

Court of Appeals of the State of Georgia

ATLANTA, September 11, 2026

The Court of Appeals hereby passes the following order:

A27A0215. DAWN C. JONES v. GREEN GROWTH 1, LLC.

Green Growth 1, LLC filed an action against Dawn C. Jones seeking ejectment, damages for trespass, injunctive relief, and attorney fees. Jones counterclaimed for declaratory judgment, trespass, and injunctive relief. Following a hearing in at which Jones’s former counsel failed to appear, the trial court entered an order of ejectment against Jones on September 18, 2025. Jones obtained new counsel and, on September 25, 2025, filed a motion to stay the ejectment. The next morning, Jones filed a notice of appeal to the Supreme Court of Georgia. That afternoon, the trial court granted Jones’s motion to stay the ejectment order. Jones’s appeal was docketed in the Supreme Court as Case No. S26A1359, but the Supreme Court allowed her to withdraw that appeal on June 2, 2026. On July 2, 2026, the trial court withdrew the order staying the ejectment order. Jones sought a certificate of immediate review, but the trial court denied her motion. This direct appeal followed. We, however, lack jurisdiction.

Under OCGA § 5-6-34(a)(1)(B), appeals generally may be taken from “[a]ll final judgments, that is to say, where the case is no longer pending in the court below[.]” Here, the trial court’s July 2, 2026 order is a non-final order that did not resolve all issues in this case, as several of Green Growth 1’s claims for relief and Jones’s counterclaims remain pending. Consequently, Jones was required to use the interlocutory appeal procedures — including obtaining a certificate of immediate review from the trial court — to appeal the July 2, 2026 order. See OCGA § 5-6-34(b); *Bailey v. Bailey*, 266 Ga. 832, 832–33 (471 SE2d 213) (1996); *Scruggs v. Ga. Dep’t of*

Human Res., 261 Ga. 587, 588–89(1) (408 SE2d 103) (1991). Her failure to do so deprives us of jurisdiction over this appeal, which is hereby DISMISSED.



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Clerk's Office, Atlanta, 09/11/2026

I certify that the above is a true extract from the minutes of the Court of Appeals of Georgia.

Witness my signature and the seal of said court hereto affixed the day and year last above written.

Christina Bailey Smith

, Clerk.