

STATE COURT OF FULTON COUNTY

State Court of Fulton County

FILED

EVICTION FOR COMMERCIAL PROPERTY

File & ServeXpress

Transaction ID: 65704173

Date: Jun 16 2020 12:00AM

LeNora Ponzio, Chief Clerk

Civil Division

PROCEEDING AGAINST TENANT HOLDING OVER

Cathy Selig d/b/a Cathy Selig Reality

1100 Spring Street NW Suite 550

Atlanta, GA 30309-2848

PLAINTIFF'S NAME, ADDRESS & PHONE NO.

VS

Greek Grill, Fish & Chips, LLC and Adnan Virani

20 Broad Street, Suite E

Atlanta, GA 30303

DEFENDANT'S NAME & ADDRESS

Samuel Arden Esq. Georgia Bar No. 021228

Two Securities Center, 3500 Piedmont Road, Suite 320

Atlanta, GA 30305 (404) 219-2498

PLAINTIFF'S ATTY. NAME, ADDRESS & PHONE NO.

- 1. DEFENDANT IS IN POSSESSION AS TENANT OF PREMISES AT THE ADDRESS IN FULTON COUNTY AS STATED.
2. AFFRANT IS THE [] OWNER [X] ATTORNEY [] AGENT [] LESSEE OF THE OWNER OF SAID PREMISES
3. TENANT: [X] FAILS TO PAY THE RENT WHICH IS NOW PAST DUE.
[] HOLDS THE PREMISES OVER AND BEYOND THE TERM FOR WHICH THEY WERE RENTED OR LEASED TO HIM.
[] OTHER GROUNDS:
4. PLAINTIFF DESIRES AND DEMANDED 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 \$ 13,390.79 FOR THE MONTH(S) OF Feb./March/April/May/June Rent 20 20
(C) RENT ACCRUING UP TO THE DATE OF JUDGMENT OR VACANCY AT THE RATE OF \$ 2,105.00 PER Month
(D) OTHER: Attorneys' fees and Costs Pursuant to O.C.G.A. 13-1-11

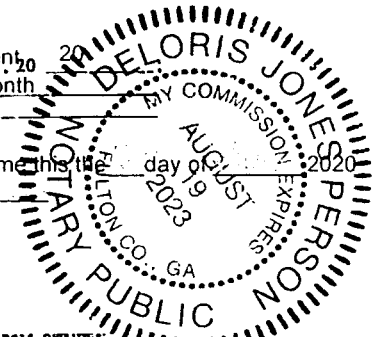
Samuel R. Arden

(404) 219-2498

PHONE NO.

Sworn to and subscribed before me this the 19 day of AUGUST 2020

Notary Public



SUMMONS

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

GREETING: THE DEFENDANT(S) HEREIN IS/ARE (NAMED) AND REQUIRED PERSONALLY OR BY ATTORNEY TO APPEAR IN ROOM 400, JUSTICE TOWER, 185 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 THIS WITHIN AFFIDAVIT AND SUMMONS (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 ISSUE INSTANTLY.

WITNESS THE HONORABLE CHIEF JUDGE OF SAID COURT.

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

THIS DAY OF 20

DEPUTY CLERK

MARSHAL'S ENTRY OF SERVICE

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

- [] PERSONALLY
[] TO A PERSON SIT HUIS RESIDING ON THE PREMISES (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 SUMMONS.

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 HOUSE AND PREMISES AND TO DELIVER FULL AND QUIET POSSESSION TO PLAINTIFF HEREIN.

THIS DAY OF 20

JUDGE/DEPUTY CLERK

PER ORDER DATED

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

DATE: 20

DEPUTY MARSHAL