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Jul 16 2026

SC Court of Appeals

**STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS**

SHAFTESBURY GREEN PROPERTY OWNERS ASSOCIATION, INC.,

Respondent,

v.

**CEDRIC JAVUS BROWNE; MICHELLE EBLIN; NATIONSTAR MORTGAGE, LLC;
AMERICAN EXPRESS NATIONAL BANK; BANK OF AMERICA, N.A.; TD BANK
USA, N.A.; AND PORTFOLIO RECOVERY ASSOCIATES, LLC,**

Defendants,

of whom CEDRIC JAVUS BROWNE is the

Appellant.

Appeal From Horry County

Court of Common Pleas, Fifteenth Judicial Circuit

Master-in-Equity Division

The Honorable Alan D. Clemmons, Master-in-Equity

Civil Action No. 2025-CP-26-00500

FILED
HORRY COUNTY
2025 JUL 14 P 4:46
RENEE H. ELVIS
CLERK OF COURT
HORRY COUNTY, SC

NOTICE OF APPEAL

TO: Mark A. Nappier, Esq., attorney for Plaintiff/Respondent Shaftesbury Green Property Owners Association, Inc., and to the Clerk of Court for Horry County:

PLEASE TAKE NOTICE that Defendant Cedric Javus Browne, appearing pro se, hereby appeals to the South Carolina Court of Appeals from:

1. The Master's Report and Order of Foreclosure and Sale entered in this action, filed on or about April 21-22, 2026, by the Honorable Alan D. Clemmons, Master-in-Equity; and
2. The Order denying Defendant's Rule 59(e) Motion to Alter or Amend Judgment, Rule 60(b) Motion for Relief from Judgment, and Emergency Motion, entered on or about June 26, 2026, by the Honorable Alan D. Clemmons, Master-in-Equity.

Appellant received written notice of entry of the June 26, 2026, Order on June 26, 2026. This Notice of Appeal is served and filed within thirty (30) days of that date, pursuant to Rule 203(b)(1), SCACR.

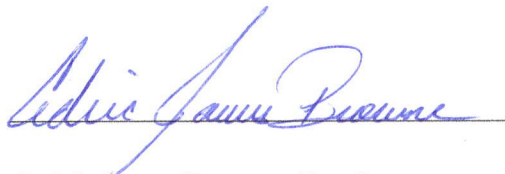
Appellant appeals from the whole of each of the above-referenced Orders and from every part thereof, and will seek review of, among other things, the following:

- a. Whether the Master erred in proceeding to a final hearing on the merits and entering final judgment immediately after setting aside Appellant's default for lack of actual service, without granting Appellant's request for a continuance to prepare a defense as a non-defaulting party;
- b. Whether Appellant preserved and did not waive his objection to personal jurisdiction and insufficient service of process;
- c. Whether the Master erred in proceeding to judgment on a claim materially different in amount and composition from the claim pled in the Complaint, without affording Appellant notice and a meaningful opportunity to examine and challenge the revised claim;
- d. Whether the foreclosure judgment should be barred, in whole or in part, under the doctrine of unclean hands, where Plaintiff refused to accept payment of undisputed assessments unless bundled with disputed fines, fees, and charges;
- e. Whether the fines included in Plaintiff's claimed balance were properly imposed in accordance with the Association's governing documents, including the notice-and-hearing requirements of the Association's By-Laws;

- f. Whether the matter should have been submitted to mediation or Alternative Dispute Resolution before final judgment was entered, and whether Plaintiff's Certificate of Exemption from ADR was properly determinative absent a specific order of the Court;
- g. Whether the Master erred in denying Appellant's Rule 59(e) and Rule 60(b) motions; and
- h. Such other errors as may appear from the record on appeal.

A copy of the Master's Report and Order of Foreclosure and Sale, and a copy of the June 26, 2026 Order denying Appellant's post-judgment motions, are annexed hereto.

Respectfully submitted,



Cedric Javus Browne, Pro Se

633 Notting Hill Court

Conway, SC 29526

Date: July 13, 2026

CERTIFICATE OF SERVICE

I certify that on the date shown below, I served a true and correct copy of the foregoing Notice of Appeal, together with the attached orders, upon Plaintiff's counsel by U.S. Mail and/or electronic filing, addressed as follows:

Mark A. Nappier, Esq.

JOYE NAPIER RISHER & HARDIN

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HORRY COUNTY, SC

3575 Highway 17 Business

Murrells Inlet, South Carolina 29576

Date: July 13, 2026

A handwritten signature in blue ink, reading "Cedric Javus Browne", written over a horizontal line.

Cedric Javus Browne

STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

Trial Court Case No. 2025-CP-26-00500
Appellate Case No. [TO BE ASSIGNED]

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SC Court of Appeals

INDEX TO FILING PACKAGE

PART I — COVER DOCUMENT

1. **Cover Letter to Clerk of Court** — transmittal letter, including request for service by email and mail

PART II — JURISDICTIONAL DOCUMENT

2. **Notice of Appeal** — with Certificate of Service, filed with Horry County Clerk of Court July 14, 2026 (Rule 203, SCACR)

PART III — FEE WAIVER

3. **Motion to Proceed In Forma Pauperis and Supporting Financial Affidavit** — sworn and notarized (S.C. Code Ann. § 15-7-50; Rule 3(b)(1), SCRCP; Rule 240(d), SCACR)

PART IV — EMERGENCY RELIEF

4. **Emergency Petition for Writ of Supersedeas** — verified by Appellant (Rule 241, SCACR)
5. **Affidavit of Cedric Javus Browne in Support of Emergency Petition** — sworn and notarized

Exhibit A to Affidavit: Email chain dated April 9 through May 13, 2026, among Appellant, Sheri McAllister (Staff Attorney, Office of the Master-in-Equity), and Mark A. Nappier, Esq.

PART V — CERTIFIED COURT RECORDS (Rule 241(d)(3), SCACR)

6. **Certified Copy — Master's Report and Order of Foreclosure and Sale** — entered April 21, 2026, Horry County Court of Common Pleas, Case No. 2025-CP-26-00500
7. **Certified Copy — Form 4 Order (Order/Electronic Form 4)** — signed June 26, 2026, electronically entered June 29, 2026, Horry County Court of Common Pleas, Case No. 2025CP2600500

PART VI — SUPPORTING RECORD DOCUMENTS (referenced in Affidavit, ¶¶ 3–4, 9)

- 8. Notice of Hearing Via Webex** — filed February 26, 2026; served by mail February 24, 2026 (first notice of this action received by Appellant)
- 9. Notice of Hearing (in-person, April 8, 2026)** — filed March 27, 2026; served by mail March 26, 2026, with Certificate of Service by Mail
- 10. Certificate of Service by Mail** — filed May 4, 2026, certifying mailing of the April 21, 2026, Order on April 22, 2026 (notarized March 26, 2026 — see Affidavit ¶ 9)

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Cedric Javus Browne

633 Notting Hill Court

Conway, South Carolina 29526

(843)796-8386

plainjane9955@gmail.com

Appellant, Pro Se

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SC Court of Appeals

July 15, 2026

Clerk of Court

South Carolina Court of Appeals

1220 Senate Street

Columbia, South Carolina 29201

ctappfilings@sccourts.org

Re: Shaftesbury Green Property Owners Association, Inc. v. Cedric Javus Browne, et al.

Trial Court Case No. 2025-CP-26-00500

Horry County Court of Common Pleas, Master-in-Equity Division

Emergency Petition for Writ of Supersedeas — **Foreclosure Sale Scheduled August 3, 2026**

Dear Clerk of Court:

Enclosed please find the following documents transmitted by email to ctappfilings@sccourts.org, filed by Appellant Cedric Javus Browne, appearing pro se, in the above-referenced matter:

1. Notice of Appeal, with Certificate of Service, filed with the Horry County Clerk of Court on July 14, 2026 (certified copy enclosed);
2. Motion to Proceed In Forma Pauperis and Supporting Financial Affidavit (pursuant to S.C. Code Ann. § 15-7-50, Rule 3(b)(1), SCRCP, and Rule 240(d), SCACR);

3. Emergency Petition for Writ of Supersedeas, verified by Appellant (pursuant to Rule 241, SCACR);

4. Affidavit of Cedric Javus Browne in Support of Emergency Petition, with Exhibit A (email chain dated April 9 through May 13, 2026);

5. Certified copy of Master's Report and Order of Foreclosure and Sale, entered April 21, 2026, Horry County Court of Common Pleas, Case No. 2025-CP-26-00500; and

6. Certified copy of Form 4 Order Denying Motions, signed June 26, 2026, and entered June 29, 2026, Horry County Court of Common Pleas, Case No. 2025-CP-26-00500.

This matter involves an HOA lien foreclosure action in which Appellant's property at 633 Notting Hill Court, Conway, South Carolina 29526, is scheduled for public auction sale on August 3, 2026. Because the Master's Report and Order of Foreclosure and Sale directs sale of real property, it falls within the exception to the general automatic stay under Rule 241(b)(4), SCACR, and S.C. Code Ann. § 18-9-170. Appellant respectfully requests that the Court treat the enclosed Emergency Petition for Writ of Supersedeas as requiring urgent attention in advance of the August 3, 2026, sale date. Time is of the essence.

A Motion to Proceed In Forma Pauperis is enclosed contemporaneously herewith. Appellant is currently unemployed with no income and has no significant assets beyond the subject residence, which is encumbered by mortgage liens substantially exceeding its market value. Appellant respectfully requests that the Court rule on the Motion to Proceed In Forma Pauperis at its earliest opportunity so that the absence of filing fees does not create any procedural delay in advance of the August 3, 2026, sale date.

Copies of all enclosed documents have been served on opposing counsel, Mark A. Nappier, Esq., Joye, Nappier, Risher & Hardin, LLC, 3575 Highway 17 Business, Murrells Inlet, SC 29576, by USPS mail with sufficient postage on [July 15, 2026, as reflected in the Certificate of Service attached to each filing.

REQUEST FOR SERVICE BY ELECTRONIC MAIL AND FIRST-CLASS MAIL

Email: plainjane9955@gmail.com

Pursuant to the South Carolina Supreme Court's Order Regarding Electronic Methods of Filing (April 24, 2024), a self-represented litigant may request that the appellate court serve orders, opinions, and other correspondence by email, provided the request is made in writing and includes the email address for service.

Appellant hereby formally requests that this Court serve all orders, opinions, notices, and other correspondence in this matter by electronic mail to:

plainjane9955@gmail.com

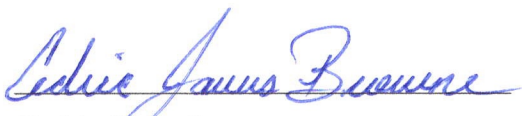
Appellant further requests, to the extent the Court's practice permits, that all such communications also be served by first-class mail to:

Cedric Javus Browne
633 Notting Hill Court
Conway, South Carolina 29526

Appellant will immediately notify the Court of any change in email address or mailing address. Appellant understands it is his responsibility to keep this information current with the Court.

If the Court requires any additional information or documentation, Appellant may be reached at the phone number and email address listed above.

Respectfully submitted,



Cedric Javus Browne

Appellant, Pro Se

633 Notting Hill Court
Conway, South Carolina 29526
(843)796-8386
July 15, 2026

Enclosures (6)

cc: Mark A. Nappier, Esq., Joye, Nappier, Risher & Hardin, LLC (via [USPS Mail with sufficient postage attached])