

STATE OF SOUTH CAROLINA  
 COUNTY OF DORCHESTER  
 IN THE COURT OF COMMON PLEAS

FILED-RECORDED

FORM 4

JUDGMENT IN A CIVIL CASE  
 CASE NUMBER 2025CP1800480

Cherlania Brown 2025 MAY -1 PM 12:30 Cedar Grove

CHEYL GRAHAM  
 CLERK OF COURT  
 DORCHESTER COUNTY

PLAINTIFF(S) DEFENDANT(S)  
 Submitted by: Attorney for:  Plaintiff  Defendant  
 Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT. This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT. This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.  See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):  Rule 12(b), SCRPC;  Rule 41(a), SCRPC (Vol. Nonsuit);  
 Rule 43(k), SCRPC (Settled);  Other: \_\_\_\_\_
- ACTION STRICKEN (CHECK REASON):  Rule 40(j) SCRPC;  Bankruptcy;  
 Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award;  Other: \_\_\_\_\_
- STAYED DUE TO BANKRUPTCY
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):  
 Affirmed;  Reversed;  Remanded;  Other: Appellant failed to post the required bond. Therefore the Appeal is hereby dismissed in the Circuit Court by the instructions in the signed attached order from Judge Demott in Summerville Magistrate.

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED:  See attached order; (formal order to follow)  Statement of Judgment by the Court:  
 ORDER INFORMATION

This order  ends  does not end the case.  
 Additional Information for the Clerk: \_\_\_\_\_

INFORMATION FOR THE JUDGMENT INDEX

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)

If applicable, describe the property, including tax map information and address, referenced in the order:

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk.  
 Note: Title abstractors and researchers should refer to the official court order for judgment details.  
 E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

*Cheryl Graham*  
 Cheryl Graham, Clerk of Court

2099  
 Judge Code

5/1/2025  
 Date

For Clerk of Court Office Use Only

RECEIVED  
 May 07 2025  
 SC Court of Appeals

This judgment was entered on **05/01/2025**, and a copy mailed first class or placed in the appropriate attorney's box on **05/01/2025**, to attorneys of record or to parties (when appearing pro se) as follows:

**Cherlania Brown** 8710 Evangeline Drive Apt 724 North  
Charleston, SC 29420

**Cedar Grove** Po Box 30247 Charlotte, NC 28230

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**ATTORNEY(S) FOR THE PLAINTIFF(S)**

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**ATTORNEY(S) FOR THE DEFENDANT(S)**

*Cheryl Graham*

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**Court Reporter**

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**Cheryl Graham - Clerk of Court**

**Court Reporter:**

**E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.**

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**ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.**

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

cc: Summerville Magistrate Court by courier mail and email

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RECEIVED

May 07 2025

SC Court of Appeals

STATE OF SOUTH CAROLINA IN THE MAGISTRATE'S COURT

FILED-RECORDED

COUNTY OF DORCHESTER 7075 MAY -1 PM 12:30 CASE NO: 2024CV1810307306 Ref: 2025-CP-18-00480

BRG CEDAR GROVE LLC DBA GROVE LANDLORD

CHERYL GRAHAM  
CLERK OF COURT  
DORCHESTER COUNTY

Plaintiff/Landlord,

vs.  
CHERLANIA BROWN

ORDER DISMISSING APPEAL

Defendant/Tenant.

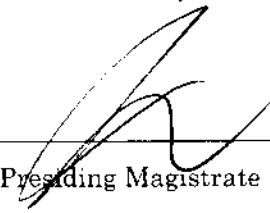
Based upon these facts: It appears from the record that the Defendant/Tenant filed an appeal to the Circuit Court on March 5, 2025 from the Application for Ejectment filed in the Magistrate's Court by Plaintiff/Landlord. Thereafter, pursuant to S.C. Code §27-40-800, the Magistrate Court held a Bond to Stay Execution on Appeal hearing on March 14, 2025.

Based upon the Affidavit of the Plaintiff/Landlord, it now appears that the Defendant/Tenant failed to provide the appeal bond or pay periodic rent as due in the amount fixed by the presiding Magistrate.

Now, therefore, and pursuant to S.C. Code §27-37-130, the stay of execution shall dissolve, and the appeal by the Defendant/Tenant to the Circuit Court is hereby dismissed.

The Magistrate Court may issue a Writ of Ejectment, and the Dorchester County Sheriff's Office may dispossess the Defendant/Tenant.

AND IT IS SO ORDERED this 25th day of April, 2025

  
\_\_\_\_\_  
Presiding Magistrate

FILED-RECORDED

STATE OF SOUTH CAROLINA  
COUNTY OF WORCHESTER

2025 MAY -1 PM 12:30

IN THE MAGISTRATE COURT

SEMI-PUBLIC

BRG Cedar Grove, L.L.C. d/b/a  
Cedar Grove,

CHERYL GRAHAM  
CLERK OF COURT  
WORCHESTER COUNTY

v.

INDAVIT OF FAILURE TO PAY  
BOND OR NONCOMPLIANCE WITH  
UNDERTAKING

Chetlania Brown,

Defendant.

CASE NO: 2024CV1810307Y06

COMES NOW, BEING DUTY SWORN, Shanice Price states as follows:

My name is Shanice Price. I am the Assistant Property Manager of the BRG Cedar Grove, L.L.C. d/b/a Cedar Grove and I am familiar with the manner and mode in which payment and other records are kept by BRG Cedar Grove, L.L.C. d/b/a Cedar Grove.

On March 14, 2025, the Court ordered an initial Bond in this matter to be paid in the amount of \$7,981.88 in accordance with South Carolina Law and the Residential Landlord and Tenant Act, providing that the Defendant pay that Bond within 5 business days of the date of the Bond to Stay Execution on Appeal Order (late after March 21, 2025). If the Defendant timely pays the initial Bond, then subsequent Bond payments are set at \$1,186.00 to be paid monthly, due by the 1st of each month and late after the 5<sup>th</sup>.

Defendant has failed to pay the initial Bond which was due by March 21, 2025 and the subsequent bond due by April 5, 2025. Therefore, I petition this Court to dismiss the Defendant's appeal, forfeit any Bond paid, and award attorneys' fees as allowed and appropriate. I have attached a copy of the tenant's most recent ledger as Exhibit A.

FURTHER AFFIANT SWears NOT

Date 5-1-25/2025

*S. Price*  
Shanice Price, Affiant

Sworn and Subscribed before me  
On this 2<sup>nd</sup> day of April, 2025

*[Signature]*  
Notary Public for SC  
My commission expires 2-19-26

