

REPUBLICAN PARTY OF NORTH CAROLINA
COUNTY OF WAKE
COUNTY BOARD OF COMMISSIONERS

INTRODUCE AND AMEND RESOLUTION
FOR THE FURNISHING OF

CRISTAL BRUNNEN WARE

PLANNING

EXHIBIT

ON JUNE 10, 2025

CRYSTAL BRUNNEN WARE

IN

EXHIBIT A

This matter came before the Court on August 26, 2025, at 2:00 P.M., for a hearing on Plaintiff's motion for partition by sale of real property located at 1207 Delfo Road, NC 27513, Wake County, North Carolina. Present at the hearing were Plaintiff Lawrence C. Cross, ("Cross") and defendant, Wayne H. Davis, Esq. and S. J. Davis, P.A. of Cross & Davis, LLC. Defendant's counsel, Andrew J. ("Andrew") was present at the hearing.

August 26, 2025, at 2:00 P.M., for a hearing on Plaintiff's motion for partition by sale of real property located at 1207 Delfo Road, NC 27513, Wake County, North Carolina. Present at the hearing were Plaintiff Lawrence C. Cross, ("Cross") and defendant, Wayne H. Davis, Esq. and S. J. Davis, P.A. of Cross & Davis, LLC. Defendant's counsel, Andrew J. ("Andrew") was present at the hearing.

PROCEDURAL HISTORY AND SERVICE

Plaintiff's motion for partition by sale of real property was filed with the Court on August 26, 2025. Plaintiff's counsel, Andrew J. ("Andrew") was present at the hearing.

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STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
DANIELLE C. BROWN,

Plaintiff,

v.

CRYSTAL BROWN NWANERI,

Defendant.

IN THE MASTER-IN-EQUITY COURT
FOR THE NINTH JUDICIAL CIRCUIT

C/A No.: 2023-CP-10-06212

**ORDER
ON PARTITION HEARING**

RECEIVED
Sep 30 2025
SC Court of Appeals

This matter came before the Court on August 25, 2025, at 2:00 P.M., for a hearing on Plaintiff's action for partition by sale of real property located at 8297 Delhi Road, North Charleston, SC 29406. Present at the hearing were Plaintiff Danielle C. Brown ("Plaintiff") and her counsel, Logan S. Davis, Esq. and S. Tyler Graves, Esq. of Graves & Davis, LLC. Defendant Crystal Brown Nwaneri ("Defendant") was not present at the hearing.

PROCEDURAL HISTORY AND SERVICE

The Court finds that appropriate notice was provided to Defendant to appear at the hearing. The record reflects that Plaintiff's counsel filed extensive exhibits along with its Amended Memorandum in Support of Partition by Sale to establish appropriate notice, including:

1. Service by publication in *The Post and Courier* newspaper on May 22, May 29, and June 5, 2024;
2. Multiple attempts at notice to Defendant's last known address at 17293 Oakwood Lodge Lane, Piney Point, MD 20674;

3. For the January 29, 2025 hearing: successful delivery on January 21, 2025 (FedEx tracking #771449779691) and attempted delivery requiring signature (FedEx tracking #771449731962);
4. For the August 25, 2025 hearing: successful delivery on August 15, 2025 (FedEx tracking #883502622602) and successful signed delivery on August 15, 2025 (FedEx tracking #883502697920);
5. Email notice to Defendant at the email address previously used for communications in this matter.

The Court confirmed that Defendant is in default pursuant to Rule 55(a), SCRPC, having been entered on September 17, 2024, and has failed to make an appearance in this case.

FINDINGS OF FACT

Based on the testimony and evidence presented at the hearing, the Court makes the following findings of fact:

1. Plaintiff and Defendant each own a fifty percent (50%) undivided interest, as tenants-in-common, in the subject property located at 8297 Delhi Road, North Charleston, SC 29406, TMS No.: 485-06-00-026 (the "Property");
2. The Property is not encumbered by any mortgage.
3. The subject Property is the Plaintiff and Defendant's childhood home;
4. Plaintiff made attempts to discuss the disposition of the subject Property with Defendant, but has never received a clear answer regarding Defendant's intentions;
5. Plaintiff is agreeable to selling her interest to Defendant at fair market value;
6. Plaintiff wishes the Property to be sold in the event Defendant does not wish to purchase Plaintiff's interest;

7. Plaintiff has incurred costs and expenses related to the ownership of the Property, including landscaping expenses totaling \$6,300.00 from 2019 to present;
8. Plaintiff has incurred attorney's fees and costs related to this partition action;
9. Plaintiff will obtain an appraisal to determine fair market value of the Property.

CONCLUSIONS OF LAW

1. This Court has jurisdiction over the subject matter and the parties to this action;
2. Partition is available as a matter of right to any co-tenant under S.C. Code Ann. § 15-61-10;
3. The Property is not subject to the Clementa C. Pinckney Uniform Partition of Heirs' Property Act;
4. Defendant has been provided appropriate notice as required for the Court to proceed with ordering partition proceedings;
5. Defendant is in default pursuant to Rule 55(a), SCRPC, having been entered on September 17, 2024, and has failed to make an appearance in this case.
6. Due process requires that Defendant be afforded an opportunity to purchase Plaintiff's interest before the Property is sold to third parties.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. Standing Order Application: The Standing Order in All Partition Actions dated December 20, 2007, is applicable to this case in order to protect the due process rights of Defendant regardless of her default status. A copy of the Court's Standing Order is incorporated herein as Exhibit A and made a part of this Order.

2. **Election to Purchase:** Defendant shall be granted an opportunity to elect to purchase Plaintiff's fifty percent (50%) interest in the Property, pursuant to the December 20, 2007 Standing Order.
3. **Deadline for Election:** Defendant shall have until September 26, 2025, to notify the Court and Plaintiff's counsel in writing of Defendant's decision to purchase Plaintiff's interest and the proposed terms of such purchase, if Defendant decides to do so.
4. **Method of Notice:** Any notice from Defendant shall be filed with the Court and served upon Plaintiff's counsel at the address of 1730 Central Park Road, Charleston, SC 29412.
5. **Hearing on Election:** A hearing is scheduled for October 6, 2025, at 1:00 P.M., at which time the Court will determine whether Defendant has elected to purchase the Property and, if so, will address the terms of such purchase.
6. **Notice of Hearing:** Plaintiff's counsel shall provide notice of the October 6, 2025 hearing to Defendant using the same methods of service as were used for the August 25, 2025 hearing.
7. **Determination of Value:** Plaintiff will obtain an appraisal to determine fair market value of the Property.
8. **Preservation of Rights:** This Order preserves Plaintiff's rights to seek partition by sale, reimbursement for expenses, and attorney's fees and costs.

[MASTER-IN-EQUITY'S SIGNATURE PAGE TO FOLLOW.]



Charleston Common Pleas

Case Caption: Danielle C Brown VS Crystal Brown Nwaneri

Case Number: 2023CP1006212

Type: Master/Order/Other

So Ordered

s/Mikell R. Scarborough 3062