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IN THE MAGISTRATE COURT OF FULTON COUNTY

Korley Management Group, LLC
dba Lakeshire Village
Landlord,
v. Maurice Wilder May, All other
occupants
Tenant(s)

PROCEEDING AGAINST TENANT HOLDING OVER
File No. 20ED151545

- Motion to Strike/Default Judgment
- Judgment on the Pleadings
- Trial Judgment
- Dismissal by Court

2225 Matador Court Apt#: 10
East Point, GA 30344

default
ORDER AND JUDGMENT

This matter came before the Court for hearing without a jury. Having considered the pleadings, evidence, argument, and law, the Court finds as follows: Tenant did not appear Landlord did not appear

LANDLORD'S CLAIM FOR POSSESSION:

- Landlord IS NOT entitled to a writ of possession.
- Landlord IS entitled to a WRIT OF POSSESSION instantly or upon application after seven (7) days from the date of entry of this judgment.

LANDLORD'S CLAIM FOR MONEY DAMAGES:

- Landlord did not demand money damages.
- FOR THE LANDLORD and against the Tenant in the amount of \$ 872.09 principal (which sum constitutes rent through 1/30/20) plus court costs and statutory interest.
- FOR THE TENANT and against the Landlord. Landlord failed to prove claim.
- Landlord's claim for money damages is DISMISSED WITHOUT PREJUDICE.

TENANT'S COUNTERCLAIM:

- FOR THE LANDLORD and against the Tenant. Tenant failed to prove counterclaim.
- FOR THE TENANT and against the Landlord on the counterclaim in the amount of \$ _____ principal plus court costs and statutory interest.
- Tenant's counterclaim is DISMISSED WITHOUT PREJUDICE.

OTHER:

APPEAL:

If Tenant appeals this judgment and wishes to remain in possession of the premises, Tenant MUST make the following payments into the court registry by the time specified: (1) \$ _____ (full money judgment plus rent for balance of this month) no later than SEVEN (7) DAYS from the date of entry of this Order AND (2) MONTHLY RENT of \$ _____ by the _____ of each month beginning _____. Failure to comply may result in an immediate writ of possession. See O.C.G.A. § 44-7-56.

no right of direct appeal

IT IS SO ORDERED, this 30th day of Jan, 2020

[Signature]
FULTON COUNTY MAGISTRATE JUDGE

J. Michael Williams #65289
Duties of ALL judgment creditors: Upon payment of the entire debt upon which a Judgment or FFA has been issued, the judgment creditor shall, in writing, timely (within 60 days) direct the clerk(s) of the appropriate court(s) to: (1) cancel the writ of FFA, if a writ was issued; (2) make the judgment satisfied. Failure to timely comply may subject the judgment creditor to monetary damages, O.C.G.A. § 9-11-80.