

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA

ANGEL CHARLENE GARRON, )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 SOUTHEAST MORTGAGE OF )  
 GEORGIA, INC., LOANCARE LLC, )  
 STEARNS LENDING LLC, LAKE VIEW )  
 LOAN SERVICING, EVERBANK, )  
 MORTGAGE ELECTRONIC )  
 REGISTRATION SYSTEMS, INC., and )  
 ALL THE WORLD, )  
 )  
 Defendants. )

CIVIL ACTION FILE  
NO. 2017CV295182

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**FINAL ORDER AND JUDGMENT**

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This action concerns Southeast Mortgage of Georgia, Inc.'s ("Southeast") non-judicial foreclosure of 5693 Casa Blanca Lane, Atlanta, Fulton County, Georgia 30331 (the "Property"), and Southeast's post-foreclosure dispossessory proceedings against Angel Charlene Garron. Plaintiff asserts claims for violation of the federal RICO Act (Count I), fraud (Count II), violations of the Real Estate Settlement Procedures Act (Count III), violations of the Truth in Lending Act (Count IV), violations of Georgia's Fair Lending Act and Residential Mortgage Act (Count V), wrongful foreclosure (Count VI), breach of contract (Count VII), intentional infliction of emotional distress (Count VIII), "bad faith dealings" (Count IX), and for declaratory judgment (Count X).

Though Plaintiff names a variety of defendants in her case caption, she primarily alleges conduct by Southeast and non-party "TIAA, FSB Holdings, Inc." Plaintiff filed an affidavit

purporting service on Southeast. Plaintiff filed no evidence of service on any other defendant. The case is before the Court on Southeast's Motion to Dismiss, heard at oral argument on November 29, 2017.

Plaintiff challenges Southeast's authority to foreclose the Property, and the enforceability of her defaulted mortgage loan documents. The Court finds that Plaintiff's allegations and legal claims are duplicative of those asserted by Plaintiff in her previously-filed actions, including *Garron v. Southeast Mortgage of Georgia, Inc. et al*, Fulton County Superior Court Civil Action File NO. 2016-CV-283902 (the "Quiet Title Action"). The Court already determined that Southeast had contractual and legal authority to foreclose the Property in the Quiet Title Action, and hereby DISMISSES this action with Prejudice against all defendants.

The Court specifically finds that there is no just reason for delay, and that this Order shall be a final judgment within the meaning of O.C.G.A. § 9-11-54(b).

SO ORDERED this 1 day of December, 2017.



HON. Paige Reese Whitaker  
Superior Court of Fulton County

- 1) How do you enter this order if Exhibit A, Page # 2, Answer #10 is stated by defendant?
- 2.) How do you enter this order if exhibit B, Page #3, Answer #10 is stated by the defendant?