

RECEIVED

Sep 11 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA

In the Court of Appeals

APPEAL FROM RICHLAND COUNTY

Court of Common Pleas

The Honorable Stephanie N. Lawrence

Master in Equity for Richland County

Appellate Case No. 2026-001622

NewRez, LLC d/b/a Shellpoint Mortgage Servicing, Respondent,

v.

Keiven K. Minter; Palmetto Citizens Federal Credit Union; Hidden Pines Homeowners Association, Inc., Defendants,

Of which Keiven K. Minter is the Appellant.

**APPELLANT'S RETURN AND RESPONSE IN OPPOSITION TO RESPONDENT'S
MOTION TO DISMISS APPEAL**

(Filed Pursuant to Rules 208(a)(4), 240, and 260(a), SCACR)

**TO: THE CLERK OF THE SOUTH CAROLINA COURT OF APPEALS AND COUNSEL
OF RECORD:**

Appellant Keiven K. Minter, appearing pro se, respectfully submits this Return and Response in Opposition to Respondent's Motion to Dismiss Appeal filed on September 3, 2026. In support whereof, Appellant respectfully shows the Court as follows:

I. PROCEDURAL TIMELINE AND JURISDICTIONAL ANALYSIS

1. On July 24, 2026, Appellant served and filed his Notice of Appeal in Case No. 2026-001622, properly vesting jurisdiction in this Court pursuant to Rule 203, SCACR.

**APPELLANT'S RETURN AND RESPONSE IN OPPOSITION TO RESPONDENT'S
MOTION TO DISMISS APPEAL**

(Filed Pursuant to Rules 208(a)(4), 240, and 260(a), SCACR) | Page 1 of 6

2. Respondent's Motion to Dismiss relies on the assertion that Appellant's Initial Brief was due on August 7, 2026, calculated as thirty (30) days following Appellant's receipt of a lower court hearing transcript on July 7, 2026.
3. Under Rule 208(a)(1), SCACR, the thirty-day period for serving the initial brief is keyed to the receipt of the transcript *for the appeal*. Prior to July 24, 2026, no appeal had been initiated, and this Court had not acquired jurisdiction over the cause.
4. Applying a pre-appeal transcript delivery date retroactively to establish a briefing deadline that expires fourteen (14) days after the filing of the Notice of Appeal is inconsistent with the jurisdictional structure of Rule 203 and Rule 208(a)(1), SCACR. An appellant cannot be required to perform appellate briefing obligations before appellate jurisdiction has formally attached.
5. Consequently, Respondent's calculation of default under Rule 208(a)(4), SCACR, is procedurally inapplicable.

II. CONCURRENT TRIAL COURT PROCEEDINGS AND RULE 212 SUPPLEMENTATION

1. Following the initiation of this appeal on July 24, 2026, the parties were actively engaged in threshold post-judgment proceedings before the Richland County Master-in-Equity under Rule 60(b)(4), SCRCR.
2. On September 4, 2026, the trial court convened a post-judgment hearing wherein Appellant formally introduced into evidence Exhibit 1 (Appellant's Three-Section Hearing Portfolio), consisting of self-authenticating, certified public land and tax records establishing non-waivable jurisdictional voids:
 - Subject-Matter Voidness (Unjoined Fee-Simple Owner): A certified Attorney Title Opinion and recorded Trust Transfer Deed proving fee-simple record title resides exclusively in The Keiven Keon Minter Trust—an indispensable party Respondent failed to join (*Standard Building & Loan Ass'n v. Young*, 124 S.C. 239, 117 S.E. 595 (1923)).
 - Personal Jurisdiction Voidness (Defective Service): Certified Richland County tax records proving Respondent's active tax servicer (CoreLogic) mailed and paid property taxes at Appellant's active address (2216 W Branch Rd. Columbia, South Carolina 29223-6822) since 2024, disproving Respondent's sworn affidavit of "due diligence" for publication (*Montgomery v. Mullins*, 325 S.C. 500, 480 S.E.2d 467 (Ct. App. 1997)).
3. The Master-in-Equity orally ruled at the conclusion of the September 4, 2026 hearing and directed Respondent's counsel to prepare a proposed written order. As of the date of this filing, the lower court's written order has not been executed or entered on the docket.

4. An expedited transcript of the September 4, 2026 hearing has been ordered from the court reporter. Upon entry of the written order and completion of the transcript, Appellant is procedurally required under Rule 212(b), SCACR, to move this Court for leave to supplement the Record on Appeal with these dispositive proceedings.
5. By letter dated September 11, 2026, the Clerk of this Court confirmed that this appeal is held in abeyance pending resolution of threshold motions. Adjudicating this appeal prior to the entry of the lower court's written order and supplementation under Rule 212(b) would result in review upon an incomplete record.

III. EQUITABLE PRINCIPLES FAVOR RESOLUTION ON THE MERITS

1. Under South Carolina law, public policy strongly favors the disposition of appeals on their substantive merits rather than dismissal upon technical procedural grounds (*Maccaro v. Maccaro*, 352 S.C. 550, 556, 576 S.E.2d 178, 181 (2003); *Raby Constr. Corp. v. Coleman*, 312 S.C. 332, 334, 440 S.E.2d 382, 383 (1994)).
2. Where a procedural delay occurs due to active, concurrent litigation of void judgment issues in the trial court, good cause exists under Rule 260(a), SCACR, to relieve an appellant from default and maintain the appeal.
3. Furthermore, because a judgment entered without subject-matter or personal jurisdiction is void *ab initio*, it may be challenged at any time and cannot be validated by procedural omission (*Master Cleaners, Inc. v. Shoe Showcase, Inc.*, 345 S.C. 609, 613, 549 S.E.2d 11, 13 (Ct. App. 2001)).
4. Respondent has suffered no legal prejudice, as the foreclosure sale has been removed from the sales roster, and the matter remains stayed in abeyance.

IV. CONCLUSION & PRAYER FOR RELIEF

Because Respondent's calculation of the briefing deadline is inconsistent with the rules governing the attachment of appellate jurisdiction, and because good cause exists under Rules 208(a)(4) and 260(a), SCACR, to permit supplementation of the record under Rule 212(b), SCACR, dismissal of this appeal is unwarranted.

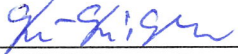
WHEREFORE, Appellant respectfully requests that this Court:

1. DENY Respondent's Motion to Dismiss Appeal;
2. MAINTAIN the abeyance status of Appellate Case No. 2026-001622;
3. ORDER that Appellant's deadline to serve his Initial Brief and Designation of Matter be set for thirty (30) days following the entry of the trial court's written order from the September 4, 2026 hearing, completion of the transcript, and this Court's ruling on Appellant's Motion for Leave to Supplement the Record under Rule 212(b), SCACR; and

4. Grant such other and further relief as the Court deems just and equitable.

Respectfully submitted,

Dated: September 11, 2026 Columbia, South Carolina

By: 

Keiven K. Minter, Appellant Pro Se

c/o 9600 Two Notch Rd.

Columbia, South Carolina 29223

Phone: (803) 814-4450

Email: admin@minteradvisorygroup.org

RECEIVED

Sep 11 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM RICHLAND COUNTY
Court of Common Pleas
The Honorable Stephanie N. Lawrence
Master in Equity for Richland County

Appellate Case No. 2026-001622

NewRez, LLC d/b/a Shellpoint Mortgage Servicing, Respondent,
v.

Keiven K. Minter; Palmetto Citizens Federal Credit Union; Hidden Pines Homeowners
Association, Inc., Defendants,
Of which Keiven K. Minter is the Appellant.

CERTIFICATE OF SERVICE

I, the undersigned Appellant Keiven K. Minter, do hereby certify that on September 11, 2026, I served a true and correct copy of the foregoing **APPELLANT'S RETURN AND RESPONSE IN OPPOSITION TO RESPONDENT'S MOTION TO DISMISS APPEAL (Filed Pursuant to Rules 208(a)(4), 240, and 260(a), SCACR)** upon counsel of record for Respondent by depositing the same in the United States Mail, first-class postage prepaid, and via electronic transmission, addressed as follows:

BELL CARRINGTON PRICE & GREGG, LLC

Attn: J. Martin Page, Esq.

Austin B. Blackwell, Esq.

Morgan Ames, Esq.

339 Heyward Street, 2nd Floor

Columbia, South Carolina 29201

Email: mpage@bellcarrington.com

ablackwell@bellcarrington.com

mames@bellcarrington.com

Attorneys for Respondent NewRez, LLC d/b/a Shellpoint Mortgage Servicing

Dated: September 11, 2026
Columbia, South Carolina

**APPELLANT'S RETURN AND RESPONSE IN OPPOSITION TO RESPONDENT'S
MOTION TO DISMISS APPEAL**

(Filed Pursuant to Rules 208(a)(4), 240, and 260(a), SCACR) | Page 5 of 6



Keiven K. Minter, Appellant Pro Se
c/o 9600 Two Notch Rd.
Columbia, South Carolina 29223
Phone: (803) 814-4450
Email: admin@minteradvisorygroup.org