

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

JUDGMENT IN A CIVIL CASE

CASE NO. 2025CP2600500

Shaftesbury Green Property Owners Association Inc
PLAINTIFF(S)

Cedric Javus Browne et al
DEFENDANT(S)

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.
- ☐ **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

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:

Se Additional Information below

RECEIVED

Jul 17 2026

SC Court of Appeals

ORDER INFORMATION

This order ☒ ends ☐ does not end the case.

☒ See Page 2 for additional information.

For Clerk of Court Office Use Only

This judgment was electronically entered by the Clerk of Court as reflected on the Electronic Time Stamp, and a copy mailed first class to any party not proceeding in the Electronic Filing System on 06/26/2026 .

Michelle Eblen
Bank Of America Na
Td Bank Usa Na
Portfolio Recovery Associates Llc
Cedric Javus Browne for Cedric Javus Browne
Cedric Javus Browne for Cedric Javus Browne

NAMES OF TRADITIONAL FILERS SERVED BY MAIL

Court Reporter:

E-Filing Note: 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 judgment to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

Motion to Alter, Amend and Motion to Set Aside Judgment (filed May 1, 2026): The court has thoroughly reviewed the record in this case and finds that the judgment of foreclosure entered April 21, 2026 is fully supported by evidence presented at the April 8, 2026 hearing. Defendant Cedric Browne is in default. He failed to file a timely answer after service by publication was completed in June of 2025. His answer was not filed until nine months after service. He also failed to submit a timely brief in support of his motions filed May 1, 2026 as directed by the court on May 4, 2026. The brief was due May 14, 2026. Mr. Browne has failed to show good cause to support both the Motion to Alter or Amend and the Motion to Stay therefore both Motions are denied.

Motion to Stay filed June 11, 2026: As with the May 1, 2026 Motions, the court has thoroughly reviewed the record in this case and finds that the judgment of foreclosure entered April 21, 2026 is fully supported by evidence presented at the April 8, 2026 hearing. Defendant Cedric Browne is in default by failing to file a timely answer after service by publication was completed in June of 2025. His answer was not filed until nine months after service. Mr. Browne has failed to show good cause to support the Motion to Stay filed June 11, 2026 so it is denied.



Horry Common Pleas

Case Caption: Shaftesbury Green Property Owners Association Inc VS Cedric Javus Browne , defendant, et al
Case Number: 2025CP2600500
Type: Order/Electronic Form 4

So Ordered

s/Alan D. Clemmons 3088 Master in Equity

Electronically signed on 2026-06-26 16:29:59 page 3 of 3

