

STATE COURT OF FULTON COUNTY

State Court of Fulton County
EVICTION FOR COMMERCIAL PROPERTY ***EFILED***

PROCEEDING AGAINST TENANT HOLDING OVER

File & ServeXpress
Transaction ID: 65668056
Date: Jun 01 2020 12:43PM
LeNora Ponzio, Chief Clerk
Civil Division

Cathy Selig d/b/a Cathy Selig Realty
1100 Spring Street NW Suite 550
Atlanta, GA 30309-2848

VS

Phuong Anh Tran d/b/a Sunny Nail Salon
27 Peachtree Street
Atlanta, GA 30303

Samuel Arden Esq. Georgia Bar No. 021228
Two Securities Center, 3500 Piedmont Road, Suite 320
Atlanta, GA 30305 (404) 219-2498

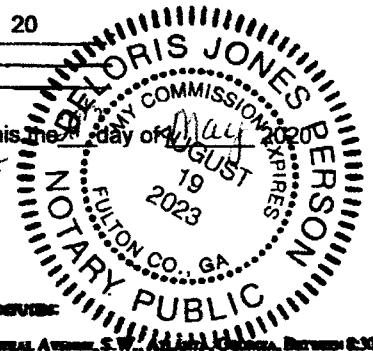
- 1. DEFENDANT IS IN POSSESSION AS TENANT OF PREMISES AT THE ADDRESS IN FULTON COUNTY AS STATED.
2. PLAINTIFF IS THE OWNER ATTORNEY AGENT OR LESSEE OF THE OWNER OF SAID PREMISES.
3. TENANT: [X] FAILS TO PAY THE RENT WHICH IS NOW PAST DUE.
4. PLAINTIFF DENIES AND DEMANDS POSSESSION OF THE PREMISES.
5. DEFENDANT HAS FAILED AND REFUSED TO DELIVER POSSESSION OF THE PREMISES.

WHEREFORE, PLAINTIFF DEMANDS:

- (a) POSSESSION OF THE PREMISES;
(b) PAST DUE RENT OF \$ 30,725.94 FOR THE MONTH(S) OF Feb./March/April/May/June Rent, 20
(c) RENT ACCRUING UP TO THE DATE OF JUDGMENT OR VACANCY AT THE RATE OF \$ 7,855.11 PER Month
(d) OTHER: Attorneys' fees and Costs Pursuant to O.C.G.A. 13-1-11

Samuel R. Arden
(404) 219-2498

Sworn to and subscribed before me this 1st day of August 2020
Notary Public



SUMMONS

TO: THE MARSHAL OF THE STATE COURT OF FULTON COUNTY OR HIS LAWFUL DEPUTY AND TO THE SHERIFF OF FULTON COUNTY OR HIS LAWFUL DEPUTY:

GREETING: THE DEFENDANT(S) HEREBY IS/ARE COMMANDED AND REQUIRED PERSONALLY OR BY ATTORNEY TO APPEAR IN ROOM 400, JUSTICE TOWER, 183 CENTRAL AVENUE, S.W., ATLANTA, GEORGIA, BETWEEN 8:30 A.M. AND 5:00 P.M. ON OR BEFORE THE SEVENTH DAY FROM THE DATE OF SERVICE OF THE WRITEN AFFIDAVIT AND SUBPOENA (OR ON THE FIRST BUSINESS DAY THEREAFTER IF THE SEVENTH DAY FALLS ON SATURDAY, SUNDAY OR LEGAL HOLIDAY) TO ANSWER THE AFFIDAVIT IN WRITING OR ORALLY IN PERSON. IF THE ANSWER IS NOT MADE, A WRIT OF POSSESSION SHALL BE ISSUED INSTANTLY.

WITNESS THE HONORABLE CHIEF JUDGE OF SAID COURT.

THE ABOVE AFFIDAVIT WAS SWORN TO AND SUBSCRIBED BEFORE THE UNDERSIGNED DEPUTY CLERK BY AFFAVANT AS PROVIDED BY O.C.G.A. 44-7-50 AND SUBPOENA ISSUED PURSUANT THERETO.

THE _____ DAY OF _____, 20 _____ DEPUTY CLERK

MARSHAL'S ENTRY OF SERVICE

I HAVE SERVED THE DEFENDANT(S) AFFIDAVIT AND SUBPOENA (ON THE DEFENDANT(S)) BY DELIVERING A COPY OF THE SAME:

- [] PERSONALLY
[] TO A PERSON BY THIS RETURNING OFFICE (NAME) _____
[] BY POSTING A COPY TO THE DOOR OF THE PREMISES AND DEPOSITING A COPY IN THE U.S. MAIL, FIRST CLASS IN AN ENVELOPE PROPERLY ADDRESSED AND SAID COPY CONTAINING NOTICE TO THE DEFENDANT(S) TO ANSWER AT THE HOUR AND PLACE STATED IN SAID SUBPOENA.

DATE OF SERVICE _____, 20 _____ DEPUTY/MARSHAL

DEFENDANT(S) TO ANSWER ON OR BEFORE _____, 20 _____

WRIT OF POSSESSION

YOU ARE HEREBY COMMANDED TO REMOVE SAID DEFENDANT(S) TOGETHER WITH HIS PROPERTY THEREON FROM SAID PREMISES AND TO DELIVER FULL AND QUIET POSSESSION TO PLAINTIFF HEREIN.

THE _____ DAY OF _____, 20 _____ ROOM/DEPUTY CLERK

TENANT: [] VACATED [] EJECTED [] SETTLED WITH PLAINTIFF [] HELD UP [] LABOR

DATE _____, 20 _____ DEPUTY MARSHAL