

STATE COURT OF FULTON COUNTY

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

PROCEEDING AGAINST TENANT HOLDING OVER

File & ServeXpress
Transaction ID: 65725486
Date: Jun 25 2020 03:43PM
LeNora Ponzio, Chief Clerk
Civil Division

Selig Enterprises, Inc.

1100 Spring Street NW Suite 550
Atlanta, GA 30309-2848
PLAINTIFF'S NAME, ADDRESS & PHONE NO.

VS

Panera, LLC

1544 Piedmont Road, Suite 203-208
Atlanta, GA 30324
DEFENDANT'S NAME & ADDRESS

Samuel Arden Esq. Georgia Bar No. 021228
710 Denards Mill, SE
Marietta, GA 30067 (404) 219-2498
PLAINTIFF'S ATTY. NAME, ADDRESS & PHONE NO.

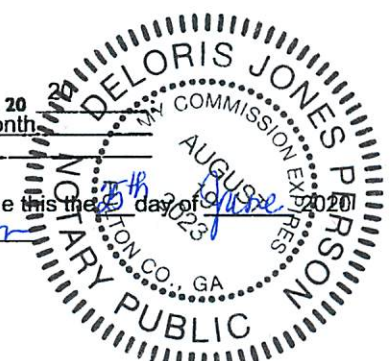
- 1. DEFENDANT IS IN POSSESSION AS TENANT OF PREMISES AT THE ADDRESS IN FULTON COUNTY AS STATED.
2. AFFIANT IS THE [] OWNER [X] ATTORNEY [] AGENT [] LESSEE OF THE OWNER OF SAID PREMISES.
3. TENANT: [] FAILS TO PAY THE RENT WHICH IS NOW PAST DUE.
[] HOLDS THE PREMISES OVER AND BEYOND THE TERM FOR WHICH THEY WERE RENTED OR LEASED TO HIM.
[] OTHER CIRCUMSTANCES:
4. PLAINTIFF DEMANDS 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 \$ 40,588.76 FOR THE MONTH(S) OF April/May/June Rent, 20
(C) RENT ACCRUING UP TO THE DATE OF JUDGMENT OR VACANCY AT THE RATE OF \$ 14,596.72 PER Month.
(D) OTHER Attorneys' fees and Costs Pursuant to O.C.G.A. 13-1-11

Sworn to and subscribed before me this the 25th day of June, 2020
Notary Public

Sworn to and subscribed before me this the 25th day of June, 2020
Notary Public



SUMMONS

TO: THE MARSHAL OF THE STATE COURT OF FULTON COUNTY OR HIS LAWFUL DEPUTIES AND TO THE SHERIFF OF FULTON COUNTY OR HIS LAWFUL DEPUTIES:
GREETING: THE DEFENDANT(S) HEREIN IS/ARE COMMANDED 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 WRITEN 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 AFFIANT AS PROVIDED BY O.C.G.A. 44-7-50 AND SUMMONS ISSUED PURSUANT THERETO.

THIS DAY OF 20

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 BUT FIRST 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

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

DATE: 20 DEPUTY MARSHAL