

The South Carolina Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

Joe L. Adams, Jr., Appellant,
v.
Betty Ogbuneke, Respondent,

RECEIVED
FEB 17 2026
SC Court of Appeals

In the Matter of Joe L. Adams, Sr.
Appellate Case No. 2022-000357

Appeal From York County
William A. McKinnon, Circuit Court Judge
Unpublished Opinion No. 2025-UP-366

Submitted October 23, 2025 – Filed November 5, 2025

Petition / Motion To
Submit Critical New Supporting Evidence Of NC Medicaid Fraud,
NC Social Services Fraud, Wrongful Death, and Violation of
South Carolina
“SLAYER Statute”

To the South Carolina Court of Appeals,

I am desperately coming to the Court of Appeals due to the recent Discovery that Mrs. Ogbuneke has defrauded Social Services of North Carolina of \$440,000.00. Mrs. Ogbuneke has also lied to the Probate Court of South Carolina to Judge Woodard as well. After Mrs. Ogbuneke went to the Probate Court in Rock Hill SC and petitioned the court to sell all of my fathers property. I was deeply hurt initially but

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Appellate Case No. 2022-000357

became curious if there were any leans that I didn't know about.. So I called TPM the official collection agency for Medicaid and Social Services in North Carolina to speak with their customer service representative on December 29, 2025 and was informed by Mrs. Rene K the case manager for my fathers collections account. That Mrs. Betty Ogbuneke stated through signed documents that Joe L. Adams Sr. "DID NOT" have any property. The representative referenced case number 475658 and reassured me that Mrs. Ogbuneke had signed the affidavit that my father had no property.. But unknown to me and the Probate court of York County she went there shortly after receiving the 50/52 form that she fraudulently stated that Mr Adams had no property and days later filed to become Personal Representative of his estate. I have been fighting for my father's life for years as he was abused in Royal Park Nursing facility in Mathews NC. Mrs Ogbuneke made an secret arrangement with the facility not to sue them for the abuse for her own gain.. I have been in the court of appeals and had no idea Mrs Ogbuneke my sister had fraudulently tried to defraud Medicare. My father was on Medicare 17 years and according to Mrs Rene K. Owes a bill of 442,000.00. I was very caught of guard because the reason I called is regarding Mrs Ogbuneke and her attorney "Judge Cyrus Corbet" petitioned the probate court to sell the property and I live here.. I felt that if I don't say anything I would be party to the crime.. Mrs Ogbuneke defied my fathers healthcare power of attorney that we are both on and had her son Dr Juvarez Ogbuneke to get on a 3 way call with atrium to change my father from a "full code" to a "DNR". This in light of the fraud and the lying to the probate court to gain control over my fathers estate constitutes a "Slayer Violation" under South Carolina Statute (S.C. Code § 62-2-803). This statute applies due to the fact that Mr. Joe L. Adams Sr. had a Dual Healthcare Power of Attorney in place and Mrs. Ogbuneke circumvented the POA and had her son to step in and Fraudulently represent me without my knowing and without any implied or any type of permission or agreement to do so.. This constitutes Murder. I feel that Mrs Ogbuneke has defrauded everyone and is guilty of causing the premature death of my father to try to take control of the estate and sell the property without paying

Social Services who sent the invoice to TPM.. I have included the invoice, the form sent to Mrs. Ogbuneke that she signed stating that my fathers estate was subject to collections for the cost Medicaid paid for his stay at Royal Park Rehabilitation in Mathews NC.

Mrs. Ogbuneke has not spoke to me in over 15 years and no matter how many times I ask her attorney to speak with me he denies it.. He said that this is the “Toils of Litigation”. I feel that Mrs. Ogbuneke has committed more fraud but I have not been able to secure the personal representative or executor of the estate so I can execute a full investigation into the credit card accounts from my mother Mrs. Betty Adams and my father Mr. Joe L. Adams Sr. I am planning to submit this Medicare fraud and other violations to the York County Probate Court and have Mrs. Ogbuneke to be removed. She killed my father with this plan to get her hands on this property. I have been here for decades and filed a federal nursing home abuse case at the time in the federal district court on trade street where I talk about her allowing the abuse at the nursing home.. I didn't want to be in any way as being in agreement with Mrs. Ogbuneke and hope that the South Carolina Court of Appeals will investigate. I feel that through all of her actions against me and my father that she has become a criminal fraud professional. During my fathers transition Mrs. Ogbuneke wanted to sell the property and my father was not dying fast enough.. So she fraudulently had his code changed to a DNR. After his death she told Medicare he didn't have any property while in probate court she said she had notified Medicaid but I found out she has lied to me, the probate court and the court of appeals.. she has lied everyone in criminal pursuit of her perceived Windfall opportunity.. Mrs. Ogbuneke has an attorney and I feel that he is also involved with a few more participants in attempt to “Railroad Me” and obtain sell the property right from under me as I suspect there may be some recoument he is getting in orchestrating the sell. I could not know about this and keep my mouth shut because she has abused me and has not paid any taxes to date, and I have solely paid more than 21,000.00 in property taxes and cost for additional maintenance and have kept up the property and cost of perpetual

maintenance. I took care of dad and was his caregiver till his dementia and Alzheimer's got more severe and Dr. Nicolas Tuttle of Rock Hill SC instructed me that my fathers dementia and Alzheimer's had reached a higher level and to take my father directly to the hospital due to my father becoming unresponsive at the Adult Day Care..

I am in living in fear in sending this information as Mrs. Ogbuneke tried to kill me when I was young she tried to shoot me in the head so I don't put it past her if she would do all this to my father so she could get a Windfall of money through selling the property. She should not be able to be his executor of the estate at all while with her history of abuse and fraud, credit card fraud and causing the wrongful death of my father. Mrs. Ogbuneke is using the Personal Representative position for fraud and to obtain a Windfall by trying to get daddy's land and sell it.. I didn't know a thing and was only informed when I called TPM on the 29th of December 2025. I was able to get the invoice that was submitted for collections by North Carolina Social Service in January but still needed more proof.. So on February 13, 2025 at the direction of the Medicaid Fraud Department I called social services and still had a hard time as Mrs. Ogbuneke listed Mr. Joe L. Adams Sr as living at her home address and never listed his address at the Royal Park Nursing facility. I need to be the personal representative to be able to see the extent of her fraud and what other violations were committed in North Carolina. Mrs. Ogbuneke was doing all these things while abandoning me as her brother and not speaking to me.. Never coming to see me and never returning any phone calls.. I thought it was me she didn't like but it was this plan to steal the property.

In November Mrs Ogbuneke could not wait for the appeals court. She is actively trying to sell the property and defraud Medicare with her magistrate attorney lawyer from Chester SC Mr. Cyrus Corbett. He has been preventing all visits and conversations and is also involved in the fraud in my opinion.. I am asking that the court issue a restraining order for Mrs. Ogbuneke while we are in court so they don't try to kill me.. I had no involvement in any of this and could not understand

why Mrs. Ogbuneke was in such a hurry for my father to pass.. I have suffered through Mr. Corbet sending process servers to my house leaving notices on the fence outside.. I suffered through Mrs. Ogbuneke bringing the police and taking pictures of my belonging and making a public spectacle with so many police.. All of these violations were done as Mrs. Ogbuneke seemingly felt confident that no one would ever find out that she had defrauded Medicaid. I have suffered great emotional and psychological issues as I was presented as the villain and the person no one believed.. I have had countless hours of research and working on this case endlessly and not being able to enjoy my life and live at peace due to the neighbors telling me Mrs. Ogbuneke has been riding around the house and has been observing but never once stopped called or tried to contact me for more than the last decade.. It is hurtful and her actions were well thought out and every person manipulated.. All the lies to the probate court and the Court of Appeal.. For all the aforementioned reasons I am asking that the Court of Appeals Overturn the ruling of the Probate Court and the Court of Common Pleas. I am pleading to the court that I am the rightful Personal Representative of the estate and I have made no violation or stolen anything ever from my parents.. I had no part in the Unlawful Death of my father Joe L. Adams Sr.

I am submitting the attached official evidence as proof of my claims in hopes that the State of South Carolina will issue the violation for the "Slayer Statute" and overturn the Probate Court Decision as Judge Woodard was lied to as well. I am submitting this evidence and pray that the Court of Appeals will Overturn the lower court decision and prosecute Mrs. Ogbuneke under the "Slayer Statute".

Thank You,



Joe Louis Adams Jr. 2/16/2026

please see attachments for proof..



NCOW021J0006340606

IMPORTANT NOTICE

YOUR ESTATE IS SUBJECT TO MEDICAID RECOVERY

This is **NOTICE** that Federal and State law authorize the Division of Medical Assistance to file a claim against your estate to recover certain payments made by the Medicaid program on your behalf. We cannot collect any assets (property or money) that are not part of your estate at the time of your death. No lien will be placed on your property as part of the recovery process.

Your estate is subject to recovery because:

- ▶ You applied or reapplied for Medicaid on or after **October 1, 1994**, and
- ▶ You are age **55 or older**, and
- ▶ Medicaid is paying for a portion of your care in a nursing facility, **OR** you are receiving services under the Community Alternatives Program (CAP) **OR** you are receiving Personal Care Services (PCS).

Recovery will be claimed for Medicaid payments for the following services as stated in the North Carolina State Plan, as well as in the N.C. Gen. Stat. sec 108A-70.5.

- ▶ Nursing facility cost of care, and
- ▶ Related hospital expenses while you resided in a nursing facility.
- ▶ Home and Community Based Services
- ▶ CAP Services
- ▶ Personal Care Services (PCS) and
- ▶ Prescription drugs.

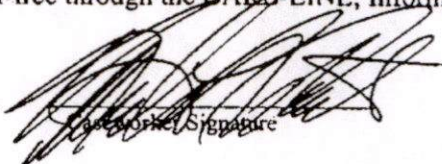
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There are some circumstances when we will not collect from your estate. We will waive recovery when:

- ▶ You are survived by a legal spouse, child under age 21, or child of any age who is blind or disabled (as determined by the Social Security Administration or Disability Determination Services), or
- ▶ The total assets in your estate are less than \$5,000, or the total Medicaid paid on your behalf is less than \$3,000, or
- ▶ Recovery will cause undue or substantial hardship to a surviving heir.

If you have questions about anything in this notice, contact your local Department of Social Services or call DMA, Eligibility Unit, toll-free through the CARE LINE, Information and Referral Service, at 1-800-662-7030.


Applicant/Recipient/Representative


Case Worker Signature

11.2.10
Date



NC DEPARTMENT OF
**HEALTH AND
 HUMAN SERVICES**
 Division of Health Benefits

ROY COOPER . Governor
 MANDY COHEN, MD, MPH . Secretary
 DAVE RICHARD . Deputy Secretary, NC Medicaid



NCOW021J0006340406

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SC Court of Appeals

ESTATE RECOVERY INVOICE
 AS OF 03/19/2021

BILL TO: ESTATE OF: JOE L ADAMS
 ROYAL PARK
 2700 ROYAL COM
 MATTHEWS, NC 28105

MEDICAID TAX ID#	- 81-1347407	RECIPIENT D/O/B	- PHI N.A.
RECIPIENT ID	- PHI N.A.	RECIPIENT D/O/D	- 02/12/2021
RECIPIENT NAME	- JOE L ADAMS	RECIPIENT SSN	- PHI N.A.
CASE ID	- 2021000225819	RECIPIENT GENDER	- M
COUNTY	- 060 MECKLENBURG		

STATEMENT OF MEDICAID EXPENDITURES

HOSPITAL	\$0.00
NURSING HOME SERVICES	\$442,240.03
CAP SERVICE	\$0.00
PRESCRIPTION DRUGS	\$182.30
PERSONAL CARE SERVICE	\$0.00
PACE	\$0.00
* TOTAL	\$442,422.33

THE STATE OF NORTH CAROLINA IS MAKING A CLAIM AGAINST THIS ESTATE FOR THE RECOVERY OF MEDICAL EXPENSES PAID BY THE NORTH CAROLINA MEDICAID AGENCY. THIS CLAIM IS MADE PURSUANT TO AUTHORITY GRANTED BY NORTH CAROLINA GENERAL STATUTE §108A-70.5. PLEASE MAKE CHECK PAYABLE TO THE N.C. DIVISION OF HEALTH BENEFITS AND MAIL TO 2022 MAIL SERVICE CENTER, RALEIGH, NC 27699-2022. PLEASE REFER ANY CORRESPONDENCE OR QUESTIONS TO THE HMS ESTATE RECOVERY UNIT, PO BOX 18869, RALEIGH, NC 27619, TELEPHONE NUMBER (866) 455-0109.

* MEDICAID RESERVES THE RIGHT TO UPDATE THIS INVOICE AMOUNT IF ANY RECOVERABLE CLAIMS ARE SUBMITTED TO AND PAID BY MEDICAID AFTER THE CREATION OF THIS INVOICE.

THIS CLAIM IS DUE IN FULL NO LATER THAN SIX (6) MONTHS FROM THE DATE IT IS FILED WITH THE ADMINISTRATOR, OR SIX (6) MONTHS FROM THE DATE IT IS FILED WITH THE CLERK OF COURT IF NO ADMINISTRATOR IS APPOINTED.

DIVISION OF HEALTH BENEFITS | NC MEDICAID
 LOCATION: 1985 Umstead Drive, Kirby Building, Raleigh, NC 27603
 MAILING ADDRESS: 2501 Mail Service Center, Raleigh, NC 27699-2001
 www.ncdhhs.gov • TEL: 919-855-4100 • FAX: 919-733-6608
 AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

The South Carolina Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

Joe L. Adams, Jr., Appellant,

v.

Betty Ogbuneke, Respondent,

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Dec 22 2025

SC Court of Appeals

In the Matter of Joe L. Adams, Sr.
Appellate Case No. 2022-000357

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SC Court of Appeals

Appeal From York County
William A. McKinnon, Circuit Court Judge
Unpublished Opinion No. 2025-UP-366

Submitted October 23, 2025 – Filed November 5, 2025

Petition / Motion To
Submit New Supporting Evidence and Event
“Secret Filings”

To the South Carolina Court of Appeals,

I am submitting this Petition/Motion containing important evidence and asking for the Appeals court to accept and review this Newly Discovered Unknown Supporting Evidence that was discovered on December 20, 2025. The evidence is significant for the Appeals Court to Consider as it is directly connected to the case and I had no way until yesterday to know anything was amiss. I am hoping im not too late and that the court will accept and consider this petition as supporting

additional important evidence. I am asking for this newly found evidence and discovery to be considered in support of my Petition for Rehearing to ask for a reconsideration of the opinion that was sent on November 5, 2025..

One Day ago I was notified by the defendants attorney that on November 5, 2025 they submitted documentation to the York County Probate Court petitioning the court to sell the property that the question of **Personal Representative** is based on which is the core of the Appeal. Mrs Ogbuneke did not wait for the order and did not wait for me to petition for rehearing but filed the petition to the York County Probate Court for sale of the property outside of my right to ask for rehearing and rehearing en banc.. I am asking for permission to submit this evidence of further abuse to support my position on why Mrs. Ogbuneke should not be allowed to be sole Executor of the Estate and there needs to be Coexecutors or Dual Personal Representatives which will provide transparency of all activities.

The Notification or Petition to Sell the Property was filed on November 5, 2025 the same day of the Appeals Decision. But I received the email from the defense attorney office regarding the sell of the property on December 20, 2025. The email was sent by the defense attorney on December 17, 2025. I don't know why the defendant would submit the documentation to sell the property but I don't agree.. This action represents the very uncertainty that I have and reservations about Mrs. Ogbuneke being sole Personal Representative of the estate.. It is very unethical and underhanded to secretly file to sell the property without mentioning anything to me or try to see what my thought were.. She did this in my opinion just because I am appealing her being personal representative.. But this is a repeated behavior that is the reason why she should not be in control of the estate but we both need to have signing requirements so there is no underhanded "in secret" filing and selling without me knowing anything.. This is the second or third time she has gone to the Probate Court in secret and file without at least taking time to at least inform me or ask me if I was interested in selling the property or if we can find some common ground.. By the time I found out anything the submission is now over a month old.

If the court would look at the preparation of the document from her attorney that the time stamp is an in person delivery stamp. I have signed up with the Probate office of York County for email notification, to be notified if there are any documents or motions and no email or mail or notification of any type was sent.. It is December 21st and I worry that because Cyrus Corbett is also a magistrate judge that he has some connection to the Court of Appeals and is only serving me the paperwork now because he may assume or know the appeals court may or may not grant my motion for rehearing..

I have to say to the court that I feel this was an “underhanded move” and the service is over a month (45 days) after the documentation was submitted to the York County Probate court.. Mrs Ogbuneke’s attorney stated that because of my appeals that Mrs Ogbuneke feels that I don’t want her to have her inheritance but that is not the case.. It has been more than 14 years since Mrs. Ogbuneke abandoned this estate and has not visited other than a ride by. To me his statements are very untrue as Mrs Ogbuneke acts like she does not want her own inheritance as she has been absent for more than 14 years not contributing anything to the upkeep or to pay any taxes or anything.. not even a visit. I am concerned that Mrs. Ogbuneke may not be thinking clearly as we have been restricted by Judge Corbett from speaking or meeting in any form as I have requested a meeting but he still ignores my request and stands in the way of any conversation. This to me has prejudiced the Probate court and I feel the entry should not be allowed while we are waiting to hear from the Court of Appeals. Please see the dates of the time stamp and all the documentation they have compiled and never said a single word to me.. This is why it is very important and crucial that the Appeals Court overturn this ruling as this action proves the abuse and is an example of what I have been complaining about that has led to my not wanting Mrs. Ogbuneke to be sole Executor or Personal Representative.. I have no interest in selling the property and was in hopes that we would be able to move on but now this has happened all because she is obsessed with control and greed..

Mrs. Ogbuneke also "falsified the application for personal representative" and entered among other false entries that there were "No Interested Parties" so she could become personal representative P16-27 of transcript and did not adhere to the court instructions.. It would bring great peace to the estate if we are both dual Personal Representatives in that she will not be able to sell the property in secret or take out loans without my knowledge and by the time I find out anything its too late.. This last move by Mrs Ogbuneke and Judge Corbett are proof of her intentions to sell and still not accept any responsibility of the estate.. I have paid all the taxes and supported this estate financially for more than 21 years. She did not have what she considered "Personal Representation Authority" for 24 hrs before she moved to sell all the property.. I did get emails from Judge Corbett yesterday and he mentioned that she felt I didn't want her to have her inheritance but that is very untrue.. I don't want to take away her inheritance but I also don't want to be a "sitting duck" while she continues to ignore that I even exist. She ignores me as if I have not been paying all the taxes and keeping the estate and never feels any responsibility to notify me of anything which is a dangerous position for me to be in as I can lose everything I have worked for.

I have paid more than \$21,000.00 by myself with no help from Mrs Ogbuneke in **property taxes** and have maintained this property for many years with multiple expenses and sweat alone with no help or visits or calls from Mrs Ogbuneke. New Roofs, New Furnace and many other repairs and purchases I have solely paid for to keep up everything for our Adams family estate. The estimates that they are submitting to the court are due to my hard work and labor as Mrs Ogbuneke has never even offered to help with the grass or maintenance at all in all these years... It is not ethical to be undercut or do things that are nefarious using the Probate Court while hiding the activity and I a sitting duck not being aware or notified of anything until it too late and I am in a emergency reative position all the time.. We could have at least had a conversation in the last few years but she wants to catch me off guard all the time.. That is why the dual Personal Representative needs to be awarded just like my father wanted the Dual Power of Attorney. He signed that power of attorney

paperwork after we were grown adults and not children like when the will was signed.. He wanted us to work together to maintain the estate.. I would honestly be glad to have family around during the holidays and we all have the same focus of our home.. I was wondering if she would show up during the Christmas Holiday not knowing until yesterday that she submitted an application to sell the property right from under me. All of this was happening since November 5, 2025 and not even the York County Probate Court notified me of any summons petition or any legal activity.

I have requested to be notified through the clerks office originally during the onset of the case but because Judge Corbett is well known and has a lot of connections in the Probate Office I got no notifications and everything was secret.. He said he was required to serve me but more than a month late is lot of time. So this kind of secret activity could go unnoticed if she is allowed to be the sole Personal Representative.. She has paid no taxes and has committed Credit Card Fraud and I just feel that the best is to have the dual just like my father insisted on having Dual Power Of Attorney which I submitted in my petition for rehearing. I feel abused and that my rights are being violated. I don't want to sell this property and have kept it because my father and I have always been focused on the survival of everything my father and grandfather have done.. Mrs Ogbuneke lives in North Carolina and has not tried to contact me after all my text messages and phone messages to her phone.. I am not interested in selling this property and feel that the only reason Mrs. Ogbuneke is looking to sell is because she has a problem sharing.. She does not want to be agreeable because she wants to be in control so she could sell the property right out from under me without notice.. This is why I am submitted this documentation because the behavior is shown by the way they completed this extensive submittal to the Probate Court before I could ask for a rehearing..

I personally feel that if Judge Corbett was not influencing Mrs Ogbuneke and preventing any communication between us that it prevents us from work things out as a family.. He said he thought I didn't want my sister to have her inheritance.. no that is not the case at all... I have said several times in my pleadings I didn't want her to be the sole Personal Representative and this kind of behavior and disregard of

me is why. I just don't want to be caught off guard and lose everything because she sold it without my knowing anything just like they petitioned the York Count Probate Office without my knowing anything..

Mrs. Ogbuneke falsified the application for Personal Representative and submitted it in secret as well and by the time I knew anything it was done.. Just like she appeared in the driveway without notice outside disregarding Judge Woodruffs order with several cars of police in surprise to me and my neighbors taking pictures of my things and Judge Woodruff had to stop her because she never told her to take any pictures and she was supposed to give me 48hrs notice but she didn't and lied to the police.. It is very hard to finally be at peace when Mrs Ogbuneke and Judge Corbett are submitting petitions in secret and the Probate Court is not notifying me.. I am sending this information to the Court of Appeals in support of my motion for Rehearing and Rehearing En Banc to be granted in light of these latest unannounced unexpected events that I had no idea were transpiring. I sincerely pray that the decision is reversed or overturned.

Thank You,

A handwritten signature in black ink, appearing to read "Joe L. Adams Jr.", written in a cursive style.

Joe L. Adams Jr. 12/21/2025

Subject Re: Adams
From <technicalspecialist2012@yahoo.com>
To: Cyrus Corbett
<cyrus@corlawsc.com>, Court Of
Appeals Filings
<ctappfilings@sccourts.org>
Cc: Ann Shirley <ann@corlawsc.com>
Date Today at 4:14 PM

So why is she trying to sell the property? I don't see a reason after all this time she has never even tried to speak with me or see what it's like to share responsibility. I'm not interested in selling.. but I am interested in speaking directly to her to see if she is in her right mind? This is really outside what I think she would try.. why did you wait so long to serve me the papers? It was filed November the 5th? It's December 20th at this point..

Joe

Sent from Yahoo Mail for iPhone

On Saturday, December 20, 2025, 4:11 PM, Cyrus Corbett
<cyrus@corlawsc.com> wrote:

Joe, we filed this before you filed your request for a rehearing. It's required that we give you service. If the court of

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appeals has not made a decision, we will continue the hearing.

Get [Outlook for iOS](#)

From:

technicalspecialist2012@yahoo.com
<technicalspecialist2012@yahoo.com>

Sent: Saturday, December 20, 2025
3:58:14 PM

To: Court Of Appeals Filings
<ctappfilings@sccourts.org>

Cc: Cyrus Corbett
<cyrus@corlawsc.com>; Ann Shirley
<ann@corlawsc.com>

Subject: Fw: Adams

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SC Court of Appeals

Hello Court of appeals,
Please see the below forwarded information. I submitted a request for rehearing to the court. I am not sure why they are telling judge woodruff that no appeal was filed. Please let me know the status of my motion for rehearing and rehearing en banc.

Thank You,

Joe Adams

Sent from Yahoo Mail for iPhone

Begin forwarded message:

SC 29706

Physical Address: 813 Davis Drive,
Chester SC 29706
Phone: 803-818-2007

-----Original Message-----

From:

Scanner@modernimpressions.com

<Scanner@modernimpressions.com>

Sent: Wednesday, December 17, 2025

2:30 PM

To: Ann Shirley <ann@corlawsc.com>

Subject: Adams

This E-mail was sent from
"RNP583879271873" (IM C3500).

Scan Date: 12.17.2025 15:11:22 (-0500)

Queries to:

Scanner@modernimpressions.com

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SC Court of Appeals

Hide trimmed content ^

On Saturday, December 20, 2025, 3:55 PM,
technicalspecialist2012@yahoo.com wrote:

Hello Mrs Shirley,
I submitted an appeal to appeal court in Columbia.. it is on record for rehearing. I am not interested in selling any property.

Thank You,

Joe Adams

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SC Court of Appeals

Sent from Yahoo Mail for iPhone

On Wednesday, December 17, 2025,
2:45 PM, Ann Shirley
<ann@corlawsc.com> wrote:

Mr. Adams,

Please find attached the filed copy of the Petition for Sale of Real Property filed on behalf of Betty Ogbuneke which is hereby served upon you. Please confirm receipt of this email. A hard copy will follow via US Mail.

Ann C. Shirley, Paralegal

Mailing Address: PO Box 1038, Chester

STATE OF SOUTH CAROLINA

COUNTY OF YORK

IN THE MATTER OF:

JOE LOUIS ADAMS, SR.,

Decedent Alleged Incapacitated Individual
 Minor Other: _____

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2025 DEC -5 P 1:42

PROBATE COURT USE ONLY ▲

Betty Ogbuneke, individually and as Personal
Representative for the Estate of Joe Louis Adams, Sr.,
Petitioner(s),
vs.

CAROLYN E. WOODRUFF
JUDGE OF PROBATE
YORK COUNTY, SC

IN THE PROBATE COURT

CASE NUMBER 2021-ES-46- 00777

Joe Louis Adams, Jr.,
Respondent(s).*

SUMMONS

*For Guardianship/Conservatorship matters, you must include the alleged incapacitated individual as a Respondent.

TO THE RESPONDENT(S) LISTED ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Petition in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer upon the Petitioner(s) listed above at the following address(es):

Please Type or Print.

Cyrus Corbett

(Name of Petitioner/Attorney for Petitioner)

P.O. Box 1038/ 813 Davis Dr.

(Street Address or Mailing Address)

Chester, SC 29706

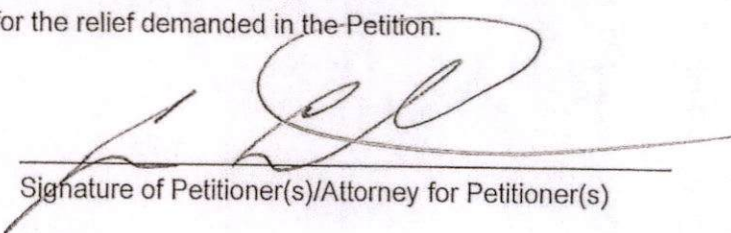
(City, State, and Zip Code)

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Your Answer must be served on the Petitioner at the above address within **thirty (30) days** after the service of this Summons and Petition upon you, exclusive of the day of such service; and if you fail to answer the Petition within that time, judgment by default will be rendered against you for the relief demanded in the Petition.



Signature of Petitioner(s)/Attorney for Petitioner(s)

Date: 12/1/2025

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF: YORK

IN THE MATTER OF:
JOE LOUIS ADAMS, SR.
(Decedent)

FILED RECEIVED

CASE NUMBER: 2021-ES-46-00777

2025 DEC 5 1:42

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SC Court of Appeals

BETTY OGBUNEKE, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE OF THE ESTATE
OF JOE LOUIS ADAMS, SR.

CAROLYN E. WOODRUFF
JUDGE OF PROBATE
YORK COUNTY, SC

Petitioner(s)

vs.

*PETITION FOR SALE OF REAL PROPERTY

JOE LOUIS ADAMS, JR.

Respondent(s)

Petitioner alleges the following:

1. Interested parties to the estate that would be affected by the sale of the real property are as follows:

A. The names and addresses of the devisees in the Will, if any, and the dates of birth of any minors:

Name	Year of Birth	Address	Relationship to Decedent
BETTY LAVERNE OGBUNEKE		6218 IDLEBROOK DR. CHARLOTTE, NC 28212	DAUGHTER
JOE LOUIS ADAMS, JR.		721 OGDEN RD. ROCK HILL, SC 29730	SON

(use additional sheet if necessary)

B. If the Decedent died intestate (without a Will) or if the time to challenge the Decedent's Will admitted to probate has not expired, then the names and addresses of intestate heirs who are not devisees, if any, and the dates of birth of any minors:

Name	Year of Birth	Address	Relationship to Decedent

(use additional sheet if necessary)

C. The names and addresses of all Creditors who have properly presented a claim(s) against the estate which remain(s) unresolved:

Name	Address
BETTY OGBUNEKE	6218 IDLEBROOK DR. CHARLOTTE, NC 28212
JOE LOUIS ADAMS, JR.	721 OGDEN RD. ROCK HILL, SC 29730

(use additional sheet if necessary)

*NOTE: THIS IS A FORMAL PROCEEDING. IN ADDITION TO A PETITION, YOU MUST ALSO FILE A SUMMONS (FORM SCCA 401PC), PAY THE STATUTORY FILING FEE OF \$150.00, AND FILE A CLOCKED COPY OF THE LIS PENDENS. A HEARING IN THE PROBATE COURT ON THE PETITION MAY BE REQUIRED.

D. The names and addresses of any other interested persons affected by this proceeding (including co-owners of real estate):

Name	Year of Birth	Address	Relationship to Decedent
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(use additional sheet if necessary)

E. The name(s) and address(es) of the Personal Representative(s) of the estate (if not the Petitioner):

Name	Address
_____	_____
_____	_____

2. The real property needs to be sold because: THERE IS NO LIQUID VALUE IN THE ESTATE TO SEPARATE BETWEEN THE PARTIES AND CO-OWNERSHIP WOULD BE AGAINST THE BEST INTEREST OF THE HEIRS.

3. The real property of the Decedent's estate, which the Petitioner desires to sell, is described as follows:

a. Address: SEE LIST OF PROPERTIES

b. Legal Description: (The Decedent's deed may be required by the Court) SEE ATTACHED EXHIBIT B

c. Tax Map Sheet Number (TMS#) / Deed Book and Page: PLEASE REFER TO ATTACHED LIST OF PROPERTIES

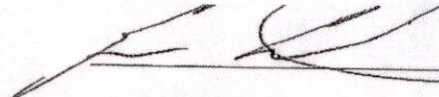
4. The tax assessed value of the real property is: \$298,900.00. This value is based upon the most recent assessor's statement. The assessor's statement may be required by the Court.

5. The fair market value of the real property is: \$1,182,600.00 BASED ON REALTOR.COM. This value is based upon the opinion of a real estate agent based upon a comparative market analysis or the opinion of a real estate appraiser based upon an appraisal. The comparative market analysis or the appraisal may be required by the Court.

Executed this 05 day of NOVEMBER, 2025.

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Signature: Betty Ogbuneke
 Print Name: BETTY OGBUNEKE
 Address: 6218 IDLEBROOK DR.
CHARLOTTE, NC 28212
 Telephone (Work): _____
 (Home): _____
 (Cell): 704-562-3564
 Email: _____
 Relationship to Decedent/Estate: _____



Attorney: CYRUS CORBETT
Address: P.O. BOX 1038
CHESTER, SC 29706
Telephone: 803-818-2007
Email: CYRUS@CORLAWSC.COM OR ANN@CORLAWSC.COM

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STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

IN THE PROBATE COURT
FOR THE SIXTEENTH JUDICIAL CIRCUIT

In the matter of:)

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JOE LOUIS ADAMS, SR.)
Decedent,)

2025 DEC -5 P 1:42

Betty Ogbuneke, individually and)
As Personal Representative for the)
Estate of Joe Louis Adams, Sr.)

CAROLYN E. WOODRUFF)
JUDGE OF PROBATE)
YORK COUNTY, SC)

Petitioner,)

LIS PENDENS

Vs.)

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Joe Louis Adams, Jr.)

FEB 17 2026

Respondent.)

SC Court of Appeals

NOTICE IS HEREBY GIVEN that the Petitioner has filed a Petition to Sale Real Property the within described property in the Probate Court for York County where the estate of the Decedent has been filed in Case No. 2021-ES-46-00777.

All that certain piece, parcel or lot of land, lying on the Southern side of Ogden Road, in the City of Rock Hill, Catawba Township, County of York, State of South Carolina, and being more particularly described as follows, to-wit:

Beginning at a stake on the Southern side of Ogden Road and 245.4 feet East of Orr Drive, running thence S. 28-38 E. 150 feet to a stake; thence S. 57-56 W. 15 feet to a stake; thence S. 62-32 W. 115.5 feet to a stake; thence N. 40-03 W. 151.3 feet to a stake on Ogden Road; thence in an Easterly direction with the curve of Ogden Road 184.1 feet to the beginning, being shown and designated as Lots Nos. 100,101 and 102 on Map of Sunset Park Extension, property of J. Edward Marshall, Jr., Trustee, prepared by White and Marrett on February 19, 1947.

All that certain lot of land located on the Southeastern side of Ogden Road, in the City of Rock Hill, South Carolina, being more particularly described as follows, to wit: Beginning at a stake on the Southeastern side of Ogden Road, inner line of sidewalk, 61.3 feet northeast of the intersection of Ogden Road and Orr Drive; thence S. 30-27 W. 61.3 feet to a stake; thence with Orr Drive S 47-07 E 150 feet to a stake; thence N. 62-32 E. 4305 feet to a stake; thence N. 40-03 W. 151.3 feet to the beginning, being shown and designated as Lot No. 103 of aforesaid plat; also

All that certain lot of land located on the Northeastern side of Orr Drive in the City of Rock Hill, South Carolina, being more particularly described as follows, to wit: Beginning at a stake on the Northeastern

side of Orr Dr. inner line of sidewalk, 150 feet southeast of the intersection of Orr Drive and Ogden Road; thence N. 62-32 E. 159.1 feet to a stake; thence S. 42-53 W. 150 feet to a stake; thence with Orr Drive N. 47-07 W. 53.4 feet to the beginning, being shown and designated as Lot No. 104 on aforesaid plat; also

All that certain lot of land located in the Northeastern side of Orr Drive, in the City of Rock Hill, South Carolina, and being more particularly described as follows, to-wit: Beginning at a stake on the Northeastern side of Orr Drive, inner line of sidewalk, 203.4 feet southeast of the intersection of Orr Drive and Ogden Road; thence N. 42-53 E. 150 feet to a stake; thence S. 47-07 E. 50 feet to a stake; thence S. 42-53 W. 150 feet to a stake, thence with Orr Drive N. 47-07 W. 50 feet to the beginning, being shown and designated as Lot No. 105 on aforesaid plat; also,

All that certain lot of land located on the Northeastern side of Orr Drive in the City of Rock Hill, South Carolina, and being more particularly described as follows, to-wit: Beginning at a stake on the Northeastern side of Orr Drive, inner line of sidewalk, 253.4 feet southeast of the intersection of Orr Dr. and Ogden Road; thence N. 42-53 E. 150 feet to a stake, thence S. 47-07 E 50 feet to a stake; thence S. 42-53 W. 150 feet to a stake; thence with Orr Drive N. 47-07 W. 50 feet to the beginning, being shown and designated as Lot No. 106 on aforesaid plat.

Being the identical property conveyed to Joe Louis Adams, a/k/a Joe Louis Adams, Sr. by deed of John Adams dated May 14, 1969 and recorded May 15, 1969 in Deed Book 389 at Page 472.

All recording references being made to the Office of the Clerk of Court for York County, South Carolina.

Address of Property: 717 Ogden Rd. Rock Hill, SC

721 Ogden Rd. Rock Hill, SC

731 Ogden Rd. Rock Hill, SC

366 Orr Dr. Rock Hill, SC

362 Orr Dr. Rock Hill, SC

370 Orr Dr. Rock Hill, SC

727 Ogden Road, Rock Hill, SC

Tax Map No.: 6002201019, 6002201020, 6002201021; 6002201022; 6002201023; 6002201025 and 6002201024;

All recording references being to the office of the Clerk of Court for York County, SC, unless otherwise specified.

November 5, 2025

Chester, South Carolina

s/ Cyrus Corbett SC Bar #103156

Cyrus Corbett, Attorney At Law, LLC

813 Davis Dr., Po Box 1038

Chester, SC 29706

Phone: 803-818-2007
Attorney for Petitioner

Item #	Description	% owned by Decedent	Tax Value	Fair Market value (realtor.com)	Value of Decedent's interest
1	717 Ogden Road TMS# 6002201019	100	\$17,500.00	\$166700	\$166,700.00
2	721 Ogden Road TMS 6002201020	100	\$151,400.00	\$233,700.00	\$233,700.00
3	731 Ogden Road TMS 6002201022	100	\$35,000.00	Est. \$100,000.00	\$100,000.00
4	366 Orr Dr. TMS # 6002201024	100	\$35,000.00	\$177,000.00	\$177,000.00
5.	362 Orr Dr. TMS # 6002201025	100	\$20,000.00	\$158,700.00	\$158,700.00
6.	370 Orr Dr. TMS # 6002201023	100	\$20,000.00	\$168,500.00	\$168,500.00
7	727 Ogden Rd TMS # 6002201021	100	\$20,000.00	\$178,000.00	\$178,000.00

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CAROLYN E. WOODRUFF
JUDGE OF PROBATE
YORK COUNTY, SC

**THIS OPINION HAS NO PRECEDENTIAL VALUE. IT SHOULD NOT BE
CITED OR RELIED ON AS PRECEDENT IN ANY PROCEEDING
EXCEPT AS PROVIDED BY RULE 268(d)(2), SCACR.**

**THE STATE OF SOUTH CAROLINA
In The Court of Appeals**

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2025 DEC -5 P 1:42

CAROLYN E. WOODRUFF
JUDGE OF PROBATE
YORK COUNTY, SC

Joe L. Adams, Jr., Appellant,

v.

Betty Ogbuneke, Respondent,

In the Matter of Joe L. Adams, Sr.

Appellate Case No. 2022-000357

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SC Court of Appeals

Appeal From York County
William A. McKinnon, Circuit Court Judge

Unpublished Opinion No. 2025-UP-366
Submitted October 23, 2025 – Filed November 5, 2025

AFFIRMED

Joe L. Adams, Jr., pro se, of Rock Hill.

William Cyrus Corbett, of Cyrus Corbett, Attorney at
Law LLC, of Chester, for Respondent.

PER CURIAM: Joe L. Adams, Jr., appeals the circuit court's dismissal of his appeal from a probate court order which directed a verdict in favor of Betty Ogbuneke, the personal representative of the Estate of Joe L. Adams, Sr., on Adams's application for restraint and performance of the personal representative.

Adams raised fourteen issues on appeal. He argues (1) the circuit and probate courts erred in failing to make complete findings of fact in violation of Rule 52(a) of the South Carolina Rules of Civil Procedure, (2) the circuit court erred in failing to make "additional" findings of fact after Adams told the circuit court he did not have the opportunity to testify before the probate court, (3) the circuit court erred when it failed to remove Ogbunke as personal representative of the estate or assign co-personal representative rights to Adams when Ogbunke allegedly "misrepresented" and "falsified" information on her personal representative application, (4) the circuit court erred by failing to consider allegations of credit card fraud and credit reports related to Ogbunke, (5) the probate court erred by failing to allow Adams to present evidence in violation of Rules 19, 50 and 52 of the South Carolina Rules of Civil Procedure, (6) the circuit court erred by failing to award Adams co-personal representative rights when Ogbunke failed to file certain documents related to the estate, (7) the circuit court erred when it failed to grant Adams relief for harassment he experienced from Ogbunke after the probate court hearing, (8) the circuit court erred by failing to make findings of fact based on Adams's assertion that he was not allowed to testify at the probate court hearing, (9) the probate court erred when it directed a verdict in favor of Ogbunke because Adams was not provided an opportunity to testify, submit evidence, or present a closing argument, (10) the circuit court erred by failing to make findings of fact based on Adams's assertion that the probate court refused to allow Adams to submit evidence, (11) the circuit court erred by failing to "review the case and see all the evidence," (12) the circuit court erred by accepting Ogbunke's "explanations" regarding what occurred at the probate court hearing, (13) the circuit court erred because it was unfamiliar with the process for appealing a probate court's decision and with the specific documentation related to Adam's appeal, and (14) the circuit court erred by not investigating Adams's claims and not making findings of fact related to his claims. We affirm, pursuant to Rule 220(b), SCACR.

The circuit court dismissed Adams's appeal from the probate court, finding he failed to (1) file a statement of issues on appeal as required by section 62-1-308(b) of the South Carolina Code (2022) and (2) state a claim based on an appealable issue. On appeal to this court, Adams has not challenged the circuit court's dismissal of his appeal on the basis that he failed to comply with section 62-1-308(b). Because Adams does not appeal this finding, it is the law of the case, and we affirm. *See Dreher v. S.C. Dep't of Health & Env't Control*, 412 S.C. 244, 250, 772 S.E.2d 505, 508 (2015) ("[S]hould the appealing party fail to raise all of the grounds upon which a lower court's decision was based, those unappealed findings—whether correct or not—become the law of the case."); *Shirley's Iron*

Works, Inc. v. City of Union, 403 S.C. 560, 573, 743 S.E.2d 778, 785 (2013) ("An unappealed ruling is the law of the case and requires affirmance."); Rule 220(c), SCACR ("The appellate court may affirm any ruling, order, decision or judgment upon any ground(s) appearing in the [r]ecord on [a]ppeal.").

AFFIRMED.¹

WILLIAMS, C.J., and VINSON and CURTIS, JJ., concur.

¹ We decide this case without oral argument pursuant to Rule 215, SCACR.