

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHEROKEE )  
 )  
Michael A. Treanor, )  
 )  
 )  
Plaintiff, )  
 )  
vs. )  
 )  
William David Brown, III )  
and Krissi Joisan Hobbs, )  
 )  
Defendants. )  
 )

IN THE COURT OF COMMON PLEAS  
SEVENTH JUDICIAL CIRCUIT  
CASE NO.: 2023-CP-11-254

ORDER OF SUMMARY JUDGEMENT

**RECEIVED**  
**Feb 23 2024**  
**SC Court of Appeals**

This matter came before the Court on the Plaintiff's Amended Motion for Summary Judgement against the Defendant Krissi Joisan Hobbs. The Defendant William David Brown, III is in default but Krissi Joisan Hobbs served the Plaintiff with a "Response Letter". Subsequently the Plaintiff served this Defendant with "Requests for Admissions" to which she did not respond. I have considered all of the aforesaid along with the oral arguments made before me.

The Complaint of the Plaintiff alleges that the Defendant Krissi Joisan Hobbs individually, or acting with her husband, purchased one acre of property from William David Brown, III when she had actual knowledge that William David Brown, III had earlier sold the property to the Plaintiff for Five Thousand and no/100 Dollars (\$5,000.00). The deed from William David Brown, III to Krissi Joisan Hobbs is dated March 1, 2023 and recorded in the Register of Deeds Office for Cherokee County, South Carolina in Book 157, page 1854. The Plaintiff contends that the purchase by Krissi Joisan Hobbs under these circumstances was made to defraud the Plaintiff and is void under the Statute of Elizabeth as codified in § 27-23-10 of the South Carolina Code of Laws. The "Response Letter" of the Defendant does not deny the aforesaid allegations per se and it is somewhat ambiguous. However, a review of the Requests

for Admissions, to which the Defendant did not respond, and which are deemed admitted, establishes that the allegations of the Complaint are true. It is therefore

ORDERED ADJUDGED AND DECREED that there are no material facts which are in dispute and Plaintiff is entitled to judgment as a matter of law and the Motion for Summary Judgement is hereby granted. It is further

ORDERED that the real estate deed from William David Brown, III to Krissi Joisan Hobbs which is recorded in the Register of Deeds Office for Cherokee County, South Carolina in Deed Volume 157, page 1854 is “clearly and utterly void” as well as any subsequent transfer from her, if any, whose validity might be dependent thereon. It is further

ORDERED that William D. Brown, III shall execute and deliver to the Plaintiff a real estate deed for the property described in the Complaint, and upon his failure to do so then the Clerk of Court is authorized and directed to issue the deed to the Plaintiff.

IT IS SO ORDERED!

[ELECTRONIC SIGNATURE TO FOLLOW]



Cherokee Common Pleas

**Case Caption:** Michael A. Treanor VS William David Brown III , defendant, et al  
**Case Number:** 2023CP1100254  
**Type:** Order/Summary Judgment

IT IS SO ORDERED

s/ J. Mark Hayes, II #2132

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