

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)
AG Crosshill LLC,)
Plaintiff,)
vs.)
Andrea Gripper,)
Defendant.)

IN THE MAGISTRATE'S COURT
CIVIL CASE # 2025CV4010600067
CIVIL APPEAL # 2025CP4001306

AMENDED RETURN TWO

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SC Court of Appeals

AG Crosshill LLC (Plaintiff) filed an eviction action for nonpayment of rent against Andrea Gripper (Defendant) on January 14, 2025. Richland County Sheriff's Department served Defendant on January 18, 2025. On January 28, 2025, Defendant requested a hearing. On February 8, 2025, Defendant requested jury trial.

On February 12, 2025, I held a jury trial bond hearing. Jasmine Doughty appeared on behalf of Plaintiff. Defendant appeared pro se. Ms. Doughty testified Defendant's monthly rent was \$1,056. According to Ms. Doughty, Defendant owed \$2,371.59 (Plaintiff's Exhibit # 2). Defendant did not contest these numbers. Accordingly, I ordered Defendant to pay two payments of \$1,185.80 for the arrearages and \$1,056 for monthly rent to begin March 1, 2025 (*See Jury Trial Bond Order*, dated February 12, 2025). On February 24, 2025, Plaintiff submitted an affidavit stating Defendant had not paid according to the court's order. I subsequently issued the writ of ejectment. On February 26, 2025, Defendant appealed this action and provided the court with the notice of appeal. Thus, the court recalled the writ of ejectment.

On March 11, 2025, I held an appeal bond hearing. Ms. Doughty appeared on behalf of Plaintiff. Defendant appeared pro se. Ms. Doughty testified Defendant now owed \$3,527.59 in arrearages along with the monthly rent of \$1,056. Defendant did not contest these numbers. Accordingly, I ordered Defendant to pay the arrearages in 3 payments of \$1,175.76 on the 15th of April, May, and June 2025 (*See Appeal Bond Order*, dated March 11, 2025). Furthermore, I ordered Defendant to timely pay her monthly rent.

On April 15, 2025, Defendant emailed the court requesting until April 18, 2025, to pay her arrearages. The clerks informed Plaintiff of this request. Plaintiff declined to extend the deadline. On

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April 16, 2025, Plaintiff requested the writ of ejectment due to Defendant's failure to pay her first arrearages payment by April 15, 2025. Accordingly, I issued the writ of ejectment.

On April 25, 2025, Defendant appealed this action to the South Carolina Court of Appeals. On that same day, Judge Paula Thomas at the South Carolina Court of Appeals granted Defendant's motion to stay the eviction and remanded it to the circuit court for an expedited hearing. On May 2, 2025, Circuit Court Judge Daniel Coble held a remote bond hearing. Jasmine Doughty appeared on behalf of Plaintiff/Respondent. Andrea Gripper appeared pro se. After hearing testimony from both parties, Judge Coble ordered Defendant to pay her monthly rent of \$1,056 by the first of each month (*See Order*, dated May 5, 2025). Judge Coble also ordered Defendant to pay her arrearages as the March 11, 2025 order set forth. (*See Order*, dated March 11, 2025). On May 19, 2025, Plaintiff filed for the writ of ejectment because Defendant did not timely pay her arrearages. Accordingly, I issued the writ of ejectment.

Respectfully submitted,

 6/2/25

Barbara Wofford-Kanwat
Lykesland Magistrate
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STATE OF SOUTH CAROLINA
COUNTY OF Richland
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE
CASE NO. 2025CP4001306

Andrea Gripper
PLAINTIFF(S)

Crosshill Llc 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:

The bond remains the same as stated in the March 11, 2025 Order, page 7 (attached).
Rent is \$1,056 due the 1st of each month, late by the 5th.
Arreages are also due per the Order on the 15th of the month.

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 05/05/2025 .

Crosshill Llc for Crosshill Llc
Crosshill Evergreen
Andrea Gripper for Andrea Gripper
Crosshill Llc for Crosshill Llc
Andrea Gripper for Andrea Gripper

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NAMES OF TRADITIONAL FILERS SERVED BY MAIL



Richland Common Pleas

Case Caption: Andrea Gripper VS Crosshill Llc

Case Number: 2025CP4001306

Type: Order/Electronic Form 4

So Ordered

s/ Daniel Coble, 2774