



**Magistrate Court Civil Calendar**  
**JUDGE Berryl A. Anderson**

Dispossessory  
 Dispossessory CT2 Virtual Calendar (Attorney)

9:00 AM  
 02/11/2026  
 Elizabeth A. Guerrant  
 Dispossessory Virtual CT2

Case	Party	Attorney
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1	25D25312	Phase Housing Management, LLC d/b/a Highlands of East Atlanta	Mario Breedlove
Magistrate Dispossessory - Non Payment of Rent		--- versus ---	
		Rasheeda Simmons	Edward M Culver

Comment:

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2	25D32659	Phase Housing Management, LLC d/b/a Highlands of East Atlanta	Mario Breedlove
Magistrate Dispossessory - Non Payment of Rent		--- versus ---	
		Jamaya Taylor	JESSICA FELFOLDI

Comment:

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3	26D00337	All 3 Realty, LLC	Richard Taylor
Magistrate Dispossessory - Non Payment of Rent		--- versus ---	
		and All Other Occupants; Charnice Thurman; Jazmond Jackson	Pro Se

Comment:

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4	26D00527	New Residential Borrower 2022-SFR1 LLC	Dene S Perusse
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
	And All Others; Jazmyne Jackson		Pro Se
Comment:			

5	26D00979	owner: Diversified Residential Homes 1 LLC, c/o: Sylvan Homes, LLC	David S Klein
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
	all others; Marlon Watson		
Comment:			

6	26D01235	Tranquility at Decatur, LP d/b/a Tranquility at Decatur	Mario Breedlove
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
	All Other Occupants; Kiera Cochran		Pro Se
Comment:			



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Case		Party	Attorney
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7	26D01615	Rainbow Forest Owner, LLC, ZRS Management, LLC	Brandon D Wagner
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Magistrate Dispossessory - Non Payment of Rent --- versus ---

all others; Chanique Akirria Coppage Pro Se

Comment:

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8	26D01618	Rainbow Forest Owner, LLC, ZRS Management, LLC	Brandon D Wagner
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Magistrate Dispossessory - Non Payment of Rent --- versus ---

Delishia Dunn Pro Se

Comment:

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9	26D01621	Rainbow Forest Owner, LLC, ZRS Management, LLC	Brandon D Wagner
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Magistrate Dispossessory - Non Payment of Rent --- versus ---

Keonna Rachelle Rhodes Pro Se

Comment:

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10	26D01625	Rainbow Forest Owner, LLC, ZRS Management, LLC	Brandon D Wagner
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		all others; Aqueelah Brantley	Pro Se

Comment:

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11	26D01627	Rainbow Forest Owner, LLC, ZRS Management, LLC	Brandon D Wagner
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		all others; Derrell M Lett	Pro Se

Comment:

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12	26D01656	Fullerton Apartments, Asset Living	Mario Breedlove
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		all others; Niesha Worthy	Pro Se

Comment:

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13	26D01662	Fullerton Apartments, Asset Living	Mario Breedlove
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		all others; Edward Lane	Pro Se
Comment:			

14	26D01925	TRICON SFR 2023-2 BORROWER LLC, TAH Georgia LLC	Randel Self, Jr.
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		all others; Kantrica Morrison	Pro Se
Comment:			

15	26D02053	PATHWAY HOMES BUYER LLC	Melissa Knott
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		AND ALL OTHERS; AYANNA BYRD; TYRONE WALKER	Pro Se
Comment:			



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16	26D02095	Regal Vista Equities LLC, ZRS Management, LLC	Charles N Wardlaw
Magistrate Dispossessory - Non Payment of Rent	--- versus ---	all others; Deandre Johnson; Jasmin Torres	Pro Se

Comment:

17	26D02135	Silver Oaks Apartments, LP, dba The Clara Apartments	Gracy M Barksdale
Magistrate Dispossessory - Non Payment of Rent	--- versus ---	AND ALL OTHERS; John Doe Hanery, William	

Comment:

18	26D02173	GLEATON & ASSOCIATES INC FOR VINCENT ASBURY VINCENT ASBURY	Richard Taylor
Magistrate Dispossessory - Non Payment of Rent	--- versus ---	AND ALL OTHER OCCUPANTS; SHAMARR WALL	Pro Se

Comment:



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19	26D02198 HomeRiver - Institutional Accounts Group, HomeRiver Group - IAG	Matthew F Totten
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Magistrate Dispossessory - Non Payment of Rent	--- versus ---  all others; Lillian Colbert	Pro Se
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Comment:

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20	26D02247 VSP ATLANTA, LLC	Caela Abrams
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Magistrate Dispossessory - Non Payment of Rent	--- versus ---  ALL OTHER OCCUPANTS; DAISHA ANDERSON	Pro Se
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Comment:   Reset from 2/4/26 to confirm defendant has vacated.

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21	26D02271 WMCI ATLANTA VII-A LLC & WMCI ATLANTA VII-B LLC Bexley Chamblee	Ashlyn Martin
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Magistrate Dispossessory - Non Payment of Rent	--- versus ---  And All Other Occupants; Deltrice Fields	Pro Se
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Comment:

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22	26D02415	3629 Montreal Creek Cir Owner, LLC dba Clarkston Station Apartments	Mario Breedlove
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		And All Others; Nyla Bruzon; Zulema Bruzon	Pro Se

Comment:

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23	26D02420	RESIHOME LLC 1946 Big Branch Ct	Ashlyn Martin
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		And All Other Occupants; Barbara Labady; Marie Labady	Pro Se

Comment:

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24	26D02761	1500 Oak Equities LLC dba	June L. James
Magistrate Dispossessory - Non Payment of Rent	---	versus ---	
		AND ALL OTHERS; Michael Atkins	Pro Se

Comment:

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25	26D02851 Carpenter Drive Capital, LLC	JASON B GODWIN
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Magistrate Dispossessory - Tenant Holding Over	--- versus ---	
	All Occupants; Renita Gunner	Pro Se

Comment:

26	26D02935 MNSF II W1 LLC	Michael Stearsman
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Magistrate Dispossessory - Non Payment of Rent	--- versus ---	
	And All Others; Roy Legend Jackson	Pro Se

Comment: