudicial circumstances are present. On April 30, 2026 the case at Lexington County Courthouse ended. The case title was *US Bank National Association v. Tracie L. Green, defendant et al.* According to the May 5, 2026 lower court document, additional case parties and associated attorneys included Cardinal Pines Homeowner’s Association (inactive); defendant Palmetto Citizens Federal Credit Union (S. Nelson Weston Jr); and defendant Joint Municipal Water and Sewer Commission (James Randall Davis). John Sanford Kay, Sarah Oliver Leonard, Ashley Zarrett Leonard, Kenneth Gregory Wooten III are listed as Plaintiff Attorneys for US Bank National Association.

On May 21, 2026, this case was transferred to this Court from the state Supreme Court. Although verification of the May 14, 2026 mailing of case initiation documents was provided and the Supreme Court verified May 17, 2026 electronic receipt of documents, the docket displays errors indicating the Notice of Appeal and Motion and Affidavit to Proceed Informa

Pauperis were filed/received on May 18, 2026 and May 21, 2026, respectively. This violates Rule 262(a)(1) (“Delivering the document to the clerk of the appellate court. The date of filing shall be the date of delivery.”). According to Court Rules, the date of case initiation for the following documents should be listed as May 14, 2026 on the docket: Notice of Appeal; Letter Notice of Appeal, Certificate of Service; Letter, Amended Notice of Appeal, Certificate of Service, Orders from Trial Court (as indicated on the Amended Appeal); Informa Pauperis Application, Clarification of Addendum and Attachment to Notarized Motion and Affidavit to Proceed Informa Pauperis (Motion for Waiver of Costs and Fees); Motion to Extend Time to File Initial Brief , and Certificate of Service. Despite filing an emergency motion to correct the date discrepancies on the docket and providing proof of correct filing dates, the docket essentially remained unchanged, except the only document listed on the docket as being received on May 17, 2026 is “Transcript Documents - Notice of Appellant Not Ordering Transcript”. However, the *Motion by Pro Se, Informa Pauperis Applicant for Litigant to Participate in Electronic Filing* was also submitted by the Appellant at the same time, but is docketed as being received on June 18, 2026, which is evidentiary of tampering. These actions and/or inactions by state officials are irrefutable violations of Court Rules. Moreover, to publish false information is a violation of SC Code Section 16-13 10 and Rule 501 Canon 2 (avoiding impropriety and the appearance of impropriety in all activities) of which the latter are “rules governing the Judiciary, Employees of the Judicial Branch, and Others Assisting the Judiciary,” which includes Clerk’s.

Fourth Point, when state officials advocate the promotion of other parties, by perjury and tampering, during an appeals proceeding— while disregarding prior notice— it is irrefutable evidence that prejudice and discrimination are present; as well as being evidentiary of the

presence of prosecutorial abuse, misconduct, overreach, and abuse of authority due to the case not being conducted according to established guidelines. (Even Court Form SCCA 233 CP—form motion—indicates “Domestic Abuse or Abuse and Neglect” and “Indigent Status” are acceptable reasons for fee exemption with the Court, which are indicated by the Appellant. In the May 13, 2026, *Form 8 Letter to the Appellate Court Clerk Filing the Notice of Appeal and Amended Notice of Appeal*, the Appellant acknowledged the reason for submitting the appeals case to the Supreme Court instead of the Court of Appeals was due to the prior dismissal and remittitur of case number 2025-000179 (*U.S. Bank National Association, Respondent, v. Tracie L. Green; Palmetto Citizens Federal Credit Union*, of which this Appellant was also the Appellant) in 2005: “This appeal is being 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).” The details of the 2025 case was summarized in the Motion to Certify, including in Appendix H of the said motion: “Court of Appeals, Appellant Case 2025-000179. Respondents US Bank National Association fails to mention that the 2025 Appellant case was removed to federal court on February 7, 2025, **prior** to the appellant court issuing a case number on February 18, 2025, which appears to be a clerical error. Thus, the case was removed and under federal jurisdiction after the February 7, 2025 notice of removal was submitted. Here is an excerpt from February 22, 2025 communication with the Court of Appeals, Lexington County Courthouse, and parties (including Respondent US Bank National Association):

SC Court of Appeals is the February 18, 2025 directives redacted, including the pending February 28, 2025 dismissal due to this case still being under federal jurisdiction (since February 7, 2025)?

It has come to my attention that mailed documents are not reaching their destinations [emailed delivery is largely excluded from this discussion EXCEPT 2.19.25 emailed response] . In addition, mailed items (some express and/or signature required) are not being picked up. As of today, February 22, 2025, this case still active in Federal jurisdiction. Moreover, after this email, I will only communicate with the associated parties—US Bank National Association (Hutchen’s Law Firm) and Palmetto Citizens Federal Credit Union (Richardson Plowden)—and the current court with jurisdiction (currently, US Court of Appeals for the Fourth Circuit.

Additionally, US Bank National Association fails to acknowledge participating in a preliminary auction of Appellants home on February 3, 2025 despite a state level stay being submitted the day prior, on February 2, 2025, which was unlawful. (In Court of Appeals case 2025-000179, there appears to be discrepancies in some dates documents were submitted to the appellant court and the date stamped received.) Additionally, both federal and state stays pending ruling were in place, including a stay with the South Carolina Court of Appeals, which did not issue the Remittitur until April 25, 2025. To not address recurrent clerk interference would produce a manifest injustice. [It is important to note that during the construction of May 6, 2026 lower court motion for relief from judgment, the Appellant became aware documents were submitted to the inadvertently submitted to the incorrect appellant court. Nonetheless, the respondent was fully aware of the stay and notice of appeal being filed, yet fraudulently proceeded with the foreclosure sale anyway.]

In summary, the Clerk’s office erred in 2025 by continuing to process a case that had been removed before a case number was issued and for not returning the \$250 filing fee accepted on the Clerk’s office February 6, 2026 despite a copy of the granted state motion to proceed *informa pauperis* being docketed since January 31, 2025. More importantly, how did the Court receive payment but not the printed copies mailed along with the payment of the documents

electronically submitted? Only during the construction of this petition has the Appellant been made aware of the preceding fact. Specifically, the docket shows no case activity between February 1, 2025 and February 5, 2025, despite submission of both electronic and mailed copies of the February 2, 2025-submitted documents. Those documents are: Letter Filing Notice of Appeal [Second Amendment]; Notice of Appeal [Second Amendment] (which included “Staying Judgement for Sale or Delivery of Land” section); a 9-paged Appellant Letter to the Court (inclusive of chain email from January 31, 2025); and Proof of Service.)). Moreover, evidence appears to show clerk tampering and perjury also occurred in the 2025 case and appears to be the cause of the missing February 2, 2025 court documents that were enclosed with the money order in the express mailed package with a weight of 8.70oz. Where are the documents?

The Fifth Point, clerk’s changing of parties names and attorneys names without a court order is unlawful. Even the Supreme Court named the case “US Bank National Association, Respondent, v. Tracie L. Green, Cardinal Pines Homeowners' Association, Inc., Palmetto Citizens Federal Credit Union, Joint Municipal Water and Sewer Commission, Defendants, Of Which Tracie L. Green is the Appellant. Appellate Case No. 2026-001149” on May 21, 2026. How then can Clerks in the Court of Appeals change parties names without a docketed judicial order, especially given that the complaint lists the defendants and there a motion is before judges requesting additional defendants be added? Moreover, evidence shows the Clerk’s intent to unlawfully manipulate case parties as the May 29, 2026 letter of deficiency was only sent to the Appellant and US Bank National Association counsel **before** officially notifying the Appellant of the Clerk’s decision to change the case title, though the title was originally docketed as the

Supreme Court had indicated in the transfer order? This is manifest injustice and discrimination pursuant to law as all of the aforementioned actions and/or inactions by the clerk's appear to violate the following laws:

SECTION 14-1-100. Rights in court not affected by race or color. Whenever authority has heretofore been conferred by law upon any free white person or persons to institute any suit or proceedings or to prefer any information or complaint in any matter, civil, penal or criminal, the same rights shall be enjoyed by and the same remedies shall be applicable to all persons whatsoever, regardless of race or color, subject to the same conditions and none other.

SECTION 14-1-170. Filing of undertakings. The various undertakings required to be given by this Title must be filed with the clerk of the court, unless the court expressly provides for a different disposition thereof.

SECTION 14-8-110. Duties of Clerk of Supreme Court; appointment of clerk of Court of Appeals to aid clerk of Supreme Court.

The Clerk of the Supreme Court, in a manner prescribed by the Supreme Court, shall be responsible for the custody and keeping of the record of the Court. A clerk of the Court of Appeals shall be appointed by the judges of the Court to aid the Clerk of the Supreme Court in the performance of these duties.

SECTION 14-8-400. Terms of Court; order of docketing. Subject to the supervision of the Chief Justice of the Supreme Court, the Chief Judge shall set the terms of court of the Court of Appeals, and the Supreme Court shall by rule prescribe and provide the order in which cases shall be docketed and heard.

SECTION 14-8-210. Review by Supreme Court. (b) In any case pending before the court of appeals, the Supreme Court may in its discretion, on motion of any party to the case, on request by the court of appeals, or on its own motion, certify the case for review by the Supreme Court before it has been determined by the court of appeals. Certification is appropriate where the case involves an issue of significant public interest or a legal principle of major importance, or in other cases the court considers appropriate. The effect of the certification shall be to transfer jurisdiction over the case to the Supreme Court for all purposes.

Rule 203(3), SCACR, "if the notice of appeal is not timely filed or the filing fee is not paid in full, the appeal shall be dismissed, and shall not be reinstated except as provided by Rule 260".

The Notice of Appeal was initially served on the parties and the lower court on May 7, 2026;

even the trial court case title included Palmetto Citizens Federal Credit Union and Joint Municipal Water and Sewer Commission. According to SC Code Section 14-17-50 and 14-17-60: “The clerk before entering on the duties of his office shall, in addition to the oath of office prescribed by the Constitution, take the oaths required of such officer by Section 8-3-20. Said oaths must be endorsed upon the commission, subscribed by the officer and attested by a magistrate or notary public of the county for which the clerk shall have been elected or appointed...When so qualified the deputy may do and perform any and all of the duties appertaining to the office of his principal.” SC Code Section 14-17-50 and 14-17-60 violations are evident.

Conclusion

Based on the foregoing, the Appellant humbly requests full Court ruling in this case to reverse the orders issued by the Clerks due to uniformity conflict, question and legal principle of exceptional importance, and points being overlooked, misapprehended, or disregarded. Judges ruling is request regarding clerk interference in this case—dismissing the case instead of transmitting the Motion to Certify to the Supreme Court; using Appellant not ordering lower court transcript as a dismissal reason though past the clerk’s predetermine date and the transcript matter awaiting judges ruling on the associated motion; altering the names of defendants and attorneys without judge’s ruling despite associated motions awaiting judges ruling; failing to correct docket errors: erroneous dates, all submitted documents not filed timely and in proper sequence for Appellant and Respondents; failing the serve all Respondents as per Court rule with the actions/inactions inconsistent with other similarly situated cases tried before this Court.

For the foregoing reasons, the Court should grant this petition for rehearing *en banc*.

June 22, 2026

A handwritten signature in black ink, appearing to read "Tracie L. Mitchem-Green". The signature is stylized with a large, looped "M" and a long, sweeping underline.

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

Jun 22 2026**SC Court of Appeals**

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:

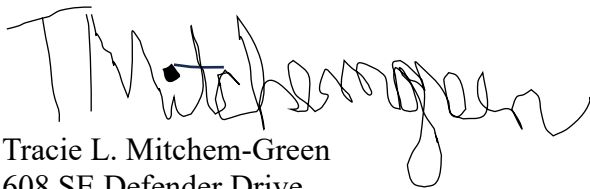
South Carolina Attorney General Alan Wilson
1000 Assembly Street, Room 519, Columbia, SC 29201
Attorney for Lexington County Assessor's Office
(803) 734-3970

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;
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June 22, 2026

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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

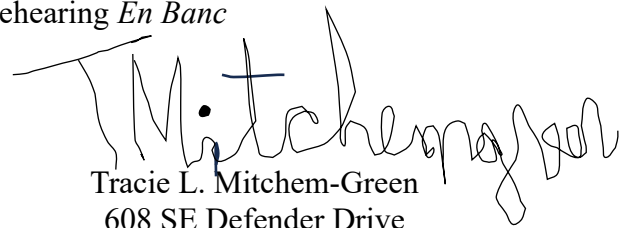
RE: US Bank National Association, Palmetto Citizens Federal Credit Union, Joint Municipal Water and Sewer Commission, Lexington County Assessor's Office, Sunrun, Incorporated, Worldwide Enterprises 803LLC, Nayeli Gomez, Corey Short, Emily Short, John/Jane Doe, Respondent v. Tracie L. Green, Cardinal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