

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM HORRY COUNTY
Court of Common Pleas
Alan D. Clemmons, Master-in-Equity

Appellate Case No. 2026-001570
Trial Court Case No. 2025-CP-26-00500

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 which Cedric Javus Browne is the Appellant.

APPELLANT'S NOTICE OF TRANSCRIPT STATUS

Appellant Cedric Javus Browne, appearing pro se, respectfully notifies the Court of the status of the transcript of the April 8, 2026 hearing before the Master-in-Equity, in response to the Court's letter of August 10, 2026, and in connection with Appellant's pending motion for permission to order the transcript outside the deadlines of Rule 207, SCACR.

I. THE COURT'S AUGUST 10, 2026 LETTER

The Court's August 10, 2026 letter stated: "Our records reflect that the time for ordering the transcript has expired. Within ten days of the date of this letter, you must file a copy of the letter showing that you have timely ordered the transcript from the court reporter. If you have not timely ordered the transcript, you must serve and file a motion requesting permission to order the transcript outside of the filing deadlines set by Rule 207 of the SCACR, along with a copy of your letter addressed to the court reporter." Appellant filed that motion, and the Court's August 17, 2026 letter advised that the Court was reviewing it.

II. APPELLANT'S REQUESTS FOR THE TRANSCRIPT

1. On May 20, 2026, at 6:42 a.m., Appellant emailed a completed Transcript Request Form (SCCA 800) for the April 8, 2026 hearing to South Carolina Court Administration at transcripts@sccourts.org. At 9:42 a.m. the same day, Court Administration replied: “Unfortunately, Court Administration does not handle Master in Equity transcript request. You will need to reach out to that office to obtain a transcript.” (Exhibit A.)

2. On July 23, 2026, Appellant made a written request under Rule 207(a)(1), SCACR, to the Office of the Master-in-Equity for “[a] copy of the official audio recording of the April 8, 2026, hearing” and for the process and fee “to obtain either the recording itself, or a written transcript prepared from it,” with copies to the Horry County Clerk of Court, counsel for Respondent, and this Court. The Office of the Master-in-Equity stamped the request received on July 28, 2026. (Exhibit B.)

3. On July 29, 2026, the Office of the Master-in-Equity responded: “The Master-in-Equity Court does not provide a court reporter; it is the responsibility of the Plaintiff and/or Defendant to do so. If you did not provide a court reporter for this hearing, you may wish to contact Mr. Nappier to see if he arranged for one in this case.” (Exhibit C.)

4. On August 5, 2026, counsel for Respondent stated in writing: “The Plaintiff did not hire a court reporter to attend the hearing of April 8, 2026.” (Exhibit D.)

5. On October 13, 2026, in response to Appellant's written inquiry whether any audio or video recording of the April 8, 2026 hearing exists, the Staff Attorney for the Office of the Master-in-Equity stated: “We do not have an audio recording. The only audio recordings we have are with WebEx hearings. April 8 was a courtroom hearing.” (Exhibit E.)

III. STATUS

The April 8, 2026 hearing was an in-person courtroom hearing. No court reporter was present, and no audio or video recording of the hearing exists. A transcript of the April 8, 2026 hearing therefore cannot be prepared.

Rule 207(a)(5), SCACR, provides: “If appellant has not received the transcript within the allotted time nor received notification of an extension within ten (10) days after the allotted time, appellant shall notify the Office of Court Administration, the clerk of the appellate court, and the court reporter in writing.” Out of caution, Appellant submits this Notice to the Clerk and is providing a copy to the Office of Court Administration. No court reporter was assigned to the hearing.

Rule 208(a)(1), SCACR, provides that the initial brief is due “[w]ithin thirty (30) days after receiving the transcript.” Because no transcript exists, Appellant respectfully asks the Court to advise how it wishes this appeal to proceed, including the date by which Appellant's initial brief and designation of matter under Rules 208 and 209, SCACR, should be served and filed.

October 13, 2026

A handwritten signature in cursive script, reading "Cedric Javus Browne", is written over a horizontal line.

Cedric Javus Browne, Appellant, Pro Se
633 Notting Hill Court
Conway, South Carolina 29526
Telephone: (843) 796-8386
E-mail: plainjane9955@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that on the 13th day of October, 2026, I served a true and correct copy of the foregoing Appellant's Notice of Transcript Status, together with Exhibits A through E, upon counsel of record for Respondent by United States Mail, first class, postage prepaid, and by electronic mail, addressed as follows:

Mark A. Nappier, Esq.
Joye, Nappier, Risher & Hardin, LLC
3575 Highway 17 Business
Murrells Inlet, South Carolina 29576
MNappier@inletlaw.com

I further certify that on the same date I provided a copy by electronic mail to the South Carolina Office of Court Administration at transcripts@sccourts.org.



Cedric Javus Browne

RECEIVED

Oct 13 2026

SC Court of Appeals

EXHIBIT A

Email exchange with South Carolina Court Administration
(transcripts@sccourts.org), May 20, 2026

request transcript from 04/08/2026 at 3:00pm

5 messages

Cedric Browne <plainjane9955@gmail.com>

Wed, May 20, 2026 at 6:42 AM

To: transcripts@sccourts.org

To Whom this may concern,

My name is Cedric Javus Browne, I am a party to the case #2025CP2600500, I am interested in getting the Transcript of the entire hearing. I have attached the required form, please let me know the cost and how I will go about making payment, thanks for your help in this matter.

Sincerely, Cedric Javus Browne

**Court Transcript Request.pdf**

146K

Transcripts <transcripts@sccourts.org>

Wed, May 20, 2026 at 9:24 AM

To: Cedric Browne <plainjane9955@gmail.com>, Transcripts <transcripts@sccourts.org>

Good morning,

Pursuant to Rule 207 and 607 of the South Carolina Appellate Court, on January 2, 2025, SC Courts launched the new transcript request portal. In order to obtain a transcript, please submit your request through the Transcript Portal request link found at the following link:

<https://www.sccourts.org/courts/court-officials/court-reporters/obtain-a-transcript/>

Thank you

Court Reporter Section

From: Cedric Browne <plainjane9955@gmail.com>**Sent:** Wednesday, May 20, 2026 6:42 AM**To:** Transcripts <transcripts@sccourts.org>**Subject:** request transcript from 04/08/2026 at 3:00pm

***** EXTERNAL EMAIL:** This email originated from outside the organization. Please exercise caution before clicking any links or opening attachments. ***

To Whom this may concern,

My name is Cedric Javus Browne, I am a party to the case #2025CP2600500, I am interested in getting the Transcript of the entire hearing. I have attached the required form, please let me know the cost and how I will go about making payment, thanks for your help in this matter.

Sincerely, Cedric Javus Browne

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**Cedric Browne** <plainjane9955@gmail.com>  
To: Transcripts <transcripts@sccourts.org>

Wed, May 20, 2026 at 9:35 AM

I made an attempt through the portal, was unsuccessful, the case was ruled by the master in equity, the Hon. Alan D. Clemons which wasn't an option now would the system allow any exceptions beyond the 3 judges in the drop down menu.

[Quoted text hidden]

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**Transcripts** <transcripts@sccourts.org>

Wed, May 20, 2026 at 9:42 AM

To: Cedric Browne <plainjane9955@gmail.com>, Transcripts <transcripts@sccourts.org>

Good morning,

Unfortunately, Court Administration does not handle Master in Equity transcript request. You will need to reach out to that office to obtain a transcript.

[Quoted text hidden]

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**Cedric Browne** <plainjane9955@gmail.com>  
To: Transcripts <transcripts@sccourts.org>

Wed, May 20, 2026 at 10:10 AM

Ok, thank you.

[Quoted text hidden]

## **EXHIBIT B**

Appellant's Rule 207(a)(1) request to the Office of the Master-in-Equity,  
dated July 23, 2026, with envelope stamped received July 28, 2026

Cedric Javus Browne

633 Notting Hill Court

Conway, South Carolina 29526

July 23, 2026

Office of the Master in Equity

Attn: Honorable Alan D. Clemmons

P.O. Box 1236

Conway, South Carolina 29526

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

Horry County Court of Common Pleas, Civil Action No. 2025-CP-26-00500

S.C. Court of Appeals, Appellate Case No. 2026-001570

Request for Transcript/Audio Recording Pursuant to Rule 207(a)(1), SCACR

Dear Clerk of Court and Office of the Master in Equity:

I am the pro se Appellant in the above-referenced matter, currently on appeal to the South Carolina Court of Appeals under Appellate Case No. 2026-001570. Pursuant to Rule 207(a)(1), SCACR, I am submitting this written request for the transcript/audio recording of the following hearing:

Hearing Date: April 8, 2026, 3:00PM

Presiding Judicial Officer: Honorable Alan D. Clemmons, Master in Equity  
Orders Being Appealed: Master's Report and Order of Foreclosure and Sale  
(entered April 22, 2026), and Order denying  
Appellant's post-trial motions (entered June 26/29, 2026)

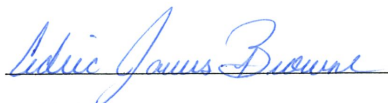
Please treat this letter as my formal request, made within the ten-day period following service of my Notice of Appeal, for:

1. A copy of the official audio recording of the April 8, 2026, hearing; and
2. Confirmation of the process, format (CD, digital file, or other), and any fee required to obtain either the recording itself, or a written transcript prepared from it.

If any additional form (e.g., SCCA Form 800, Transcript Request Form) or fee payment is required to process this request, please advise immediately given the time-sensitive nature of my appellate deadlines, and I will submit it right away. Please confirm receipt of this letter and advise of the anticipated delivery date at your earliest convenience.

Thank you for your prompt attention to this matter.

Respectfully,



Cedric Javus Browne

Appellant, Pro Se

633 Notting Hill Court

Conway, South Carolina 29526

(843)796-8386

plainjane9955@gmail.com

**CERTIFICATE OF SERVICE**

I certify that I have served a copy of this letter upon the following by depositing same in the  
United States Mail, postage prepaid:

Renee Elvis

Horry County Clerk of Court

P.O. Box 677

Conway, South Carolina 29526

Mark Andrew Nappier, Esq.

Nappier, Risher & Hardin, LLC

3575 Highway 17 Business

Murrells Inlet, South Carolina 29576

Counsel for Respondent, Shaftesbury Green Property Owners Association, Inc.

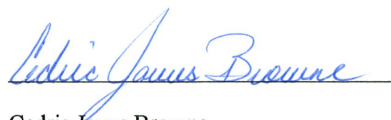
South Carolina Court of Appeals, Clerk's Office

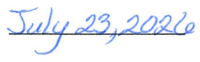
Calhoun Building

1220 Senate Street, Suite 200

Columbia, South Carolina 29201-3739

(courtesy copy for the appellate file, Appellate Case No. 2026-001570)

  
Cedric Javus Browne

  
Date

Cedric Jarvis Browne  
633 Notting Hill Court  
Conway, SC 29526

RECEIVED

JUL 28 2026

HORRY COUNTY  
MASTER

-in-  
EQUITY COURT



Office of the Master in Equity  
Attn: Honorable Allan D. Clemmons  
P.O. Box 1236  
Conway, SC 29526



## **EXHIBIT C**

Email from Rhonda Walters, Chief of Staff,  
Office of the Master-in-Equity, July 29, 2026

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**Case Number 2025-CP-26-00500**

1 message

**Walters, Rhonda** <Walters.Rhonda@horrycountysc.gov>

Wed, Jul 29, 2026 at 10:00 AM

To: "plainjane9955@gmail.com" &lt;plainjane9955@gmail.com&gt;

Cc: "McAllister, Sheri" &lt;Mcallister.Sheri@horrycountysc.gov&gt;, Mark Nappier &lt;mnappier@inletlaw.com&gt;

Good morning, Mr. Browne,

Attached is a copy of your letter requesting a transcript of the April 8, 2026, hearing at 3:00 p.m.

The Master-in-Equity Court does not provide a court reporter; it is the responsibility of the Plaintiff and/or Defendant to do so. If you did not provide a court reporter for this hearing, you may wish to contact Mr. Nappier to see if he arranged for one in this case.

Best regards,

Rhonda Walters | Chief of Staff

Horry County Government

Office of the Master in Equity

The Honorable Alan D. Clemmons

P. O. Box 1236, Conway, South Carolina 29528

1301 Second Avenue, Conway, South Carolina 29526

Tel 843.915.7857 | Fax 843.915.6310

[walters.rhonda@horrycountysc.gov](mailto:walters.rhonda@horrycountysc.gov) | [www.horrycounty.org](http://www.horrycounty.org)

**\*\*Our office closes at noon on Fridays\*\***

**\*\*\*Please note that Horry County does not provide a court reporter for matters before the Master-in-Equity Judge. Parties are responsible for securing court reporters for contested matters.**



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purchase properties from foreclosures or other sales should obtain independent advice as to value, sufficiency of title, tax consequences, other liens, and all other matters related to said purchase. Persons involved in litigation should obtain counsel and may not rely on any information obtained from this office as legal advice. Do not rely on this office for legal advice- always obtain independent legal advice.

\*\*\*\*

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## **EXHIBIT D**

Email from Mark A. Nappier, Esq., August 5, 2026

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**RE: Mr. Nappier: I am writing regarding the transcript of the April 8, 2026 hearing in the above matter, now on appeal as Appellate Case No. 2026-001570. I have been informed by the Master-in-Equity Clerk's office that your office arranged the court repor**

2 messages

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**Mark Nappier** <MNappier@inletlaw.com>  
To: Cedric Browne <plainjane9955@gmail.com>

Wed, Aug 5, 2026 at 5:38 PM

Mr. Browne,

The Plaintiff did not hire a court reporter to attend the hearing of April 8, 2026.

**Mark A. Nappier**

JOYE, NAPIER, RISHER & HARDIN, LLC

3575 Highway 17 Business

Murrells Inlet, SC 29576

Tel. 843.357.6454

Fax. 843.651.8127

Website: [www.inletlaw.com](http://www.inletlaw.com)



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**From:** Cedric Browne <[plainjane9955@gmail.com](mailto:plainjane9955@gmail.com)>  
**Sent:** Wednesday, August 5, 2026 4:34 PM

**To:** Mark Nappier <[MNappier@inletlaw.com](mailto:MNappier@inletlaw.com)>; Cedric Browne <[plainjane9955@gmail.com](mailto:plainjane9955@gmail.com)>

**Subject:** Mr. Nappier: I am writing regarding the transcript of the April 8, 2026 hearing in the above matter, now on appeal as Appellate Case No. 2026-001570. I have been informed by the Master-in-Equity Clerk's office that your office arranged the court report...

Mr. Nappier:

I am writing regarding the transcript of the April 8, 2026 hearing in the above matter, now on appeal as Appellate Case No. 2026-001570.

I have been informed by the Master-in-Equity Clerk's office that your office arranged the court reporter for that hearing, and that you would be the source for a copy. Under Rule 607, SCACR, any party may independently request and pay for a copy of a transcript directly from the reporter who prepared it. I am not asking for your copy — I only need the name and contact information of the court reporter or reporting service retained for the April 8, 2026 hearing, so I can submit my own request and pay the applicable fee directly.

Please provide this information by August 12, 2026. I have appellate deadlines that depend on it, and I would like to resolve this without needing to involve the Master-in-Equity Court or the Court of Appeals on this specific point.

Thank you for your prompt attention to this.

Cedric Javus Browne

Pro Se

[633 Notting Hill Court](#), Conway, SC 29526

(843) 796-8386

[plainjane9955@gmail.com](mailto:plainjane9955@gmail.com)

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**Cedric Browne** <[plainjane9955@gmail.com](mailto:plainjane9955@gmail.com)>  
Draft To: Mark Nappier <[MNappier@inletlaw.com](mailto:MNappier@inletlaw.com)>

Thu, Aug 6, 2026 at 3:59 AM

Thank you for letting me know.

[Quoted text hidden]

## **EXHIBIT E**

Email from Sheri McAllister, Staff Attorney,  
Office of the Master-in-Equity, October 13, 2026



Cedric Browne <plainjane9955@gmail.com>

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## Case No. 2025-CP-26-00500 / Appellate Case No. 2026-001570 - Recording of April 8, 2026 Hearing

2 messages

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**Cedric Browne** <plainjane9955@gmail.com>

Tue, Oct 13, 2026 at 2:44 PM

To: Walters.Rhonda@horrycountysc.gov, "McAllister, Sheri" <Mcallister.Sheri@horrycountysc.gov>, Mark Nappier <MNappier@inletlaw.com>, Cedric Browne <plainjane9955@gmail.com>

Ms. Walters,

Thank you for your July 29, 2026 response regarding my request for the transcript of the April 8, 2026, 3:00 p.m. hearing in this matter. I understand the Master-in-Equity Court does not provide a court reporter, and Mr. Nappier has confirmed in writing that the Plaintiff did not hire one.

My July 23, 2026 letter also requested a copy of any audio recording of that hearing. Could you please confirm in writing whether any audio or video recording of the April 8, 2026 hearing was made by any means, including any courtroom recording system? If a recording exists, please advise how I may obtain a copy and any associated cost. If no recording exists, a brief written confirmation of that would be appreciated, as the Court of Appeals is awaiting the status of the transcript.

Thank you for your assistance.

Respectfully,

Cedric Javus Browne  
Appellant, Pro Se  
633 Notting Hill Court  
Conway, South Carolina 29526  
(843) 796-8386  
[plainjane9955@gmail.com](mailto:plainjane9955@gmail.com)

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**McAllister, Sheri** <Mcallister.Sheri@horrycountysc.gov>

Tue, Oct 13, 2026 at 3:27 PM

To: Cedric Browne <plainjane9955@gmail.com>, "Walters, Rhonda" <Walters.Rhonda@horrycountysc.gov>, Mark Nappier <MNappier@inletlaw.com>

Cc: "Walters, Rhonda" <Walters.Rhonda@horrycountysc.gov>

Dear Mr. Browne,

We previously communicated to you that this office does not provide a court reporter for courtroom hearings. You could have hired a court reporter if you wanted to have the record preserved in that manner. We do not have an audio recording. The only audio recordings we have are with WebEx hearings. April 8 was a courtroom hearing.

Sheri McAllister, J.D. LL.M

Staff Attorney

Horry County Government

Office of the Master in Equity

The Honorable Alan D. Clemmons

P. O. Box 1236, Conway, South Carolina 29528

1301 Second Avenue, Conway, South Carolina 29526

Tel 843.915.7853 | Fax 843.915.6310

[mcallister.sheri@horrycountysc.gov](mailto:mcallister.sheri@horrycountysc.gov) | [www.horrycountysc.gov](http://www.horrycountysc.gov)

\*Please note our office closes at noon on Fridays.

**\*\* Also, please note that Horry County does not provide a court reporter for matters before the Master in Equity. Parties are responsible for securing court reporters for contested matters.**



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**From:** Cedric Browne <[plainjane9955@gmail.com](mailto:plainjane9955@gmail.com)>

**Sent:** Tuesday, October 13, 2026 2:44 PM

**To:** Walters, Rhonda <[Walters.Rhonda@horrycountysc.gov](mailto:Walters.Rhonda@horrycountysc.gov)>; McAllister, Sheri <[Mcallister.Sheri@horrycountysc.gov](mailto:Mcallister.Sheri@horrycountysc.gov)>; Mark Nappier <[MNappier@inletlaw.com](mailto:MNappier@inletlaw.com)>; Cedric Browne <[plainjane9955@gmail.com](mailto:plainjane9955@gmail.com)>

**Subject:** Case No. 2025-CP-26-00500 / Appellate Case No. 2026-001570 - Recording of April 8, 2026 Hearing

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