

STATE OF SOUTH CAROLINA  
COUNTY OF LEXINGTON

JUDGMENT IN A CIVIL CASE  
CASE NUMBER 2022-CP-32-02217/Appellate Case  
2025-001607

IN THE COURT OF COMMON PLEAS

Dennis Gilpatrick		Gregory Lucas	
PLAINTIFF(S)		DEFENDANT(S)	
Submitted by: Court		Attorney for: <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant <input type="checkbox"/> Self-Represented Litigant	

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.  See Page 2 for additional information.
- 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:

**RECEIVED**  
DEC 03 2025  
SC Court of Appeals

ORDER INFORMATION

This order  ends  does not end the case.  
Additional Information for the Clerk: \_\_\_\_\_

INFORMATION FOR THE JUDGMENT INDEX

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)

If applicable, describe the property, including tax map information and address, referenced in the order:

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. Note: Title abstractors and researchers should refer to the official court order for judgment details.

E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

  
Master In Equity Court Judge

3068  
Judge Code

November 21  
2025  
Date

For Clerk of Court Office Use Only

ELECTRONICALLY FILED - 2025 Nov 21 3:28 PM - LEXINGTON - COMMON PLEAS - CASE#2022CP3202217

112

This judgment was entered on , and a copy mailed first class or placed in the appropriate attorney's box on . to attorneys of record or to parties (when appearing pro se) as follows:

Rolf M. Baghdady, Esq.(Gilpatrick/Tenant)

Ted Von Keller, Esq. (Lucas/Landlord)

\_\_\_\_\_  
ATTORNEY(S) FOR THE PLAINTIFF(S)

\_\_\_\_\_  
ATTORNEY(S) FOR THE DEFENDANT(S)

Court Reporter

Lisa M. Comer - Clerk of Court

Court Reporter: None /Rule 59 (f)

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCF.

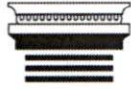
**ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.**

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

The Court previously issued an Order on this contested Lease case in favor of Lucas (Landlord). After Gilpatrick (Tenant) failed to post bond etc., Lucas submitted an Order dismissing the Appeal which the Court signed. Thereafter, Gilpatrick filed a Rule 59 Motion to Reconsider.

Having read and reviewed the Rule 59 Reconsideration filings and conducting further research, the Court grants the Motion for Reconsideration and vacates the October 24, 2025 Order Dismissing Appeal.

The Court takes full responsibility for this error.



December 1, 2025

**VIA EMAIL AND REGULAR MAIL**

Ms. Jenny A. Kitchings, Clerk of Court  
SC Court of Appeals  
1220 Senate Street  
Columbia, SC 29201

**RECEIVED**

DEC 03 2025

SC Court of Appeals

**RE: Dennis Gilpatrick vs. Gregory Lucas**  
**Case No.: 2022-CP-32-02217**  
**Appeal Case No.: 2025-001607**  
**Our file No.: 0064.22.0001**

Dear Ms. Kitchings:

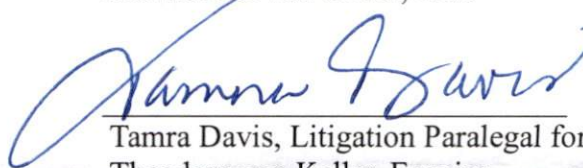
Enclosed please find the filed Form 4 document from the Honorable James O. Spence, Master in Equity for Lexington County granting the Motion for Reconsideration and vacating the October 24, 2025 Order Dismissing the Appeal.

By way of this letter, I will also provide a copy of said documents to opposing counsel, Mr. Baghdady.

Please contact my office if you have any questions.

Sincerely,

Crawford & von Keller, LLC



Tamra Davis, Litigation Paralegal for  
Theodore von Keller, Esquire

TvK/tdd

cc: Rolf Mouin Baghdady, Esq.  
118 Cobblestone Court  
Chapin, SC 29036

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



Crawford & von Keller, LLC  
1640 St. Julian Place  
Columbia, SC 29204

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SC Court of Appeals

Ms. Jenny A. Kitchings, Clerk of Court  
SC Court of Appeals  
1220 Senate Street  
Columbia, SC 29201

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