

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Lakeview Loan Servicing, LLC,
PLAINTIFF,

vs.

Wendell Don Cooper; Shellbrook Plantation
HOA of SC, Inc.; Regions Bank,
DEFENDANTS.

IN THE COURT OF COMMON PLEAS
CASE NO.: 2025-CP-23-08229

**ORDER DENYING DEFENDANT
WENDELL DON COOPER'S MOTION
FOR SUMMARY JUDGMENT**

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JUL 24 2026

SC Court of Appeals

THIS MATTER came before me on June 24, 2026, on a hearing on the Motion for Summary Judgment of Defendant Wendell Don Cooper. Present and appearing on behalf of the Plaintiff was attorney Alan M. Stewart. Defendant Wendell Don Cooper was also in attendance at the hearing.

After careful review of the pleadings and subsequent filings made in this action, any memoranda and arguments presented by the parties, the applicable rules of civil procedure and case law concerning those rules, the Defendant's Motion for Summary Judgment is denied. The parties have not yet concluded discovery in this case, and under established South Carolina case law summary judgment is therefore not appropriate at this time.

NOW, THEREFORE, IT IS HEREBY ORDERED that the Defendant's Motion for Summary Judgment is denied.

IT IS FURTHER ORDERED that counsel for the Plaintiff shall provide to Defendant a new loss mitigation package for completion, and Defendant is to complete and return the package to the Plaintiff within 60 days of the date of entry of this Order, and if Defendant fails to complete and return this package for loss mitigation consideration his remaining claims and defenses shall be denied.

**PRESIDING JUDGE CHARLES B. SIMMONS, JR.'S SIGNATURE PAGE TO
FOLLOW**