

Court of Appeals of the State of Georgia

ATLANTA, October 26, 2026

The Court of Appeals hereby passes the following order:

A27A0646. PATRICIA JOYCE DAMBACH-CIRKO v. SOFT MANTRA, LLC.

Soft Mantra, LLC filed this dispossessory action against Patricia Joyce Dambach-Cirko in magistrate court. After the magistrate court entered judgment in favor of Soft Mantra, Dambach-Cirko filed a petition for review in superior court, which also entered judgment in favor of Soft Mantra. Dambach-Cirko then filed this direct appeal. We lack jurisdiction.

An appeal from a superior court decision reviewing a lower court decision must be initiated by filing an application for discretionary review. OCGA § 5-6-35(a)(1), (b); *Bullock v. Sand*, 260 Ga. App. 874, 875 (581 SE2d 333) (2003). “Compliance with the discretionary appeals procedure is jurisdictional.” *Smoak v. Dep’t of Human Res.*, 221 Ga. App. 257, 257 (471 SE2d 60) (1996). Thus, Dambach-Cirko’s failure to follow the proper procedure deprives us of jurisdiction over this direct appeal, which is hereby DISMISSED.



Court of Appeals of the State of Georgia

Clerk’s Office, Atlanta, 10/26/2026

*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.