

STATE OF SOUTH CAROLINA  
COUNTY OF LEXINGTON  
IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2023 CP-32-01690

Autumn Skye Properties, LLC.

Zach L. Evans, deceased, et. al.

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: James O. Spence/Lexington Equity Court Judge	Attorney for : <input type="checkbox"/> Plaintiff	Defendant
	or	
<input type="checkbox"/> Self-Represented Litigant		

RECEIVED  
Apr 16 2026  
SC Court of Appeals

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:** Statement of Judgment by the Court: The court has considered the well-reasoned arguments contained in both Plaintiffs' and Defendants' arguments on the Defendant's Rule 59 Motion to Reconsider. The two basic arguments of Rule 59 Motion was the (1) mental capacity issue and (2) sales property valuation. This Court incorporates prior trial ruling that Defendant's capacity was not permanent, but episodic based upon periodic substance abuse. Court reaffirms finding that Defendant was not mentally incapacitated during the approximate month-long period before, during and after contract negotiation and execution. The totality of the trial evidence indicates contract validity was not affected by Defendant's mental capacity (2) sales property valuation. Defendant argues various cases indicating percentages of valuation to contract price. Court not persuaded by this argument because (a) none of these case facts included cost to repair/ remediation cost issues as part of the fair market value (b) this case's trial appraisal expert was based upon normal age, use wear and tear of a home, with a limited discount/cost to repair amount. However, Plaintiff's witness discount/cost to repair was based upon many items such as dam, pond repair, well water availability, electrical issues, cleaning up inside and outside the home, mold and structural damages seen and unseen, etc. The court was persuaded by this witness's logic, experience and testimony. Therefore, Motion for Reconsideration respectfully denied.

AND IT IS SO ORDERED.

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.

James O. Spence *James O. Spence* 3068 April 2, 2026  
 Circuit Court Judge/Equity Court (MIE) Judge Code Date

**For Clerk of Court Office Use Only**

This judgment was entered on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and a copy mailed first class or placed in the appropriate attorney's box on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to attorneys of record or to parties (when appearing pro se) as follows:

Stephanie Kellahan

James Edward Bradley.

**ATTORNEY(S) FOR THE PLAINTIFF(S)**

**ATTORNEY(S) FOR THE DEFENDANT(S)**

**CLERK OF COURT**

**Court Reporter:**

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-Fileers or who are appearing pro se. See Rule 77(d), SCRPC.

**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.

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