

MAGISTRATE COURT OF FULTON COUNTY
PROCEEDING AGAINST TENANT HOLDING OVER

DATA MORTGAGE, INC. DBA ESSEX MORTGAGE
1417 N MAGNOLIA AVE, OCALA, FL 34475
POSTFORECLOSURE@SERVICINGBRANCH.COM
PLAINTIFF'S NAME, ADDRESS & PHONE NO.

VS
AND
ALL OTHER OCCUPANT(S) AND/OR TENANT(S)
GA 30310
DEFENDANT'S NAME & ADDRESS (Include. PHONE NO.)

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
13010 MORRIS RD, SUITE 450, ALPHARETTA, GA 30004
470-321-7112, EXT. 10003 - DPENNINGTON@RASLG.COM
PLAINTIFF'S ATTORNEY: NAME, ADDRESS & PHONE

1. Defendant is in possession as Tenant of premises at the address in Fulton County as stated.
2. Plaintiff/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.
(X) other grounds: FORECLOSURE OF SAID PROPERTY.
4. Plaintiff desires and has demanded possession of the premises.
5. Defendant has failed and refused to deliver possession of the premises.

WHEREFORE, Plaintiff DEMANDS (check and complete all that apply):

- (a) Possession of the premises.
- (b) Past due rent of \$ N/A for the month(s) of N/A N/A
- (c) Rent accruing up to the date of judgment or vacancy at the rate of \$ N/A per N/A
- (d) other: N/A

CAROLINE GOMEZ
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires 10/29/2028

Sworn to and subscribed on Jan. 29, 20 25

Paige Duncan
Signature of Affiant
PAIGE DUNCAN - GA BAR 502457

Name of Affiant (Print or Type)
470-321-7112 EXT 52220 - PDUNCAN@RASLG.COM
Phone Number/ Email Address

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.

Caroline Gomez
Magistrate/Deputy Clerk/Notary Public
Caroline Gomez

SUMMONS

TO THE CONSTABLE MARSHAL OF FULTON COUNTY or his lawful deputies and to Sheriff of Fulton County of his lawful deputies.
GREETINGS: The Defendant must file either an oral or written Answer at room TG100, 185 Central Ave., S.W. Atlanta, Georgia 30303 between 8:30 A.M. and 5:00 P.M. OR electronically at <http://www.odysseyefilega.com> (convenience fee applies) within seven (7) days from the date of the actual service unless the seventh day is a Saturday, a Sunday, or a Court holiday, in which case the Answer may be made on the next day which is not a Saturday, a Sunday, or a Court holiday. If the Answer is oral, the substance thereof shall be endorsed on the dispossessory affidavit. The Answer may contain any legal or equitable defense or counterclaim. If no valid legal or factual Answer is filed, a writ of possession may be issued pursuant to O.C.G.A. § 44-7-53. If no Answer is made, a writ of possession shall issue instanter.

This ___ day of ___, 20___ DEPUTY CLERK

ENTRY OF SERVICE (Marshall/Sheriff/Private)

I certify that I have served the foregoing Dispossessory Affidavit & summons on the Defendant by delivering a copy of same:

- () Personally
- () Defendant not found at/within Address on said Summons and Affidavit
- () Notoriously upon an individual residing at the premises (Name) _____, Deponent further states that the person served was of suitable age and discretion, and:- Race _____ Gender _____ Age _____ Weight _____ Height _____
- (X) Tack and Mail: 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, said copy containing notice to the Defendant to Answer at the hour & place in said summons.

DATE OF SERVICE 2-26-25
DEFENDANT TO FILE ANSWER ON OR BEFORE 3-5-25
PROCESS SERVER: - Print name: D. Borden Officer's Radio/Badge Number 451

Signature: _____ (Must be NOTARIZED if served by Private Process Server)