

STATE OF SOUTH CAROLINA

IN THE COURT OF APPEALS

RECEIVED

Aug 12 2026

SC Court of Appeals

Shaftesbury Green Property Owners Association, Inc.,

Respondent,

v.

Cedric Javus Browne, Michelle Eblen, Nationstar Mortgage, LLC, American Express National Bank, Bank of America NA, TD Bank USA, N.A., and Portfolio Recovery Associates, LLC,

Defendants,

of whom Cedric Javus Browne is the Appellant.

Appellate Case No. 2026-001570

APPELLANT'S DESIGNATION OF MATTER TO BE INCLUDED

IN THE RECORD ON APPEAL

Pursuant to Rule 209, SCACR, Appellant Cedric Javus Browne, pro se, designates the following matter from the record below to be included in the Record on Appeal in this action:

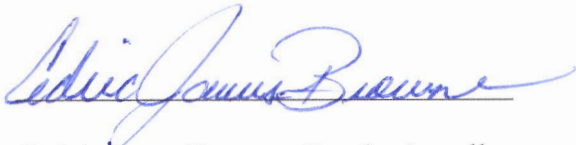
1. Summons and Complaint (filed January 21, 2025)
2. Certificate of Exemption from Arbitration (filed January 21, 2025)
3. Affidavit of Mark A. Nappier in Support of Service by Publication (filed May 5, 2025)
4. Affidavit of Non-Service

5. Order for Service via Publication (signed May 6, 2025)
6. Entry of Default
7. Appellant's Motion to Set Aside Default
8. Appellant's Answer, Affirmative Defenses, and Motion to Dismiss pursuant to Rule 12(b)(2), (4), and (5), SCRCF
9. Order of Reference (dated July 31, 2025)
10. Declaration of Covenants, Restrictions and Easements for Shaftesbury Green (admitted as an exhibit at the April 8, 2026, hearing)
11. Letters from the Association's then-President dated July 14, 2021, January 2, 2022, and March 17, 2022 (Himmelsbach Letters, admitted as exhibits at the April 8, 2026, hearing)
12. Account ledger and statement reflecting Appellant's assessment and late-fee history, Statement dated January 1, 2024 (Appellant's Ledger Exhibit, admitted at the April 8, 2026, hearing)
13. Affidavit of Cedric Javus Browne submitted in support of Appellant's post-trial motions
14. Master's Report and Order of Foreclosure and Sale (entered April 21-22, 2026)
15. Certificate of Service by Mail directed to Appellant (notarized March 26, 2026; describing an April 22, 2026, mailing)
16. Appellant's Rule 59(e) Motion to Alter or Amend Judgment (filed May 1, 2026)
17. Appellant's Rule 60(b) Motion to Set Aside Judgment (filed May 1, 2026)
18. Plaintiff's Memorandum/Opposition to Appellant's Rule 59(e) and Rule 60(b) Motions
19. Appellant's Reply to Plaintiff's Opposition Memorandum (filed May 18, 2026)
20. Appellant's Motion to Stay Foreclosure Sale (filed June 11, 2026)
21. May 4, 2026, e-mail from the Master's staff attorney referencing a briefing deadline, and related e-mail correspondence between the parties and the Master's office (April 9 through May 13, 2026)
22. Form 4 Order denying Appellant's Rule 59(e) Motion, Rule 60(b) Motion, and Motion to Stay (entered June 29, 2026)
23. Notice of Appeal, together with the order(s) and judgment(s) appealed from
24. Correspondence establishing that no transcript or audio recording exists for the April 8, 2026, hearing, including Appellant's Rule 207(a)(1), SCACR transcript requests dated July 23, 2026, and the Clerk of Court's and Plaintiff's counsel's written confirmations that no court reporter was retained or present

No transcript of the April 8, 2026, hearing exists. The Master-in-Equity's office does not provide a court reporter for these proceedings, and Plaintiff's counsel has confirmed in writing that none was retained or present. Appellant has documented his diligent efforts to obtain a transcript at every stage, as reflected in the correspondence designated above.

The undersigned certifies that all matter designated above is properly includable in the Record on Appeal under Rule 209, SCACR.

Respectfully submitted,



Cedric Javus Browne, Pro Se Appellant

633 Notting Hill Court

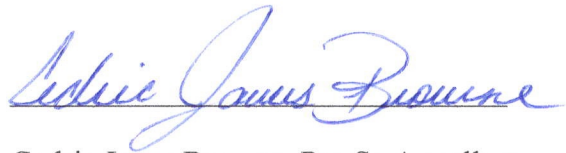
Conway, SC 29526

(843) 796-8386

plainjane9955@gmail.com

CERTIFICATE OF SERVICE

I, Cedric Javus Browne, hereby certify that I have served a true and correct copy of the foregoing Appellant's Designation of Matter to Be Included in the Record on Appeal upon counsel of record for Respondent, Mark Andrew Nappier, Esquire, Joye, Nappier, Risher & Hardin, LLC, by / U.S. Mail, first class, postage prepaid, addressed to counsel's address of record, on this 12 day of August, 2026.



Cedric Javus Browne, Pro Se Appellant

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