

THE STATE OF SOUTH CAROLINA  
IN THE COURT OF APPEALS

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SC Court of Appeals

APPEAL FROM PICKENS COUNTY  
COURT OF MASTER IN EQUITY

HONORABLE ADAM B LAMBERT

CASE NUMBER 2025-CP-39-01064

109158

CALLISTA, LLC,

Respondent,

-v-

SONNY M. NINAN and SONNY NINAN  
as TRUSTEE for SM NINAN FAMILY TRUST,

Appellant.

NOTICE OF APPEAL

Appellants, request the Court to hear the Appeal of the  
Appellants, as to the Order of Foreclosure, issued;

Master in Equity's Order and Judgment Regarding Foreclosure  
of Judgment Lien and Sale, efiled July 9, 2026;

Defendants' Notice of and Motion to Reconsider the Order of  
Foreclosure efiled July 17, 2026;

Order of Denying the Motion to Reconsider, July 29<sup>th</sup> 2026 Form  
4 Order; No Formal Order;

Additionally Order Granting Plaintiff's Motion for Summary  
Judgment, efiled April 21, 2026 and Order denying Motion to  
Reconsider efiled May 7, 2026

Sonny M. Ninan, Defendant individually, and, Sonny M. Ninan,  
Defendant as alleged Trustee for SM Ninan Family Trust; per Rule  
203 SCACR; Respectfully Submit this Notice of Appeal:



AUGUST 25, 2026

s/JAMES P. O'CONNELL #4259  
139 Grace Dr. Easley, SC 29640  
Phone FAX 864-220-0005  
email: [jpatrickoconnell@yahoo.com](mailto:jpatrickoconnell@yahoo.com)  
Attorney for Appellant

attorneys of record and Judge follow:

for Plaintiff Callista LLC

Lawrence Hersohn, Esq.  
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for Defendant Moss Mortgage Company, LLC

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for County of Pickens

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for TD Auto Finance LLC

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for South Carolina Department of Revenue

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for Pickens County Master in Equity

Honorable Adam B. Lambert  
Master in Equity  
Pickens County  
214 East Main Street  
Post Office Box 220  
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alambert@pickenscountysc.gov

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HONORABLE ADAM B. LAMBERT MASTER IN EQUITY

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2025-CP-39-01064

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CALLISTA, LLC.,

Respondent,

v,

SONNY M. NINAN and SONNY NINAN  
as Trustee for SM NINAN FAMILY TRUST, et al. Appellants,

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PROOF OF SERVICE FOR AND BY APPELLANTS

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I certify that I have served a copy of the following pleading:  
electronically (Court of Appeals at [ctappfilings@sccourts.org](mailto:ctappfilings@sccourts.org)) or by  
United States Postal Service, proper postage affixed to the attorneys  
of record for the Respondents and additional parties of record, or  
have electronically personally served the parties attorneys at those  
address this date: AUGUST 25, 2026.

Respectfully Submitted by:

\_\_\_\_\_, 2026

s/JAMES P. O'CONNELL #4259  
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Phone FAX 864-220-0005  
email: [jpatrickoconnell@yahoo.com](mailto:jpatrickoconnell@yahoo.com)  
Attorney for Respondent Maravilla

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Augusts 25, 2026

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for Defendant Moss Mortgage Company, LLC

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RE: APPEAL FROM PICKENS COUNTY Master in Equity  
Callista, LLC Respondent v. Sonny M. Ninan and Sonny Ninan as  
Trustee for SM Ninan Family Trust Appellants 2025-CP-39-01064

Dear Hon. Jenny Abbott Kitchings:

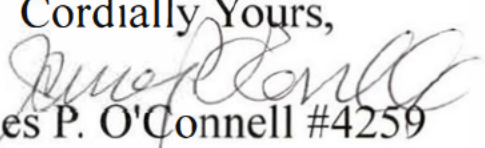
Enclosed is the Appellants' Notice of Appeal and Proof of Service by Appellants.

The original and three copies are enclosed for clocking in and recording and a return envelope provided for the copies after clocking in.

The certified check for \$250.00 is here enclosed for the recording fee.

Advise promptly in writing, which includes, email, if needed.

Cordially Yours,

  
James P. O'Connell #4259

ATE Office Mgr.

Enclosures as stated

James P. O'Connell  
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SC Court of Appeals

Augusts 25, 2026

Clerk of South Carolina Court of Appeals  
Attn: Clerk of Court Honorable Jenny Abbott Kitchings  
1220 Senate Street, Columbia South Carolina (SC) 29201  
Post Office Box 11629 Columbia South Carolina (SC) 29211

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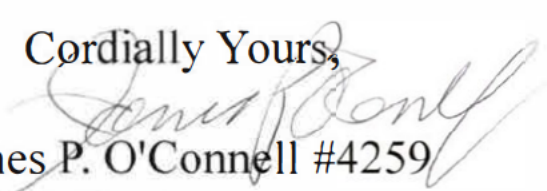
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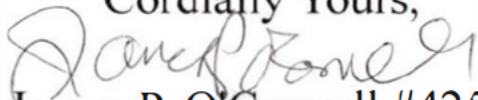
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