

IN THE MAGISTRATE COURT OF FULTON COUNTY
STATE OF GEORGIA

Dispossession Division
185 Central Avenue, SW, TG100
Atlanta, Georgia 30303
(404) 613-5360
www.magistratefulton.org

Fulton County Magistrate Court
E-FILED
Date: 4/4/2023 3:08 AM
Cathelene Robinson, Clerk
23ED263889

Go America LLC
PLAINTIFF
v.
C. T. Hollifield
DEFENDANT

Case Number: 23ED263889
Email: [REDACTED]

EACH DEFENDANT MUST FILE HIS OWN ANSWER
Attorneys may file answers for more than one defendant.

DISPOSSESSORY ANSWER

(Please note and then use another sheet(s), for additional space, as needed)

I am the: (check one) ☒ Defendant OR ☐ Occupant of the subject premises

I am filing an Answer and I state the following in response to Plaintiff's claim(s) in this lawsuit:

- X The plaintiff is not my landlord
X I do not have a landlord-tenant relationship with the plaintiff
____ My landlord did not give me proper notice that my lease or rental agreement was terminated in accordance with the terms of our lease.
____ The landlord did not properly demand that I move before filing the lawsuit.
____ My landlord terminated my lease without a valid reason.
X I do not owe any rent to my landlord
____ I offered and had money to pay my rent on or before the date I usually pay, but my landlord refused to accept it
____ My landlord would not accept my rent, correct late fees, and the court costs. I had all the money to pay.
____ My landlord failed to repair the property. The failure has lowered its value or resulted in other damages more than the rent claimed.
____ My landlord is not entitled to evict me or secure a money judgment for the following additional reasons:

X Other: Warranty deed recorded 4/30/2007 proves I'm the rightful owner and hold title to this property. Foreclosure sale on 12/6/2022 is invalid, illegal, and should be set aside pending decisions from US Bankruptcy court and/or Georgia Superior Court Of Fulton County. Pursuant to 11 U.S.C. § 362(a), the filing of a bankruptcy petition operates as an automatic stay of any foreclosure action against the debtor or debtor's property.

COUNTERCLAIM

- ____ My landlord owes me \$ _____ for the following reasons:
____ My landlord failed the repair the property. Due to this failure, its value has been reduced \$ _____ each month for _____ months
____ Since my landlord failed to make requested repairs, I made these repairs. I made these repairs that cost \$ _____. I have all my receipts. I will bring the receipts and all documents concerning these payments to my trial.
____ My landlord's failure to repair resulted in damages of \$ _____ to my person and/or property.

WHEREFORE, I ask this Court to:

- (a) Dismiss Plaintiff's lawsuit with all costs assessed against Plaintiff;
(b) Enter a judgment in Defendant's favor and against Plaintiff; and
(c) Grant such other and further relief as the Court deems just and proper.

C. T. Hollifield

PRINT NAME

SIGNATURE

PHONE NUMBER

Sworn to and subscribed before me
this ____ day of _____, 20____.

Deputy Clerk

ALL PARTIES
SHOULD APPEAR
IN COURT
15 MINUTES
EARLY

JUSTICE CENTER
TOWER
185 Central
Avenue, SW
Atlanta, Georgia
30303

NOTICE OF TRIAL DATE

The Plaintiff and Defendant are required to appear for trial on:

Date: ____/____/____ Time: _____ AM/PM in Courtroom _____.

IF YOU HAVE AN ATTORNEY, PLEASE NOTIFY HIM/HER TO BE PRESENT WITH YOU.

____ DEFENDANT

____ DEPUTY CLERK

Plaintiff's Notice of Trial was --- Picked-up ☐ Mailed ☐ E-mailed ☐