

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

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Oct 28 2026

SC Court of Appeals

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas

Thomas J. Rode, Circuit Court Judge

Circuit Court Case No. 2026-CP-10-2310

Danielle C. Brown,
Plaintiff/Respondent,

v.

Crystal Brown Nwaneri,
Defendant/Appellant.

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN that the Defendant, Crystal Brown Nwaneri, hereby appeals to the South Carolina Court of Appeals from the order entered in this matter by the Honorable Thomas J. Rode for the Ninth Judicial Circuit, dated September 9, 2026.

A copy of the order is attached hereto as Exhibit A.

This appeal is taken pursuant to Rule 203 of the South Carolina Appellate Court Rules.

Respectfully submitted,

/s/ Crystal Brown Nwaneri

Crystal Brown Nwaneri
17293 Oakwood Lodge Lane
Piney Point, MD 20674
(917) 651-8546
Appellant, *Pro Se*

Date: October 21, 2026

PROOF OF SERVICE

I hereby certify that, on October 17, 2026, the Notice of Appeal was served on counsel for the Plaintiff by first class mail addressed as follows:

Mark Mason, Esq.
Salah Hibri, Esq.
The Mason Law Firm, PA
465 W. Coleman Blvd, Suite 302
Mount Pleasant, SC 29464

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Respectfully submitted,

/s/ Crystal Brown Nwaneri

Crystal Brown Nwaneri
17293 Oakwood Lodge Lane
Piney Point, MD 20674
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Appellant, *Pro Se*

Date: October 21, 2026

EXHIBIT A

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SC Court of Appeals

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

DANIELLE C. BROWN

Plaintiff/Respondent,

v.

CRYSTAL BROWN NWANERI,

Defendant/Appellant.

IN THE COURT OF COMMON PLEAS

CASE NO. 2026-CP-10-2310

**ORDER DENYING DEFENDANT'S
MOTION AND DISMISSING APPEAL**

THIS MATTER came before the court on a motion of Defendant/Appellant Crystal Brown Nwaneri ["Defendant Nwaneri"] seeking to appeal the Probate Court's prior final Order to Sell Real Property and "Emergency Motion for Stay, Supersedeas, Preservation of Status Quo, Freeze of Proceeds and Expedited Disclosure". The Motion and Appeal were heard by the court before The Honorable Thomas J. Rode on July 29, 2026. Counsel for Plaintiff Danielle C. Brown provided Defendant with Notice of Hearing greater than 10 days prior to the hearing of the matter. The motion was scheduled to be held in person in Charleston County at 9:30 a.m. on July 29, 2026. Counsel for Plaintiff appeared in person and was present. Defendant emailed the court the morning of the hearing requesting a continuance, claiming she was unable to attend in person due to thunderstorms in the Maryland area the night before the hearing. The court indicated that the hearing would be moving forward, but allowed for Defendant Nwaneri to attend the hearing remotely via WebEx, despite the hearing being scheduled as in-person.

Based upon the motion, memorandums of law, the exhibits attached thereto and the arguments of counsel, I hereby find and conclude as follows:

BACKGROUND

George Lee Brown died intestate on April 9, 2018 in Charleston County. He had 2 daughters – Danielle Brown and Crystal Brown-Nwaneri. In 2021 an estate was opened for George Lee Brown. The Probate Court for the County of Charleston appointed Danielle Brown to serve as Personal Representative of the Estate. Mr. George Lee Brown died owning three pieces of real property in the Charleson area – two single family houses in North Charleston and a vacant .48 acre parcel of undeveloped land located on 5th Avenue in the Scanlonville area of Mount Pleasant. Upon the closing of administration of the other assets of the Estate, the Personal Representative was informed by multiple attorneys that the Scanlonville property needed its title quieted to have marketable title. The 5th Avenue property remained an asset of the Estate.

In 2023, the Personal Representative retained counsel to handle a quiet title action on the Scanlonville property - 2023-CP-10-04783. Defendant Crystal at no time filed an Answer in the Quiet Title Action, despite being in receipt of the Summons and Complaint and appearing via WebEx at multiple hearings, filing motions and otherwise participating in the legal proceedings. On March 6, 2025, The Honorable Mikell Scarborough issued his Masters Order Quieting Title to the Scanlonville property. Within that civil action, Defendant filed multiple motions, including an appeal of Judge Scarborough's Order to the South Carolina Court of Appeals. That appeal was subsequently dismissed by the Court of Appeals for Defendant Nwaneri's failure to remedy her failure to obtain the transcript from the lower court.

On November 11, 2025, the Personal Representative then filed with the Probate Court an Application for Subsequent Administration for legal administration of the piece of real property the title of which had been quieted by the Master in Equity. On December 1, 2025, the Personal Representative filed a Summons, Petition for Sale of Real Property, a copy of the Lis Pendens a

Comparative Market Analysis prepared by a licensed South Carolina Real Estate Broker and a copy of the Masters Deed. Notice and copies of all were properly sent to Defendant Nwaneri via process server and the affidavit of service of the process server in Maryland who served Defendant Nwaneri was filed with the Probate Court. The hearing on the Petition of Sale of Real Property was scheduled to be heard on January 27, 2026 before the Honorable Peter A. Kouten. On January 7, 2026, Defendant Nwaneri filed with the Probate Court a motion entitled “MOTION~SPECIAL APPEARANCE, CONSOLIDATED RULE 12(B) MOT TO DISMISS, MOT TO STAY HRG & MOT FOR EXTENSION OF TIME”. On January 26, 2026 at 11:27PM, Defendant Nwaneri filed yet another motion, this time entitled “EMERGENCY SPECIAL APPEARANCE MOTION TO (1) QUASH PURPORTED SERVICE, (2) DETERMINE VALIDITY OF SERVICE, and (3) CONTINUE OR STAY THE JANUARY 27, 2026 HEARING PENDING JURISDICTIONAL DETERMINATION”.

The following morning, on January 27, 2026 at 10:00AM, the scheduled hearing was held before the Honorable Peter A. Kouten via WebEx. In attendance were the Personal Representative, Danielle Brown, counsel for the Estate, Mark A. Mason and Salah H. Hibri, and Crystal Brown-Nwaneri. At the hearing, the Court provided Defendant ample time to state any and all of her purported objections, all of which were procedural and on her claim that she had not been served. The Court specifically inquired of Defendant multiple times if she had any substantive objections. Defendant failed to demonstrate or articulate a single substantive objection. The only substantive objection Defendant Nwaneri attempted to claim was a new claim that her minor daughter was in fact the owner of the property. When the Court inquired as to how Defendant claimed her minor daughter was the owner of the property, Defendant stated her father deeded the property to her

daughter prior to his death.¹ When the Court inquired whether this alleged wild deed had been recorded, Brown-Nwaneri stated that it had not. Counsel for Plaintiff noted to the Court that Brown-Nwaneri, a licensed attorney appearing *pro se*, had never before raised this wild deed claim – neither via any filing with the probate court nor during the 3 years’ long quiet title action which Defendant Nwaneri participated in.

Further, in the January 27, 2026 hearing, counsel for the Personal Representative, arguing that Brown-Nwaneri would likely continue to abuse the legal process solely for purposes of frustration and delay, requested that the Probate Court order a supersedeas bond be posted in the event Brown-Nwaneri sought to appeal.

In response to Defendant’s arguments, the court noted that there was a signed and notarized affidavit of service from a process server and the court found Defendant had properly been served. At the January 27, 2026 hearing, the court ruled that the personal representative had the authority to list and sell the property. Judge Kouten ordered that the property be listed by a licensed South Carolina real estate agent for the list price as shown in the CMA of \$650,000.00 and not to be sold for less than 90% of the list price.

The Personal Representative proceeded after the Probate Court’s ruling and listed Subject Property for sale on the MLS service on February 11, 2026 for \$650,000, per the Court’s instruction. This listing was open to the public and visible for all to see via multiple sources such as Zillow etc. The Property was listed online as Active Contingent for 46 days. Multiple offers were received from prospective buyers via the MLS listing. The highest and best offer was \$800,000.

¹ Defendant did not produce the purported deed as evidence and as of the date of this Order still has not filed the alleged Deed with any Court.

Defendant Brown filed a Motion to Alter or Amend which was sent to counsel for Plaintiff via USPS and received by counsel after the closing had occurred. Defendant Nwaneri's Motion to Alter or Amend was subsequently Denied by the Probate Court on April 9, 2026. On May 1, 2026, Defendant Nwaneri filed the "Emergency Motion for Stay, Supersedeas, Preservation of Status Quo, Freeze of Proceeds and Expedited Disclosure" which came before this court on July 29, 2026.

WHEREAS this Court has reviewed the Return of the Probate Court; and

WHEREAS this Court has reviewed all filings by the Parties including the motion, memorandums of law, the exhibits attached thereto and the arguments of counsel; and

WHEREAS that the Probate Court did not err in its issuance of the Order for Sale of Real Property (0 5th Avenue Mount Pleasant, SC TMS No.: 514-11-00-069); and

WHEREAS the Real Property was properly listed on the Multiple Listing Service and sold to a third party pursuant to the Probate Court's Order; and

WHEREAS this Court finds that the Personal Representative properly filed with the Probate Court all documents relevant to the sale including the HUD closing statement; and

WHEREAS this Court finds that no emergency exists;

WHEREAS the relief requested is not appropriate and Defendant Nwaneri's motion is not appropriate; and

WHEREAS the Probate Court did not error in its Order for Sale of Real Property nor did it err in its denial of Defendant Nwaneri's Motion to Alter or Amend said Order;

I find that such an Order is proper. Therefore it is

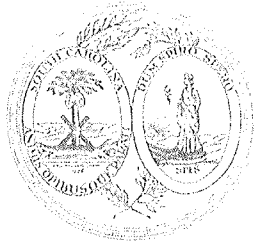
ORDERED, ADJUDGED AND DECREED that Defendant Nwaneri's Motion is hereby **DENIED**; and

ORDERED, ADJUDGED AND DECREED that Insurer's Defendant Nwaneri's Appeal from the Probate Court is hereby **DISMISSED**.

AND IT IS SO ORDERED!

THE HONORABLE THOMAS J. RODE
CIRCUIT COURT JUDGE, COMMON PLEAS

_____, South Carolina
September _____, 2026



Charleston Common Pleas

Case Caption: Crystal Brown Nwaneri VS Danielle Brown
Case Number: 2026CP1002310
Type: Order/Other

So Ordered

s/ T.J. Rode (#2792)
