

**STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE**

**IN THE COURT OF COMMON PLEAS**

James and Lauren Loper,

Plaintiffs,

v.

John Dolan,

Defendants.

C. A. No.: 2022-CP-23-01702

**ORDER AWARDING  
DAMAGES**

This matter came before the Court on February 14, 2025, for a default damages hearing to determine the appropriate damages owed by Defendant John Dolan to Plaintiffs following Defendant Dolan's default. The hearing was conducted pursuant to the Court's prior order denying Defendant Dolan's Motion to Vacate Default Judgment, as well as his subsequent Motion for Reconsideration, and directing that a hearing be held to determine the appropriate amount of damages.

Plaintiff James Loper appeared at the hearing, represented by counsel, Ra'na Heidari, Esq. Defendant John Dolan also appeared, represented by counsel, Kenneth G. Southerlin, Jr., Esq. Plaintiffs called Bo Armfield of Cantey Foundation Specialists to testify regarding the extent of the structural damage to Plaintiffs' home, the necessity and cost of repairs, and the financial impact incurred as a result. Plaintiffs also introduced documentary evidence, including repair estimates, invoices, and reports detailing the damages and necessary remediation. Defendant, through counsel, cross-examined both Plaintiff and Plaintiffs' witness and argued that certain repair costs were unnecessary.

After considering the testimony, documentary evidence, and arguments presented by both parties, the Court finds that Plaintiffs have sufficiently established their damages.

**RECEIVED**  
APR 10 2025  
SC Court of Appeals

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:**

- i. Plaintiffs are awarded damages in the amount of Eighty Four Thousand One Hundred Forty-Four and 97/100<sup>ths</sup> Dollars (\$84,144.97).
- ii. This award reflects the costs of necessary repairs, structural stabilization, and related expenses incurred due to the concealed damage at the Plaintiffs' home.
- iii. The Clerk of Court shall enter judgment in favor of the Plaintiffs in the amount of \$84,144.97 against Defendant John Dolan.

**IT IS SO ORDERED.**

*Electronic Signature to Follow*



Greenville Common Pleas

**Case Caption:** James Loper , plaintiff, et al vs. Joshua S Fernandez , defendant, et al  
**Case Number:** 2022CP2301702  
**Type:** Order/Judgment by Default and Form 4

So Ordered

s/ Honorable Perry H. Gravely, #2755

Electronically signed on 2025-03-04 13:01:39 page 6 of 6