

RECEIVED

OCT 06 2026

SC Court of Appeals

PS FORM 3811

The PS Form 3811, also known as the Domestic Return Receipt, serves a critical function in tracking and confirming the delivery of domestic mail items.

This form, required for certified mail, express mail, registered mail, return receipt for merchandise, insured mail, and C.O.D, captures the necessary details like

1. article address,
2. receiver's signature
3. delivery specifics to ensure the sender receives a proof of delivery.
4. **For those needing proof of mail delivery, understanding and correctly filling out this form is essential.**

Exhibit

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Exhibit A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Holder Properties
601 Main Street
Columbia, SC 29201



9590 9402 8310 3094 8569 02

2. Article Number (Transfer from service label)

7022 2410 0002 1418 2767

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Brittany H. Metunkin
B. Received by (Printed Name)
Brittany H. Metunkin
C. Date of Delivery
09.25.23
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation ¹ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Columbia, SC 29201

OFFICIAL USE

Certified Mail Fee \$4.35
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$1.55
Total Postage and Fees \$5.90

Postmark
Here

09/21/2023

Sent To
Street and Apt. No., or PO Box No.
601 Main Street
City, State, ZIP+4®
Columbia SC 29201
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

3

CERTIFIED MAIL AND TRACKING

USPS Certified Mail provides both a mailing receipt and a unique tracking number, allowing senders to track their mail and verify delivery or attempted delivery.

Here's a more detailed explanation:

- **Mailing Receipt and Tracking:**

When you send a letter or package as Certified Mail, you receive a mailing receipt (PS Form 3800) and a 22-digit tracking number.

- **Tracking Your Mail:**

You can track the progress of your Certified Mail online at [USPS.com](https://usps.com) or by calling 800-222-1811, using the tracking number.

- **Proof of Delivery:**

Certified Mail provides proof of mailing and, upon request, electronic verification that the mail piece was delivered or that a delivery attempt was made.

- **Signature Required:**

Certified Mail requires a signature from the recipient upon delivery, adding an extra layer of security and verification.

Exhibit

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SPS.COM®

Quick Tools

Send

Receive

Shop

Business

ERT: EFFECTIVE NOVEMBER 29, 2024, INTERNATIONAL MAIL SERVICE TO CANADA IS TEMPORARILY SUSPENDED, DUE TO THE STRIKE OF THE CANAD

USPS Tracking®



Track Packages
Anytime, Anywhere

Get the free Informed Delivery® feature to receive automated notifications on your packages.

Tracking Number:

70222410000214182767



Copy



Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 4:24 pm on September 23, 2023 in COLUMBIA, SC 29201.

Get More Out of USPS Tracking:



USPS Tracking Plus®



Delivered

Delivered, Front Desk/Reception/Mail Room

COLUMBIA, SC 29201

September 23, 2023, 4:24 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

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USPS 602

602 Addressing

Overview

1.0 Elements of Addressing

1.0 Elements of Addressing

1.1 Clear Space

A clear space must be available on all mail for the address, postage (permit imprint, postage stamp, or meter stamp), postmarks, and postal endorsements.

1.2 Delivery Address

The delivery address specifies the location to which the USPS is to deliver a mailpiece. Except for mail prepared with detached address labels under 4.0, the piece must have the address of the intended recipient, visible and legible, only on the side of the piece bearing postage.

1.3 Address Elements

All mail not bearing a simplified address must bear a delivery address that contains at least the following elements in this order from the top line:

- a. Intended recipient's name or other identification.
- b. Private mailbox designator ("PMB" or alternative "#") and number if the mailpiece is addressed to a commercial mail receiving agency (CMRA) address.
- c. Street and number. (Include the apartment number, or use the Post Office box number, or general delivery, or rural route or highway contract route designation and box number, as applicable.)
- d. City and state (or state abbreviation). The city is any acceptable mailing name for the 5-digit ZIP Code serving the intended recipient as shown in the USPS City State Product.
- e. ZIP Codes are required on Priority Mail Express, commercial First-Class Mail, Periodicals, USPS Marketing Mail, Package Services and Parcel Select mailpieces, all mail sent to military addresses within the United States and to APO and FPO addresses, official mail, Business Reply Mail, and USPS Returns service packages.

1.4 Complete Addresses

1.4.1 Complete Address Definition

A complete address has all the address elements necessary to allow an exact match with the current USPS ZIP+4 Product to obtain the finest level of ZIP+4 code for the delivery address. A complete address may be required on mail at some automation prices.

1.4.2 Complete Address Elements

A complete delivery address includes:

- a. Addressee name or other identifier and/or firm name where applicable.

Exhibit XL

1.4.2 Complete Address Elements

A complete delivery address includes:

- a. Addressee name or other identifier and/or firm name where applicable.
- b. Street number and
- c. City and state (or authorized two-letter state abbreviation). Correct 5-digit ZIP Code or ZIP+4 code. If a firm name is assigned a unique ZIP+4 code in the USPS ZIP+4 Product, the unique ZIP+4 code must be used in the delivery address.

1.5 Return Addresses

1.5.1 Purpose for Return Address

The return address tells the USPS where the sender of a mailpiece wants it returned if the piece cannot be delivered.

1.5.2 Return Address Elements

The return address contains elements corresponding to those for the delivery address. A return address is required in specific circumstances (see [1.5.3](#)). If the sender's name is not included in the return address, another clear designation (apartment, suite, or room number) is required to ensure proper handling of ancillary services and/or return of the piece. ZIP Codes (5-digit or ZIP+4) are required in the return address of all mail on which postage is paid with precanceled stamps or company permit imprint, and in the sender's return address on Periodicals mail when "Address Service Requested" is specified. Official mail (penalty mail) also requires a ZIP Code in the return address.

1.5.3 Required Use of Return Addresses

The sender's domestic return address must appear legibly on:

- a. Registered Mail.
- b. Insured mail.
- c. Certified Mail if a return receipt is requested.
- d. USPS Returns service.

602 Addressing

1.0 Elements of Addressing

1.1 Clear Space

A clear space must be available on all mail for the address, postage (permit imprint, postage stamp, or meter stamp), postmarks, and postal endorsements.

1.2 Delivery Address

The delivery address specifies the location to which the USPS is to deliver a mailpiece. Except for mail prepared with detached address labels under 4.0, **the piece must have the address of the intended recipient**, visible and legible, only on the side of the piece bearing postage.

1.3 Address Elements

All mail not bearing a simplified address must bear a delivery address that contains at least the following elements in this order from the top line:

a. Intended recipient's name or other identification.

- b. Private mailbox designator ("PMB" or alternative "#") and number if the mail piece is addressed to a commercial mail receiving agency (CMRA) address.
- c. Street and number
- d. City and state (or state abbreviation). The city is any acceptable mailing name for the 5-digit ZIP Code serving the intended recipient as shown in the USPS City State Product.
- e. ZIP Codes are required on Priority Mail Express,.

- b. Private mail box designator and number (PMB 300 or #300).
- c. Urbanization name (Puerto Rico only, ZIP Code prefixes 006 to 009, if area is so designated).
- d. Street number and name (including predirectional, suffix, and postdirectional as shown in USPS ZIP+4 Product for the delivery address or rural route and box number (RR 5 BOX 10), highway contract route and box number (HC 4 BOX 45), or Post Office box number (PO BOX 458), as shown in USPS ZIP+4 Product for the delivery address). ("PO Box" is used incorrectly if preceding a private box number, e.g., a college mailroom.)
- e. Secondary address unit designator and number (such as an apartment or suite number (APT 202, STE 100)).
- f. City and state (or authorized two-letter state abbreviation). Use only city names and city and state name abbreviations as shown in USPS City State Product. Contact the National Customer Support Center (see 509.1.0) for more information about the City State Product.
- g. Correct 5-digit ZIP Code or ZIP+4 code. If a firm name is assigned a unique ZIP+4 code in the USPS ZIP+4 Product, the unique ZIP+4 code must be used in the delivery address.

1.5 Return Addresses

1.5.1 Purpose for Return Address

The return address tells the USPS where the sender of a mailpiece wants it returned if the piece cannot be delivered.

Exhibit _____

No Email Agreement to be served by Email

South Carolina Appellate Court Rule 613(d)

Purpose. Pursuant to Rule 613 of the South Carolina Appellate Courts Rules (SCACR), **(d) E-Mail**

Service by and On Self-Represented Litigants. A self-represented litigant who is not a lawyer admitted to practice in this state may consent in writing to be served by e-mail and designate a correct e-mail address for service.

DISCUSSION-NO CONSENT TO BE SERVED BY EMAIL

Appellant states that the South Carolina Appellate Court Rule 613(d) states that a self-represented litigant who is not a lawyer admitted to practice in this state may consent in writing to be served by e-mail and designate a correct e-mail address for service.

Griffin, Catharine G.

To: me · Mon, Jul 8, 2024 at 9:05 PM

Message Body

Greetings,

This is the email I have for Mr. Reynolds Hall. I am hereby serving him by email with a copy of the Affidavit of Adam Sonenshine which I intend to use to support my motion to dismiss at the hearing tomorrow. This affidavit was filed this evening.

Catharine Garbee Griffin

cgriffin@brblegal.com

www.brblegal.com

direct 803.343.3863

Exhibit  _____

NO WRITTEN AGREEMENT TO SERVE THE APPELLATE BY EMAIL

Pursuant to Rule 613 of the South Carolina Appellate Courts Rules (SCACR),

Purpose. Pursuant to Rule 613 of the South Carolina Appellate Courts Rules (SCACR), the Supreme Court may promulgate an order setting forth permissible methods of electronic service in the trial courts, including by e-mail.¹ The purpose of this order is to provide a uniform rule for service by e-mail in the various trial courts of this state.

(d) E-Mail Service By and On Self-Represented Litigants. A self-represented litigant who is not a lawyer admitted to practice in this state may consent in writing to be served by e-mail and designate a correct e-mail address for service. A lawyer may consent in writing to accept service by e-mail from a self-represented litigant.

DISCUSSION-NO CONSENT TO BE SERVED BY EMAIL

Appellate states that the South Carolina Appellate Court Rule 613(d) states that a self-represented litigant who is not a lawyer admitted to practice in this state may consent in writing to be served by e-mail and designate a correct e-mail address for service.

The respondent lawyer did not have permission to serve by email a last-minute tactic to catch the appellate off-guard at 9:pm, the day before the hearing with an affidavit of Adam Sonenshine not known to appellate and not enough time to prepare argument or oppose the affidavit.

The appellate states the affidavit by Adam Sonenshine should have been excluded by the Circuit Court during the hearing because there was no written mutual agreement to service by email with the respondent.

The Circuit Court should have not allowed the respondent to use the affidavit, as it was not served properly with a written consent from the appellate.

1. Affidavit/Affidavit of Adam Sonenshine Filing 07/08/2024-20:59
2. Hearing Date: July 9, 2024
3. The court should have excluded the affidavit that was noticed the next morning at such a late hour with the appellate having no time to prepared.

Griffin, Catharine G. Mon, Jul 8 at 9:05 PM

From: cgriffin@brblegal.com
To: travishall1970@yahoo.com

Mon, Jul 8 at 9:05 PM

Greetings,

8

This is the email I have for Mr. Reynolds Hall.

I am hereby serving him by email with a copy of the Affidavit of Adam Sonenshine which I intend to use to support my motion to dismiss at the hearing tomorrow.

This affidavit was filed this evening.

Adam Sonenshine, the chief operating officer and general counsel for Holder Properties, Inc., in which he averred that Holder Properties, Inc. has never been served with the lawsuit brought by the plaintiff.

 **Griffin, Catharine G.**
From: cgriffin@brblegal.com
To: travishall1970@yahoo.com   **Mon, Jul 8 at 9:05 PM** ☆

Greetings,

This is the email I have for Mr. Reynolds Hall. I am hereby serving him by email with a copy of the Affidavit of Adam Sonenshine which I intend to use to support my motion to dismiss at the hearing tomorrow. This affidavit was filed this evening.

Catharine Garbee Griffin
cgriffin@brblegal.com
www.brblegal.com
direct 803.343.3863



BAKER RAVENEL BENDER
ATTORNEYS AT LAW

www.brblegal.com
mail, p.o. box 8057, columbia, sc 29202
phone, 803.799.9091 | fax, 803.779.3423

NOTICE OF CONFIDENTIALITY

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NO WRITTEN AGREEMENT TO SERVE THE APPELLATE BY EMAIL

NO WRITTEN AGREEMENT TO SERVE THE APPELLATE BY EMAIL

NO WRITTEN AGREEMENT TO SERVE THE APPELLATE BY EMAIL

NO WRITTEN AGREEMENT TO SERVE THE APPELLATE BY EMAIL

ADAM SONESHINE AFFADAVIT

Exhibit 9

Always choose to be good to
people for no reason.



Nikole Martin

Property Manager Holder Properties
Columbia, South Carolina, United States · [Contact Info](#)
522 followers · 500+ connections



See your mutual connections

[Join to view profile](#)

[Message](#)

Holder Properties

University of South Carolina-
Columbia

Experience



Property Manager

Holder Properties

Oct 2023 · Present · 1 year 3 months

Columbia, South Carolina, United States



Cmm Realty Inc

8 years 3 months

- **Realtor Sales Associate**

Jul 2017 · Nov 2023 · 6 years 5 months

- **Property Manager**

Sep 2015 · Nov 2023 · 8 years 3 months

Columbia, South Carolina Area



US Residential Group LLC

2 years 2 months

- **Assistant Property Manager**

Nov 2014 · Sep 2015 · 11 months

- **Leasing Professional**

Aug 2013 · Nov 2014 · 1 year 4 months



Leasing Professional

Lincoln Property Company

Feb 2012 · Aug 2013 · 1 year 7 months

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Nikole Martin - CMM Realty Property Manager obstructed correspondence when she opened the certified mail that contained the summons and complaint. The respondent and CMM Realty had a duty by law to return the certified mail that contained the summons and complaint to the post office.

Brittany Blantz- The respondent authorized agent to sign for legal documents for Columbia, South Carolina Operations received the opened certified mail that contained the summons and complaint from Nikole Martin. The respondent had the summons and complaint in their possession for **a total of 261 days of 365 days in a year.**

Adam Sonenshine is the General Counsel that received the summons and complaint from Brittany Blantz. The respondent had the summons and complaint in their possession for **a total of 261 days of 365 days in a year.**

Proper Service was interrupted by the Respondent and CMM Realty had a duty to return the certified mail that contained the summons and complaint to the post office. The respondent had the summons and complaint for **a total of 261 days of 365 days in a year.**

CMM Realty Nikole Martin (is the new hire for the respondent) opened the certified mail that contained the summons and complaint.

September 25, 2023. PS Form 3811 was mailed back to the sender as to having receipt of the summons and complaint.

September 25, 2023 thru September 29, 2023. Service was effected.

September 29, 2023. Nikole Martin last day at CMM Realty.

October 2, 2023. Nikole Martin Employment start date for respondent.

October 2, 2023 to July 2024. Nikole Martin and Brittany Blantz shared the same office for respondent. Respondent and CMM Realty had a duty to return the certified mail that

Exhibit 13

Nicole Martin
&
Adam Sonenshine

Exhibit 14

Adam Sonenshine & Nicole Martin

Adam Sonenshine is the respondent general counsel that received the summons and complaint from Brittany Blantz. He has a direct professional connection with Nikole Martin (**He hired in her in September 2023 with a start date for October 2, 2024**) previously worked for CMM Realty before starting work for the respondent. The respondent had the summons and complaint in their possession for **a total of 261 days**.

Proper Service was interrupted by the Respondent and CMM Realty had a duty to return the certified mail that contained the summons and complaint to the post office. The respondent had the summons and complaint in their possession for **a total of 261 days**.

Obstruction of Correspondence-Respondent and CMM Realty Obstructed the Correspondence and tampered with the certified mail that contained the summons and complaint. The respondent had the summons and complaint in their possession for **a total of 261 days**.

Brittany Blantz is authorized agent that signs for legal documents for Columbia, South Carolina Operations who received the opened certified mail that contained the summons and complaint from Nikole Martin. **The respondent and CMM Realty had a duty to return the certified mail that contained the summons and complaint to the post office.** The respondent had the summons and complaint in their possession for **a total of 261 days**.

CMM Realty Nikole Martin (new hire for the respondent) **opened the certified mail that contained the summons and complaint. The respondent and CMM Realty had a duty to return the certified mail that contained the summons and complaint to the post office.**

Exhibit

15

ADAM SONESHINE

Adam Sonenshine is the General Counsel that received the summons and complaint from Brittany Blantz. The respondent had the summons and complaint in their possession for **a total of 261 days of 365 days in a year.**

Proper Service was interrupted by the Respondent and CMM Realty had a duty to return the certified mail that contained the summons and complaint to the post office.

The respondent had the summons and complaint for **a total of 261 days of 365 days in a year.**

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September 25, 2023. PS Form 3811 was mailed back to the sender as to having receipt of the summons and complaint.

September 25, 2023 thru September 29, 2023. Service was effected.

September 29, 2023. **Nikole Martin** last day at CMM Realty.

October 2, 2023. **Nikole Martin** Employment start date for respondent.

October 2, 2023 to July 2024. **Nikole Martin** and Brittany Blantz **shared the same office for respondent.** Respondent and CMM Realty had a duty to return the certified mail that contained the summons and complaint to the post office.

The respondent had the summons and complaint for **a total of 261 days of 365 days in a year.**

October 18, 2023. The respondent filed a motion to dismiss for insufficient service of process.

Exhibit _____

Exhibit 04

12/10/24, 11:04 AM

Team — Holder Properties



12/10/24, 11:04 AM



Adam Sonenshine

Chief Operating Officer + General Counsel



5

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)
)
Kamarah Reynolds-Hall,)
)
Plaintiff,)
)
v.)
)
Jammie Robinson, John Dixon,)
Dominic Hill, Joseph Hunter, Anthony)
(AJ) Lawson, Javon Benson, Jahmar)
Brown, Cincere Scott, Jasmine)
Alexander-Coleman, Holder Properties,)
University of South Carolina,)
)
Defendants.)

IN THE COURT OF COMMON PLEAS
FOR THE FIFTH JUDICIAL CIRCUIT

C.A. No.: 2023-CP-40-04408

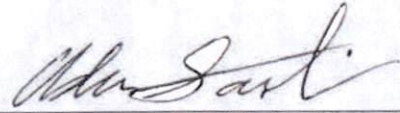
**AFFIDAVIT OF
ADAM SONENSHINE**

PERSONALLY APPEARED BEFORE ME, Adam Sonenshine, who, being duly sworn,
deposes and states that the following is based upon his own knowledge, except as to matters which
are stated on information and belief and as to those matters he believes them to be true:

1. I am the chief operating officer and general counsel for Holder Properties, Inc.
2. Holder Properties, Inc. is the property manager for the property identified as 650
Lincoln or West Campus Student Housing.
3. Holder Properties, Inc. has never been served with the lawsuit brought by Kamarah
Reynolds-Hall which is referenced above as civil action number 2023-CP-40-04408.
4. Brittany McJunkin, who works for CMM Realty, Inc., the company who currently
manages the property located at 601 Main Street in Columbia, SC (the Adesso condominiums),
inadvertently signed for the lawsuit, but did not have the authority of Holder Properties, Inc. to
accept service of the lawsuit. Brittany McJunkin is not now, and has never been, an employee,
managing agent, general agent or officer, of Holder Properties, Inc.

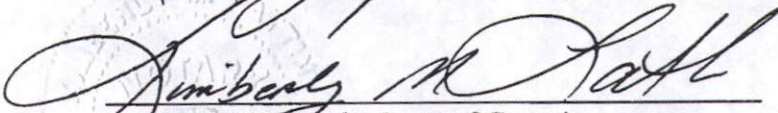
10

FURTHER AFFIANT SAYETH NOT.



Adam Sonenshine

SWORN to before me this
8th day of July, 2024



Notary Public for the State of Georgia

My Commission Expires January 1st 2028

Nikole Martin



CMM Realty Nikole Martin (is the new hire for the respondent) **opened the certified mail that contained the summons and complaint.**



Holder Properties

University of South Carolina-Columbia

About

•

Property Manager

Holder Properties

Oct 2023 - Present 1 year 6 months

Columbia, South Carolina, United States

•

CMM Realty Inc

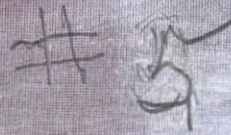
8 years 3 months

Exhibit 17



Nikole Martin • 3rd+
Property Manager Holder Properties
6d •

[+ Follow](#)



Being a leader comes with immense pressure, but can also be very rewarding. As I reflect on the last couple of weeks, I could not be more proud of my team. There is no greater satisfaction than to be presented with unexpected challenges and have the team come together without hesitation or complaints and solve problems efficiently and in record time. All hands on deck. Each member of the team equally contributing their part as they all know each other's strengths and weaknesses. Some days are better than others as is to be expected. However, overall I can confidently say that we can collectively and successfully face any challenge that is presented before us. As a leader, it doesn't get better than that. So, kudos to my staff at 650 Lincoln. Better together. 🤝👏👍

👍👏👍 4

Reactions



Adam Sonenshine



Like



Comment



Repost



Send



Add a comment...





Nikole Martin • 3rd+
Property Manager Holder Properties
1mo • 🌐

+ Follow

...



This dynamic duo is killing it! 🍌 🍌



Adam Sonenshine • 3rd+
Chief Operating Officer & General Counsel | Commercial R...
1mo • 🌐

Very lucky to have this team leading the way at Gateway 737.
Thanks so much for all the great work **Celeste H.**, Joseph and
Jena. Exciting times ahead for sure!

👍 4

Reactions



Like



Comment



Repost



Send



Add a comment...



1 27
 2 33
 3 37
 4 38
 5 41
 6 44
 7 47
 8 50
 9 51

Table
 Stroke 12
 Start 12
 Legal 21
 Post 23
 Jackson 42

Stroke of Case 14