

Supreme Court, U.S.
FILED
MAY 27 2025
OFFICE OF THE CLERK

No. - 25A1351

IN THE
Supreme Court of the United States

Christopher L. Campbell,
Applicant,

v.

Wilmington Savings Fund Society, FSB,
D/B/A Christina Trust, Not Individually
But As Trustee For
Pretium Mortgage Acquisition Trust,
Respondents.

**EMERGENCY APPLICATION FOR STAY OF
MANDATE AND FORECLOSURE JUDGMENT,
CERTIFICATE OF TITLE, AND POSSESSION
OF PROPERTY PENDING THE FILING AND
DISPOSITION OF A PETITION FOR WRIT OF
CERTIORARI AND REQUEST FOR
IMMEDIATE ADMINISTRATIVE STAY**

Christopher L. Campbell, Pro Se
1066 Harmony Lane
Clermont, Florida 34711
954-558-3081

May 27, 2026

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SUPREME COURT, U.S.

PARTIES TO THE PROCEEDINGS

This application arises from the Fifth District Court
of Appeal of the State of Florida.

Applicant is Christopher Campbell, a US citizen.

Respondents are:

Kelley Kronenberg

c/o: Bryan S. Jones, Esq.

10360 West State Rd. 84, Fort Lauderdale, FL 33324

Other parties to the proceedings are as follows:

Highpoint Funding LLC

c/o Guadalupe Perez

18702 Shauna Manor Drive

Boca Raton, FL 33496

Nottingham Homeowners Association at Legends,
Inc.

c/o Candace Solis, Esq.

Becker & Poliakoff, P.A.

111 N. Orange Avenue, Suite 1400

Orlando, FL 32801

Legends Country Club Community Association, Inc.,

c/o Sentry Management Inc.

2180 West S.R. 434 Suite 5000

Longwood, FL 32779

Valencia Richardson

1066 Harmony Lane, Clermont, FL 34711

Deslyn Campbell

1066 Harmony Lane, Clermont, FL 34711

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TABLE OF AUTHORITIES

Napue v. Illinois, 360 U.S. 264 (1959)

Glossip v. Oklahoma, 604 U.S. __ (2025)

Saka v. Saka, 831 So. 2d 709, 711 (Fla. 3d DCA 2002)

Thumma, Samuel, 2025

<https://www.azattorneymag-digital.com/azattorney/202602/MobilePagedArticle.action?articleId=2108356#articleId2108356>

Constitution and Statutes:

U.S. Const. amend. XIV, § 2.

U.S. Const. amend. V.

INTRODUCTION

This case presents a unique opportunity to explore the growing impact of virtual hearings as a technological risk that can negatively impact The Constitutional rights of Due Process amongst others. The Applicant, Mr. Campbell, was denied access to a Zoom hearing on October 25, 2024 regarding matters to resolve a foreclosure sale of his property. Despite being early to the scheduled hearing and informing the administrative clerk of the court of the internet connection issues, the court heard arguments of the opposing party and deliberated in 'absence' of the Applicant. The protection and provisions of the U.S. Const. amend. XIV and U.S. Const. amend. V. were withheld from the Applicant where it concerns prohibiting state and local governments from depriving individuals of life, liberty, or property

without legal procedures. As a result: The Applicant respectfully and urgently seek the provisions of this Court to grant an emergency stay of foreclosure judgment, certificate of title, and possession of property pending the filing and disposition for writ of certiorari and request for immediate administrative stay.

Internet connectivity issues during virtual court hearings are not new or isolated to Mr. Campbell. According to a survey report by Hon. Samuel Thumma of Arizona Court of Appeals, connectivity interface issues have steadily increased 26.1%, 51.9%, and 52.5% during the corresponding years of 2021, 2023, and 2025 respectively (<https://www.azattorneymag-digital.com/azattorney/202602/MobilePagedArticle.action?articleId=2108356#articleId2108356>). That was the result from a survey of 1,959 lawyers who were

asked to identify the most common problems encountered when utilizing virtual conferencing programs. The problem is recognized and growing, but not being adequately addressed because of the perceived upside in cost and time savings.

Unfortunately, the greater cost of constitutional rights violations have not yet been factored in.

The likelihood this problem will continue is very high and one that will affect courts and parties across the nation that utilize virtual court hearings for efficiency and cost savings. A US citizen should not be at risk of losing their property or civil liberties due to internet connectivity issues during a virtual hearing. This issue inherently poses irreparable harm if property, life, or liberty is lost as a result.

OPINIONS BELOW

The Circuit Court of the 5th Judicial Circuit in and for Lake County, Florida issued an order that denied Defendant's motion to Stay the Foreclosure Judgment and Certificate of Title on November 7, 2025 as an unreported. See Appendix 1.

The State of Florida Appellate Court issued an unreported order denying explanation as a written opinion and a request for rehearing an appeal in Appendix 2. The order dismissing the timely and Constitutionally substantiated appeal to the State of Florida Appeals Court is unreported and found at Appendix 3. The order overruling an objection to a foreclosure sale at the trial court is the contention of the argument that denied Appellant access to hearing is unreported and found in Appendix 4.

JURISDICTION

The State of Florida Court of Appeals entered judgment on July 29, 2025 and denied rehearing and written opinion on September 5, 2025. A Petition for Writ of Certiorari was filed on December 4, 2025.

The U.S. Supreme Court have jurisdiction under 28 U.S.C. §1254(1).

STATEMENT OF THE CASE

On October 25, 2024, the Circuit Court of the 5th Judicial Circuit in and around Lake County, Florida issued an order overruling a defendant's objection to a foreclosure sale at a scheduled virtual hearing. However, the Defendant was not allowed access to the virtual hearing due to internet connectivity issues. The Defendant was in communication with the clerk of court administrator throughout the entire ordeal to resolve the issue. The Defendant was

not allowed to present evidence, address procedural errors, and/ or cure the balance. The court denied the Defendant his US Constitutional Rights according to U.S. Const. amend. V. and U.S. Const. amend. XIV, § 2.

A Notice to Invoke Discretionary Jurisdiction was filed with the District Court of Appeal of the State of Florida, Fifth District. Despite the detail and evidence submitted, the Court ruled per curiam affirmed and denied the Appellant's motion for a written opinion and rehearing on October 15, 2025. The internet connectivity issues remain unresolved across various courts while risking the constitutional rights. For this reason, this Application is being filed for an Emergency Stay to maintain matter being disputed in the writ for certiorari.

Due Process is a cornerstone of the United States Constitution and justice system. Citizens of the United States depend on the ability to defend themselves in court in a fair hearing before any infringement upon their rights. It have been long withstanding that the 14th Amendment of the United States Constitution (U.S. Const. amend. XIV, § 2.) prohibits any state from depriving any person of life, liberty, or property without due process. The due process clause to this amendment upholds that citizens are allowed access to a trial/ hearing and one that is impartial or unbiased. Electronic communication via online (Zoom) hearings pose a significant threat to this fundamental amendment.

REASONS FOR GRANTING THE STAY

A denial of the Emergency Stay Application will certainly contribute to irreparable damages or harm, because the property and real estate attached to the dispute would be sold while simultaneously dissolving the element of restitution and undermining the contention of the petition for writ of certiorari as it relates to U.S. Const. amend. V.

The approval of the Emergency Stay will save a family from being displaced from their home at the expense of their constitutional rights being neglected or impacted by technical issues.

No advantage will be gained by the Applicant if a stay is granted. The anticipated review and opinion time frame is estimated at less than 6 months if this Court approves the petition for the writ of certiorari.

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The Applicant must still maintain and do necessary repairs on property.

Conclusion

The Court should grant the motion and stay the mandate and foreclosure judgment in this case, to prevent irreparable harm pending the Court's disposition of Mr. Campbell's forthcoming petition for a writ of certiorari. Mr. Campbell also respectfully asks the Court to administratively stay the issuance of the mandate and judgment pending disposition of this Application.

May 27, 2026 Respectfully submitted,



Christopher Campbell, Pro Se
1066 Harmony Lane
Clermont, Florida 34711
954-558-3081

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Appendix

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Appendix 1

In the Circuit Court of The 5th Judicial Circuit in
and for Lake County, Florida

Wilmington Savings Fund Society FSB d/b/a
Christina Trust, not Individually, but as Trustee for
Pretium Mortgage Acquisition Trust, Nottingham
Homeowners Association at Legends, Inc., Highpoint,
LLC, Legends Country Club Community Association,
Inc., Valencia Richardson, and Desland Campbell

Plaintiff,

v.

Christopher Campbell a/k/a Christopher L.
Campbell,

Defendant

Case.: 5D2024-3230

ORDER DENYING DEFENDANT'S MOTION TO
STAY THE FORECLOSURE JUDGMENT AND
CERTIFICATE OF TITLE

THIS CASE. having come before the Court on
November 7, 2025, upon the Motion to Stay the
Foreclosure Judgment and Certificate of Title filed
by the Defendant, Christopher Campbell A/K/A
Christopher L. Campbell ("Defendant"), and the

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Appendix 1

Court having reviewed this matter, and being otherwise duly advised in the premises, it is hereby

ORDERED AND ADJUDGED:

1. The Defendat's Motion to Stay Foreclosure Judgment and Certificate of Title is hereby Denied.
2. The Certificate of Title issued in this action on July 10, 2024 is valid and enforceable. Done and Ordered in Lake County, Florida, this 7 day of Nove, 2025.

S/ Heidi Davis

Circuit Court Judge

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Appendix 2

In The District Court of Appeal of the State of
Florida Fifth District

Christopher Campbell a/k/a Christopher L.
Campbell,

Appellant(s),

v.

Wilmington Savings Fund Society FSB d/b/a
Christina Trust, not Individually, but as Trustee for
Pretium Mortgage Acquisition Trust, Nottingham
Homeowners Association at Legends, Inc., Highpoint,
LLC, Legends Country Club Community Association,
Inc., Valencia Richardson, and Desland Campbell

Appellee(s).

Case.: 5D2024-3230
L.T. No.: 2019-CA-001385

Date: September 5, 2025

By Order of the Court:

Order that Appellant's Motion for Written
Opinion and Rehearing, filed August 15, 2025 is
denied.

Panel: Judges Harris, Kilbane, and Maclver

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Appendix 2

cc:

Christopher Campbell Desland Campbell
Highpoint Funding, LLC
Bryan Jones
Legends Country Club Community Association, Inc.
Marc Anthony Marra Nottingham Homeowners
Association at Legends, Inc. Valencia Richardson

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Appendix 3

In The District Court of Appeal of the State of
Florida Fifth District

Christopher Campbell a/k/a Christopher L.
Campbell,

Appellant(s),

v.

Wilmington Savings Fund Society FSB d/b/a
Christina Trust, not Individually, but as Trustee for
Pretium Mortgage Acquisition Trust, Nottingham
Homeowners Association at Legends, Inc., Highpoint,
LLC, Legends Country Club Community Association,
Inc., Valencia Richardson, and Desland Campbell

Appellee(s).

Case.: 5D2024-3230
L.T. No.: 2019-CA-001385

On appeal from the Circuit Court of Lake County,
Lawrence J. Semento, Sr., Judge.

Christopher Campbell, Clermont, pro se.
Bryan S, Jones, of Kelley Kronenberg, Fort
Lauderdale, for Appellee, Wilmington Savings Fund
Society FSB d/b/a Christiana Trust, not Individually,

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Appendix 3

but as Trustee for Pretium Mortgage Acquisition
Trust.

No appearance for Other Appellees.

Appendix 5

July 29, 2025

PER CURIAM. AFFIRMED.

HARRIS, KILBANE, AND MACIVER, JJ., concur.

Not final until disposition of any timely and
authorized motion under Fla. R. App. P. 9.330 or
9.331.

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Appendix 4

In the Circuit Court of The 5th Judicial Circuit in
and for Lake County, Florida

Wilmington Savings Fund Society FSB d/b/a
Christina Trust, not Individually, but as Trustee for
Pretium Mortgage Acquisition Trust, Nottingham
Homeowners Association at Legends, Inc., Highpoint,
LLC, Legends Country Club Community Association,
Inc., Valencia Richardson, and Desland Campbell

Plaintiff,

v.

Christopher Campbell a/k/a Christopher L.
Campbell,

Defendant

Case.: 5D2024-3230

ORDER OVERRULING DEFENDANT'S
OBJECTION TO FORECLOSURE SALE

THIS CASE, having come before the court on
October 25, 2024, upon Defendant's Motion:
Objection to Vacate Foreclosure Sale ("Objection to
Sale"), filed by Defendant, Christopher L. Campbell
("Defendant"), and the Court having reviewed this
matter, and being otherwise duly advised in the
premises, it is hereby

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ORDERED AND ADJUDGED:

Appendix 4

The Defendant's Objection to Sale is hereby
Overruled. Done and Ordered in Chambers at Lake
County, Florida, this 25 day of October, 2024.

Lawrence J. Semento, SR. Judge for Heidi Davis,
Circuit Court Judge

CERTIFICATE OF SERVICE

I hereby certify that a true copy hereof has been furnished to the following on May27, 2026 via USPS Mail:

Kelley Kronenberg
(Counsel to Wilmington Savings Fund Society)
c/o: Bryan S. Jones, Esq.
10360 West State Rd. 84, Fort Lauderdale, FL 33324

Highpoint Funding LLC
c/o Guadalupe Perez
18702 Shauna Manor Drive
Boca Raton, FL 33496

Nottingham Homeowners Association at Legends, Inc.
c/o Candace Solis, Esq.
Becker & Poliakoff, P.A.
111 N. Orange Avenue, Suite 1400
Orlando, FL 32801

Legends Country Club Community Association, Inc.,
c/o Sentry Management Inc.
2180 West S.R. 434 Suite 5000
Longwood, FL 32779

Valencia Richardson
1066 Harmony Lane, Clermont, FL 34711

Deslyn Campbell
1066 Harmony Lane, Clermont, FL 34711

A handwritten signature in blue ink, appearing to be 'D. Campbell', written over a horizontal line.

Pro Se Appellant Signature