

MAGISTRATE COURT OF \_\_\_\_\_ COUNTY, GEORGIA

DATE FILED \_\_\_\_\_

CASE NO. \_\_\_\_\_

LIEN FORCLOSURE FOR ABANDONED MOBILE HOME

Plaintiff's Name & Address vs.

Describe make, model, serial number, color and address or location of mobile home

I, \_\_\_\_\_, (landowner/attorney-at-law for landowner), do solemnly swear or affirm the following:

1. The above-referenced mobile home left vacant by all tenants for at least 90 days without notice to the landowner and there was evidence of one or more of the following (check all that apply):

- ( ) A tenant's failure to pay rent or fees for 90 days;
( ) Removal of most or all personal belongings from such mobile home;
( ) Cancellation of insurance for such mobile home;
( ) Termination of utility services to such mobile home; or
( ) A risk to public health, safety, welfare, or the environment due to such mobile home.

2. A lien was filed in the Superior Court of \_\_\_\_\_ County on \_\_\_\_\_ for unpaid rent and fees in the amount of \$\_\_\_\_\_.

3. A demand was sent for the amount of the lien plus any rent and fees accruing after the date of the lien (select one):

- ( ) to all responsible parties and last known addresses by registered or certified mail or statutory overnight delivery. The notice provided that if the responsible party fails to respond or refuses to pay within 30 days of the delivery of the written demand, the landowner may move to foreclose on the lien.
( ) No responsible party can be ascertained. An advertisement was placed in a newspaper of general circulation in the county where such mobile home is located once a week for two consecutive weeks. The notice provided that if the responsible party fails to respond or refuses to pay within 30 days after the last publication in the newspaper, the landowner may move to foreclose on the lien.

4. Thirty (30) days have passed since the appropriate notices were provided.

5. A list of names and addresses of all responsible parties is attached to this affidavit.

THEREFORE, the affiant hereby petitions for the following:

- A. The notice be sent to all responsible parties in the manner prescribed by OCGA § 44-7-115 (4)(B) informing the responsible parties of their right to a hearing to determine if reasonable cause exists to believe a valid debt exists;
B. Such a hearing must be requested within thirty (30) days of such notice; and
C. If no petition for such hearing is filed within the time allowed, the lien shall conclusively be deemed a valid one, foreclosure thereof allowed, and a public sale pursuant to OCGA § 44-7-116 shall be authorized.

Sworn to and subscribed before me,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Landowner ( ) Attorney at Law ( )

Attesting Official