

STATE COURT OF FULTON COUNTY

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

PROCEEDING AGAINST TENANT HOLDING OVER

File & ServeXpress
Transaction ID: 65668283
Date: Jun 01 2020 01:56PM
LeNora Ponzo, Chief Clerk
Civil Division

Selig Enterprises, Inc.
1100 Spring Street NW Suite 550
Atlanta, GA 30309-2848

VS

Royal Manufacturing, Inc. and Kuo J. Liu
5315-E Tulane Drive
Atlanta, GA 30336

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

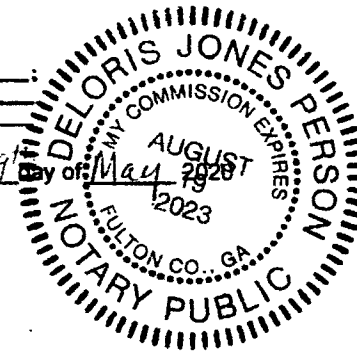
- 1. DEFENDANT IS IN POSSESSION AS TENANT OF PREMISES AT THE ADDRESS IN FULTON COUNTY AS STATED.
2. AFFIDAVIT IS FILED BY OWNER OR ATTORNEY OR AGENT OR LESSEE OF THE OWNER OF SAID PREMISES.
3. TENANT: [X] FAILS TO PAY THE RENT WHICH IS NOW DUE.
4. PLAINTIFF DEMANDS AND DEMANDS POSSESSION OF THE PREMISES.
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 \$ 20,901.18 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 \$ 3,538.31 PER
(D) COSTS: 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 29th day of May 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 UNDERSIGNED(S) HEREBY DEMANDS AND REQUESTS 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 THE WRIT OF POSSESSION AND SUMMONS (OR ON THE FIRST BUSINESS DAY THEREAFTER IF THE SERVICE 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 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 SUBSCRIBED HEREIN FOR SAID TENANT.

This _____ DAY OF _____, 20 _____ DEPUTY CLERK

MARSHAL'S ENTRY OF SERVICE

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

- [] PERSONALLY
[] TO A PERSON NOT KNOWN BY NAME OF THE DEFENDANT (NAME) _____
[] BY POSTING A COPY TO THE DOOR OF THE PREMISES AND DEPOSITING A COPY BY 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 HOME AND PREMISES AND TO DELIVER FULL AND QUIET POSSESSION TO PLAINTIFF HEREIN.

This _____ DAY OF _____, 20 _____ JUDGE/DEPUTY CLERK

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

DATE _____, 20 _____ DEPUTY MARSHAL