

# DAILY REPORT

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A SMART READ FOR SMART READERS



## COMMENTARY

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## Newsreel

### International Bar Urges Israel Not to Change Legal System

• The International Bar Association has called on Israel to reject proposed reforms to its legal system, which the group asserts would "seriously undermine the independence of the judiciary, including the Supreme Court, and dismantle legal checks on executive power."

Adding its voice to the protests that have rocked Israel since the government introduced the proposed changes early this year, the IBA said in a statement published Friday that the changes would "wholly undermine" Israel's "proud position" as "a substantial upholder of the rule of law with a senior judiciary which is much admired globally."

The proposed reforms were introduced in January 2023 by Israel's Minister of Justice, Yariv Levin, appointed in 2022 after legislative elections resulted in the reinstatement Prime Minister Benjamin Netanyahu.

The proposals take the form of amendments to Israel's basic law governing the judiciary, one of 13 quasi-constitutional laws enacted since the founding of the State of Israel in 1948.

The government asserts that the reforms are necessary to better balance the roles of the judiciary and elected representatives in public policy.

Among the proposals put forward, Israel would:

Change the composition of the judicial appointment commission to replace the two representatives of the Israeli Bar Association with two government representatives, giving the government six of nine seats and the simple majority required to confirm appointments of all judges, including to the Supreme Court;

Enable Israel's Parliament to override decisions of the Supreme Court;

Limit the Supreme Court's ability to review governmental decisions, and

Change the status of legal advisers to the government ministries to place them under the authority of the ministries, rather than under the independent attorney general.

—Law.com International



JOHN DISNEY

Gov. Brian Kemp has expressed support for the concept. The Georgia House voted 97-77 on Monday for Senate Bill 92 to create the commission. The Senate has sent the measure to Kemp.

## State Senate Sends Kemp Bill to Oversee 'Woke Prosecutors'

JEFF AMY | The Associated Press

A NEW GEORGIA commission to discipline and remove wayward prosecutors would be the latest move nationwide to ratchet up oversight on what Republicans see as "woke prosecutors" who aren't doing enough to fight crime.

The Georgia House voted 97-77 on Monday for Senate Bill 92 to create the commission. The Senate later sent the measure to Republican Gov. Brian Kemp for his signature or veto. Kemp has previously voiced support for the concept.

The Georgia bill parallels efforts to remove prosecutors in Florida, Mis-

souri, Indiana and Pennsylvania, as well as broader disputes nationwide over how certain criminal offenses should be charged. All continue anti-crime campaigns that Republicans ran nationwide last year, accusing Democrats of coddling criminals and acting improperly by refusing to prosecute whole categories of crimes including marijuana possession. All the efforts raise the question of prosecutorial discretion—a prosecutor's decision of what cases to try or reject and what charges to bring.

Carissa Hessick, a law professor at the University of North Carolina at

See **PROSECUTORS**, page 3

## Ga. Punitive Damages Cap Ruling Divides Lawyers



Brookhaven personal injury attorney Jed Manton questioned whether the cap remained in Georgians' best interest.

CEDRA MAYFIELD | cmayfield@alm.com

PUNITIVE DAMAGES ARE intended to punish defendants whose behavior is found to be especially harmful. But when the value of those damages is statutorily capped, some attorneys contend so, too, is justice for aggrieved plaintiffs.

On the heels of the Supreme Court of Georgia affirming the state's \$250,000 punitive damages cap as constitutional, lawyers are divided on the ruling's implications. As some attorneys argue

See **PUNITIVES**, page 5

## Since Separation From Columbia, Augusta Circuit Short on Judges

ALEX ANTEAU | aanteau@alm.com

IN THE EARLY days of the 2023 legislative session, state Sens. Max Burns, R-Sylvania, and Harold Jones II, D-Augusta, approached the Senate Judiciary Committee with a simple request: The Augusta circuit is overworked and needs another superior court judge.

In 2021 the Columbia County judicial circuit separated from the Augusta circuit, which originally consisted of Augusta-Richmond, Burke and

See **AUGUSTA**, page 5



Chief Columbia County Superior Court Judge James Blanchard said "It was unusual to create [the Columbia County Circuit] as it was."

## Fulton Judge Orders Prosecutors to Reply to Trump Challenge

JEFF AMY | The Associated Press

A FULTON COUNTY JUDGE on Monday ordered the district attorney's office to respond to a motion by former President Donald Trump to throw out a report by a special grand jury that investigated attempts to interfere in the state's 2020 presidential election.

See **TRUMP**, page 7



Fulton County Superior Court Judge Robert McBurney ordered the district attorney to respond by May 1 to the former president's motion.



## ► COMMENTARY



**NICHOLAS BOYD** is an associate with Holland & Knight's Atlanta office. He specializes in trial and appellate work and represents corporations, financial services companies and state agencies throughout the country in complex and high-stakes civil litigation matters.

# Do Professional Ethics Rules Allow You to Have a Robot Write Your Brief?

NICHOLAS BOYD

RECENT MEDIA STORIES have been awash with reports on the impressive writing capabilities of ChatGPT, OpenAI's artificial intelligence (AI) software. One law professor "co-authored" a paper with the software and tested it on various legal writing tasks.

Although the AI is not on par with an experienced attorney, the results suggest that legal writing by robots is no longer the stuff of science fiction. Other professors have noticed students using ChatGPT to write their papers. Sadly, this misconduct is sometimes detected because the AI's essays are more coherent and better-structured than other undergraduate work. Recently, OpenAI's CEO predicted that the technology will "eliminate a lot of current jobs."

Unsurprisingly, ChatGPT's rise to prominence has led to predictions of the imminent replacement of attorneys with machines. This has caused some to question whether it is ethical to recruit software to help with your legal work. And these questions are not merely hypothetical.

Earlier this month, Paula Frederick, general counsel of the State Bar of Georgia, reported that an attorney who submitted an incorrect document without citations had attempted (admittedly, with little success), to lay the blame on ChatGPT.

And a startup had to cancel its plans to provide real-time AI prompts to consumers arguing against tickets in traffic court after a wave of comments from states' attorneys general that this would constitute the unauthorized practice of law.

## Duty of Competence

The most serious current barrier to the use of AI in legal writing—at least as it currently stands—is likely the duty of competence, which requires an attorney to employ "the legal knowledge, skill, thoroughness and preparation reasonably necessary for the representation." Without doing significant work to ensure the accuracy of material generated by an AI tool, an attorney would likely fail to fulfill the duty of competence.

Decisions involving attorney plagiarism provide some guidance as to the type of conduct that a court would likely find worthy of sanction. For example, a Pennsylvania federal court recently sanctioned an attorney who lifted language from her opponents' motion in limine in almost every paragraph of her own motion.

While the court disapproved of the attorney's copying itself, it also remarked that the attorney had failed to change the names of the parties or witnesses at important points or to correct her adversaries' grammatical errors.

Those relying on bots rather than other attorneys as brief-drafters may need to be even more careful. ChatGPT does not have access to the proprietary legal materials held on databases such as Westlaw, Lexis and Bloomberg.

ChatGPT 3.0 combines an uncanny knack for mimicking the style of legal

writing with a propensity for being confidently and frequently wrong about matters of substance, but these propensities may be reduced in ChatGPT 4.0, which is being rolled out to subscribers at the time of writing. These factors require counsel to exercise extreme care in using ChatGPT for any court or client-facing document.

## Relying on AI Problematic

Courts (or the Georgia Bar) might also analogize to Rule 5.3, which requires lawyers supervising nonlawyers to make reasonable efforts to ensure that the nonlawyers' conduct conforms with the Georgia Rules of Professional Conduct and places responsibility on attorneys who order or knowingly ratify such conduct.

Attorneys who lean too heavily on AI might also run afoul of Federal Rule of Civil Procedure 11(b), which requires a certification that factual contentions are (or will be) supported and legal arguments are nonfrivolous.

**ChatGPT has not been specifically trained to write legal briefs, and a claim that its programmers are engaged in the unauthorized practice of law because the AI is capable of doing so seems fanciful. ChatGPT itself denies that it has the capacity to practice law when asked. Accordingly, claims that lawyers engage in the unauthorized practice of law by leaning too heavily on ChatGPT seem unlikely—unless courts start treating software as having legal capacity.**

Another issue with using AI is the duty of confidentiality. Attorneys have a duty to "maintain in confidence all information gained in the professional relationship with a client" unless the client gives his or her "informed consent" to share the information.

Information inputted into ChatGPT is not confidential; instead, OpenAI, ChatGPT's publisher, reserves the right to have staff review inputs for safety monitoring and training purposes. Accordingly, attorneys should be very wary of inputting non-public client information into AI unless there is an agreement in place to maintain confidentiality.

While AI's accuracy and confidentiality currently present the highest hurdle to its use as a brief-drafter, what will happen if (or when) these problems are resolved? It is much less clear that it would be a violation of any ethical duty for an attorney to put his or her name on competent AI work product—after all, lawyers frequently sign the work of (reliable) junior colleagues without independently satisfying themselves that every point is accurate.

One possibility, however, is that to sign an AI-drafted brief might be to assist in the

unauthorized practice of law. In Georgia, it is an ethical violation to "assist another" in "practic[ing] law in violation of the regulation of the legal profession."

## Courts Already Grappling with AI

Surprisingly, several courts have grappled with the question of whether a computer program (or, at least, the company that created the program) can engage in the practice of law—and often concluded that they can. These cases generally involve software that fills forms rather than writes briefs.

Recently, in *In re: Peterson*, a United States Bankruptcy Court held that the nonprofit Upsolve—which aims to provide free bankruptcy assistance to those who need it—engaged in the unauthorized practice of law because its software makes decisions about how to categorize debtors' claimed exemptions based on text descriptions entered by the debtors.

Over a decade earlier, a Missouri federal district court had held that LegalZoom violated unauthorized practice laws because of human involvement in converting the forms filled by clients into finished work-product.


And, recently, DoNotPay, a startup that assists consumers with legal forms, had to back down from its plans to use an AI bot to provide arguments in real time to clients arguing in traffic court, facing threats from multiple states' attorneys' general that doing so would constitute the unauthorized practice of law.

So, if an AI can engage in the unauthorized practice of law, might an attorney who uses one to draft a brief run afoul of rules against assisting the unauthorized practice of law? The answer may turn on whether the AI has been designed specifically for legal work.

## Nonlawyers Providing Legal Advice

The cases discussed above all share a feature: the software in question was programmed by human beings to undertake in the activities that the courts concluded constituted providing legal advice. In this situation, where a nonlawyer has taken affirmative steps to create a program capable of doing legal work, there may be some risk of violating Rule 5.5, at least where the attorney does not exercise sufficient legal skill or judgment to make the end-product his or her own.

But ChatGPT has not been specifically trained to write legal briefs, and a claim that its programmers are engaged in the unauthorized practice of law because the AI is capable of doing so seems fanciful. ChatGPT itself denies that it has the capacity to practice law when asked.

Accordingly, claims that lawyers engage in the unauthorized practice of law by leaning too heavily on ChatGPT seem unlikely—unless courts start treating software as having legal capacity. Lawyers should continue to ensure that, whether or not they use AI tools to assist them, they are exercising competent legal judgment in the best interests of their clients. 



**PROSECUTORS**, from page 1

Chapel Hill, said the Republican push tries to reverse a sea change in prosecution. Hessick, who directs the Prosecutors and Politics Project, said that for the first time voters are confronted with meaningful debate about prosecutors' policies.

"I think it's happened because several years ago, there was a push to try to use the office of prosecutor to address mass incarceration and injustices within the criminal justice system," she said. "That movement was successful in a lot of places."

Georgia Democrats intensely oppose the measure, saying majority Republicans are seeking another way to impose their will on local Democratic voters.

Fulton County District Attorney Fani Willis has decried the measure, claiming it's a racist attack after voters elected 14 non-white district attorneys in Georgia in 2020. Willis pushed herself to the center of the controversy even as she's mulling charges against former President Donald Trump for interfering in Georgia's 2020 election. Some have viewed it as Republican retribution against the Atlanta prosecutor.

But the energy behind the bill has not been against Willis, who in addition to targeting Trump is pursuing a tough-on-crime offensive against alleged gang members. Instead, many Georgia Republicans are most angered by Deborah Gonzalez, a district attorney who covers two counties including Athens, Kemp's hometown. She's under fire for refusal to prosecute marijuana crimes, an outflow of prosecutors working under her, and failure to meet court deadlines.

"That's the whole point of this bill, is to restore public safety in places where you have rogue district attorneys who simply are

not doing their job," said Georgia Republican Rep. Houston Gaines of Athens.

The effort was born from frustrations involving a white Republican prosecutor in suburban Atlanta who was indicted for bribery related to sexual harassment claims. He lingered until he pleaded guilty to unprofessional conduct and resigned in 2022.

Some Democrats were interested in similar measures for a time because of Jackie Johnson, the coastal Georgia district attorney later charged with hindering the police investigation into the 2020 killing of Ahmaud Arbery.

Democratic interest cooled after voters ousted Johnson. Now they say Republicans should respect the will of local voters.

Rep. Tanya Miller, an Atlanta Democrat and former prosecutor, on Monday described the bill as a "a power grab by the majority party to usurp the will of the voters by putting this body in the business of overseeing duly elected prosecutors throughout this state."

Crucially, the Georgia bill mandates that a prosecutor must consider every case for which probable cause exists and can't exclude categories of cases from prosecution. A similar bill pending in Indiana would let an oversight board appoint a special prosecutor to handle cases when a "noncompliant" prosecutor refuses to charge certain crimes.

Hessick said considering every case individually is an unrealistic standard because prosecutors turn away many more cases than they accept. She said the Georgia law is less likely to change prosecutors' decisions about which cases they pursue than to muzzle their ability to talk about their decisions.

"It's designed to stop them from running on these platforms of reform," Hessick said.

The rules could also target prosecutors who declared before *Roe v. Wade* was overturned in 2022 that they would not prosecute abortion-related offenses. Seven current Georgia district attorneys made such pledges, among dozens nationwide.

In some states, such laws could face hurdles. A New York court struck down a 2018 commission to investigate prosecutorial conduct after district attorneys sued saying it gave state lawmakers too much oversight over independent offices.

Then-Gov. Andrew Cuomo in 2021 signed another version into law. The commission isn't yet operating because some members haven't been appointed, a court spokesperson said.

Georgia lawmakers can already impeach district attorneys and solicitors general—elected prosecutors in some Georgia counties who handle lower-level cases. But they say impeachment would take up too much of lawmakers' time. Instead, the new commission would investigate and make decisions. A prosecutor could appeal a decision to a state-level court, and eventually to the state Supreme Court.

Impeachment is proceeding in Pennsylvania, where state House Republicans voted in November to impeach Philadelphia District Attorney Larry Krasner for reasons including his failure to prosecute some minor crimes, his bail policies and management.

Krasner sued to challenge the impeachment's legality, and a divided state court ruled for him, finding impeachment articles didn't reach the needed legal threshold.

Plans for an impeachment trial in the Republican-majority Pennsylvania Senate have been on hold while that decision is appealed. In the meantime, the Republican

majority that voted to impeach in the House is now a Democratic majority. It's unclear what that will mean for any trial.

Other governors and legislatures have moved more directly to remove prosecutors. Republican Florida Gov. Ron DeSantis suspended State Attorney Andrew Warren in Tampa's Hillsborough County in August. A federal judge found DeSantis illegally targeted Warren because he's a Democrat who has publicly supported abortion and transgender rights and because it would politically benefit DeSantis. But the judge wrote he had no power to reinstate Warren, leading the Democrat to appeal to the state Supreme Court.

In the meantime, the prosecutor that DeSantis tapped to replace Warren has resumed prosecuting some misdemeanors—including suspended licenses, disorderly conduct and panhandling—that Warren had stopped bringing to trial.

The GOP-led Missouri legislature is also maneuvering to override a Democratic prosecutor—St. Louis Circuit Attorney Kim Gardner. It would let Republican Gov. Mike Parson appoint an additional special prosecutor for five years in any jurisdiction where the homicide rate exceeds 35 killings per 100,000 residents. The bill was drafted with St. Louis in mind.

Also, Missouri Republican Attorney General Andrew Bailey is seeking to remove Gardner from office, alleging negligence in her job. If a judge agrees, Parson would appoint her replacement. A hearing date hasn't been set.

*Associated Press writers Jim Salter in O'Fallon, Missouri, Alana Durkin Richer in Boston and Mark Scoloro in Harrisburg, Pennsylvania, contributed to this report.*



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# Big Law Could Be Doing Mid-Market Firms ‘Huge Favor’ by Stepping Away From Routine Legal Work

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BY BACKING AWAY from low-rate and routine legal work and centering business around the most profitable transactions and bet-the-company disputes, Big Law firms have given midsize firms a chance to embed themselves in clients’ legal departments to forge long-lasting relationships.

“Big law firms did middle-market firms a huge favor,” Wendy Bernero, chief growth officer of software provider Page Vault, said at a LegalWeek panel on the state of mid-market firms.

“At some point, [Big Law] decided they didn’t want to do the day-to-day work of corporations, just bet-the-company type stuff,” Bernero continued, pointing to employment as a practice area that Big Law firms have left on the table. “The gift they gave to middle-market firms was the day-to-day work.”

Midsize firms are well positioned to absorb the legal matters Big Law firms have left on the table because their local roots provide more familiarity with local judges and other players in the market, said Heather McCullough, a partner and co-founder of Society 54, a consultancy for professional services businesses.

Handling the day-to-day legal matters of a business as an extension of its legal department creates opportunities for midsize firms to form long-term partnerships with their corporate clients, McCullough said.



ADOBE STOCK

Or as Aaron Kotok, executive director of legal industry solutions at legal tech provider Mitrtech, put it: “From a general counsel perspective, would you rather be betting the company or running the company?”

## Avoiding ‘Myopic’ Growth Strategies

Panelists offered words of caution to reaping this apparent shift in focus among the biggest players in the legal industry.

The relentless pressure to increase revenue and profits has led some midsize firms to a “myopic” growth strategy, said Tim Corcoran, principal at Corcoran Consulting Group.

After all, law firms only have a handful of levers to grow revenue: raising hourly fees, raising the number of timekeepers and raising the number of hours timekeepers work. The second option is often deployed since the other two have more immediate upper limits, although growth for its own sake isn’t sustainable, Corcoran said.

**“At some point, [Big Law] decided they didn’t want to do the day-to-day work of corporations, just bet-the-company type stuff. The gift they gave to middle-market firms was the day-to-day work.”**

—Wendy Bernero, chief growth officer of software provider Page Vault during a LegalWeek panel discussion

“No business owner in their right mind would think ‘I want to increase by 100 heads this year.’ You think ‘I want to increase profits 15%,’” Corcoran said. “But the more you acquire revenue streams, the more likely you are to fracture the culture of the firm.”

Corcoran recounted a recent argument he had with two firm partners, who reportedly told him “all we need is someone with a \$10 billion book of business and we’re good.” This thinking has led firm leaders to recruit partners solely for their large books of business without considering compatibility of practices or clients before they “starve” the profitable new partners of resources.

“It’s important to think through the business model of whether we want to have the practices that are related so there’s natural synergy instead of bolting onto things,” Corcoran said.

Another challenge introduced by a directionless growth strategy lies in how law firms project their expertise to the market. When achieving the full-service status of many Big Law practices, business development teams often face more difficulties in distinguishing their firm from competitors, Kotok said.

“The larger the firm is, generally speaking, the further and further the marketing and business development team is from the lawyers and it’s harder to communi-

cate what makes them special,” Kotok said. “You end up getting a lot of marketing and brand work that more and more looks the same. My hot tip is when you finish your marketing copy and RFP response, put in your competitor’s name. If it’s 90% true, you haven’t done enough to make yourself look different.”

## Unexpected Benefits of Lower Compensation

Panelists also said the lower salaries that smaller firms can generally afford worked in their favor from a personnel management perspective.

The last two years have seen the Am Law 100 fight over the small portion of fleeting U.S. transactions that fall into the large-cap category, sinking profits into rising compensation budgets to poach each others’ associates.

But with less spend for compensation than the Am Law 100, midsize firms avoided the overcapacity problems that many Big Law firms are now addressing with layoffs, Corcoran said.

“Midsize law firms couldn’t afford those rates so they haven’t had to adjust that much,” Corcoran said. “Anyone who thought that would sustain hasn’t been paying attention.”

Compensation may be a barrier in the hiring market for midsize firms, but geography is less of one because of the shift to remote work.

This advent helps firms recruit in areas that are complementary to existing lines of business because “we are in a world where that talent doesn’t have to be within driving distance of the wealthiest zip in town to work in our firm,” Corcoran said.

“Maybe we need a lawyer in this adjacent practice area and the only place we can find them is up in Michigan,” Corcoran offered as a hypothetical. “If it’s intentional, you can put them on a plane once a month. What a great way to reduce labor costs.”

Panelists disagreed if this same efficiency applied to Big Law, which would mean that Big Law firms can hire from anywhere and outcompete in the salary realm, Kotok said.

“The threat is, or used to be, if I worked in Upper Peninsula [of Michigan], only some firms will work with me,” Kotok said. “But if larger firms pay me New York rates while I’m still in the Upper Peninsula, that could be a threat for mid-market firms.”

But Trish Lilley, who recently transitioned from working as the chief marketing officer of Stroock Stroock & Lavan to midsize firm Thompson Coburn, isn’t sure larger firms are as geographically flexible as their midsize counterparts.

“I wonder how open the Am Law 10 are to hiring people from the Upper Peninsula,” Lilley said.

“You can shift things quickly and be attuned to [client] needs,” Lilley added. “In larger firms, there are layers of ego that you have to sift through.”

*Justin Henry (@jstnhenry87) covers the business of law for The American Lawyer and other ALM affiliates of the Daily Report. This article was first published by The American Lawyer.*

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**AUGUSTA**, from page 1

Columbia counties. This created a 25.5-year cumulative experience gap between the Columbia circuit's three superior court judges and the Augusta circuit's five. This was a big deal, as Augusta's less-experienced judges are faced with a much higher volume of felony cases and is reflected in their overall workload. Data collected by the Judiciary Council of Georgia shows that Augusta's superior court judges carry an average workload of 1.5 judges, while Columbia's have an average workload of 0.9 judges.

"It was unusual to create [the Columbia County Circuit] as it was," Chief Columbia County Superior Court Judge James Blanchard said. "And many of us were unaware that it was being done until we read about it in the newspaper."

There is more to the story, though. According to U.S. Census reports, Richmond County, where Augusta is located, has a much lower household income and much higher poverty rate than Columbia County. These disparities also fall along racial lines, as the majority of Richmond County's population is Black, while Columbia County's is white.

This particular contention was cited in several lawsuits brought against the governor in 2021 to prevent the split. According to Justia Law, "At the heart of each of these suits was a

claim that Columbia County officials sought to form their own judicial circuit as a racially discriminatory reaction to the election of District Attorney Jared Williams in November 2020." The state Supreme Court vacated the trial court judgments in all three cases, and the Columbia County Circuit Court was created in July 2021.

According to Jones, who is Black, structural and racial inequality aren't to blame for the resource split. Columbia County is an up-and-coming area that has experienced significant growth in recent years. The reason the circuit's three most experienced judges went to Columbia County is that they already lived there. In fact, he said that historically, it has been relatively rare for as many as three of the old Augusta Superior Court judges to live in Columbia County.

Blanchard, for instance, can trace his Columbia County lineage back generations, just as Augusta Superior Court Chief Judge Daniel Craig can for his family across the county line. Augusta Superior Court Judge Ashley Wright grew up there, as well, and returned to her hometown after finishing college.

Jones said that, when the Augusta-Columbia split was originally proposed, legislators anticipated that issues like this might arise. Nonetheless, he said he had supported the split because he believed that

Augusta needed more individualized attention to make their caseload move faster.

Needless to say, those at the heart of the issue aren't necessarily thrilled with how things have shaken out.

"It was clear that the legislative move would effectively leave the Augusta Circuit even more underserved, but nothing was done in the circuit-split legislation to avoid that easily foreseeable consequence," Craig said. "That extreme need was the direct result of the circuit split and the fact that judges must work only in the circuit where they live."

"It was very difficult to leave my friends and Richmond county," Blanchard said. "But you know, [Columbia County] is my home base. I was born and raised here."

"I don't think the circuit would have split if more than three judges resided in the new, one-county Columbia Circuit," Craig wrote to the Daily Report in an email. "But I demonstrated my naivete to politics when I thought the objections of 7 of the 8 judges of the circuit would be given weight and consideration by the legislative delegation. I couldn't have been more wrong."

According to Craig, the bill to split the circuit completely disregarded and circumvented the Judicial Workload Assessment Committee for the first time in its 30-year history.

Wright said that, before the circuit split (around 2017), the Augusta Superior

Court's criminal caseload was around 400 cases per person. She said the COVID-19 pandemic increased this number to just over 500. Though Craig said the court has very few cases remaining from before 2020, Wright said that after the split, two senior judge retirements and a judicial vacancy, Augusta's superior court judges have cases in the upper 600s—all felonies.

The Georgia Judiciary Council didn't name the Augusta circuit as of the courts it would back for a new judgeship in 2023. Jones said he was trying to explore ways for which the Augusta circuit might receive an exception to the council's three-judge-a-year rule, because of its unique circumstances. According to Jones, the pandemic and the atypical circuit split are to blame for the situation, though Craig said Augusta needed an additional judge long before 2020.

However, the bill stalled in its first and only committee hearing. With Sine Die approaching, and no provisions made for an additional Augusta circuit judgeship in the governor's 2023-24 budget, further developments this year seem unlikely.

Burns was listed as the second sponsor on the original bill proposing the circuit split. When asked for comment on the 2023 bill requesting an additional Augusta judgeship, he said "the legislation speaks for itself." 🗞

**PUNITIVES**, from page 1

limiting punitive damages impedes their purpose of deterring conduct, others contend the cap appropriately limits windfalls for parties who've already been compensated for their losses.

**'Like It's a Parking Ticket'**

Brookhaven personal injury attorney Jed Manton watched the bulk of his client's \$27 million verdict go down the drain after the trial court's adherence to the statutory cap under *O.C.G.A. § 51-12-5.1(g)* nixed more than \$20 million in punitive damages.

Throughout the four-day trial in the U.S. District Court for the Middle District of Georgia, the Harris Lowry Manton partner said he and opposing counsel remained cognizant of an ongoing appellate review of the cap. The Supreme Court announced that, by March 15, it would decide the constitutionality of the cap in the underlying dispute in *Taylor, Exr. v. The Devereux Foundation Inc. et al.*, a tort case involving \$50 million in capped punitive damages.

With the high court's ruling hanging in the balance, Manton said his plaintiff team opted to leverage the uncertainty of the cap's future to settle his client's case post-trial for more damages than remained following the trial court's application of the cap.

"We knew right from the get-go that we were going to get an answer very, very quickly on the constitutionality of the cap," Manton said. "About two hours before the decision on the cap came out in the *Taylor* case, we reached an agreement to resolve the judgment that we had received. They are paying not only the full amount of the judgment but also an amount on top of the judgment in light of, at that point, the unknown of what was going to happen with the cap. So our case is now concluded."

With the cap upheld as constitutional, Manton applauded plaintiff counsel's abil-

ity to increase its client's damages award via post-trial settlement, but said he would have rather seen the cap be reversed in alignment with a partial dissent penned by Justice John Ellington.

Having rejected the conclusion that common-law juries awarded punitive damages only in cases involving intentional misconduct, Ellington posited that "the General Assembly wrongfully curtailed the constitutional right to a jury trial by requiring courts not to enforce a jury's determination of the amount of punitive damages warranted for a tortfeasor's willful misconduct, malice, fraud, wantonness, oppression, or that entire want of care which would raise the presumption of conscious indifference to consequences."

In addition to curtailing jury awards, Manton said the state's punitive damages cap impacted safety. He said situations existed in which defendants who had admitted to committing egregious conduct that "consciously disregarded safety and injured Georgia citizens," ultimately opted "to just pay into the court \$250,000 to keep the jury from hearing about their wrongful conduct."

"We hear in mediations all the time that defendants are just going to stipulate to the \$250,000 cap to take away the evidence of their wrongful conduct," Manton said. "[Georgia's] really a laughingstock in that regard when you have a punitive damages number that a defendant would rather just pay like it's a parking ticket, rather than having to deal with the consequences of their decisions."

Having helped represent the plaintiff-turned-appellant in *Taylor*, Deitch + Rogers litigator Kara E. Phillips agreed. Phillips noted that, by upholding the cap, the Supreme Court ruling prohibited the jury's prescription of punitive justice against Devereux, a multimillion-dollar company.

"The jurors' punitive damage award was meant and designed, obviously, to punish

Devereux," Phillips said. "The idea that a reduction to \$250,000 is going to result in any punishment to Devereux isn't accurate."

Now Phillips is further challenging the cap's constitutionality. Her appellant team—comprised of fellow Deitch + Rogers litigators Gilbert H. Deitch, Andrew T. Rogers and W. Michael D'Antignac; Bonduant Mixson & Elmore attorneys Naveen Ramachandrappa and Joshua F. Thorpe and Isenberg & Hewitt's Melvin L. Hewitt Jr. and Hilary Wayne Hunter—submitted a motion for reconsideration to the Supreme Court midday March 22.

**'Pawn to the Plaintiff's Lawyer'**

Unlike Manton and Phillips, Hall Booth Smith founding partner John E. Hall Jr. applauded the high court's upholding of the cap.

"I'm extremely pleased that the Supreme Court took that stance," Hall said.

Considering the ruling "appropriate under the law," he noted that, in order for punitive damages to exist, a plaintiff had to have already been reimbursed for his or her injury.

"When they've already been compensated for their loss, what gives any one individual the right to speak on behalf of me and you and punish that company for all of us?" Hall posed. "I think for individuals to get in that role and then take that windfall from that after being reasonably compensated is not the way that system ought to work."

Instead, Hall suggested the use of "governmental mechanisms" to enable taxpayers and voters to "have some voice" in the outcome "versus one plaintiff's lawyer on a 50% contingency fee and one plaintiff, who is really a pawn to the plaintiff's lawyer on that issue."

With the cap having survived several challenges over the decades, Atlanta attorney Darren Summerville said "it is perhaps unsurprising that the Supreme Court declined to overturn it now."

"Though most of us think of the cap as a result of Georgia's 2005 Tort Reform Act, it has actually been in place since Georgia's 1987 Tort Reform Act," The Summerville Firm principal said.

Summerville pointed out that, in its *Taylor* decision, the Supreme Court did not address the appellant's argument that the \$250,000 cap value chosen in 1987 failed to keep up with inflation.

"The last 36 years of litigation as we know it has operated under the same cap on punitive damages," Summerville said. "For now, removing the cap appears to be the job of the legislature. That said, the court's analysis does seem to make clear that intentional acts, such as fraud, are quite properly 'uncapped' [when] viewed through the proper historical lens."

**'That's the Rub'**

Meanwhile, Manton questioned whether the cap remained in Georgians' best interest.

"What we really should do is just trust our juries to sort through these issues with the oversight of our very capable trial court judges and our appellate judges for any amounts that would be deemed excessive and not supported by the evidence," Manton said.

But with the \$250,000 cap remaining in place for the foreseeable future, Manton suggested it be revised to "have the teeth to serve its purpose." Instead of instituting a quarter-million-dollar limit, Manton recommended punitive damages be "linked to a multiple of what the compensatory damages would be."

"The legislature said the purpose [of punitive damages] is 'to punish and deter.' If you have a cap where people treat it like a parking ticket, then it doesn't have that effect," Manton said. "Throwing out an arbitrary number that's so low, based on something that was passed in the 80s, doesn't deter conduct. That's the rub with it." 🗞



# Experts: Case of Plastic Surgeon Accused of Killing Fla. Lawyer Spotlights Attorneys' Vulnerability

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AM LAW 200 firm attorneys said that the arrest of a plastic surgeon accused of murdering a Florida lawyer may demonstrate, as more evidence is discovered, the vulnerability of legal practitioners who are litigating contentious cases.

Brian H. Bieber, a shareholder at Gray-Robinson in Miami, said in the arrest of the defendant, Tomasz Kosowski, a plastic surgeon, over his alleged murder of Steven Cozzi, that the circumstantial evidence at this stage appears overwhelming, despite no body being found. That includes authorities' findings of masks, sedatives, a taser, brass knuckles and duct tape in Kosowski's car.

"This case really depicts the evolution of our criminal justice system," said Bieber, a criminal defense attorney not involved in the matter. He said evidence has gone from witness testimony to fingerprints to DNA and now to various forms of electronic surveillance. "We expect the 2023 version of immense electronic evidence to surface."

Cozzi is listed as an associate attorney at Blanchard Law near Tampa.

Jason Mehta, a partner at Foley & Lardner in Tampa and a former assistant U.S. attorney for the Middle District of Florida in Jacksonville, advised lawyers not to become overly concerned because of the vulnerability that may have resulted in the



Attorney Steven Cozzi (from left) was reported missing last week; Tomasz Kosowski has been charged with murder in the case. Attorney Brian H. Bieber said he expected "immense electronic evidence to surface."

alleged murder. Still, based on the allegations, the case appears consistent with how violence against attorneys is perpetrated.

"Violence against attorneys and prosecutors in the criminal space is relatively rare," said Mehta, who is not involved in the case. Mehta said there is more violence against attorneys in the civil arena because a criminal defendant "threatening or causing violence against the prosecutors will make their situation much worse."

"In contrast in the civil setting," Mehta said, "sometimes defendants and clients just aren't thinking about it the same way and and it leads to rash and really impulsive decisions."

Now, authorities booked Kosowski into the Pinellas County Jail near Tampa, and the 44-year-old is facing charges that include first-degree murder.

"Due to the large quantity of blood located at the crime scene, the defendant's home and vehicle, along with the fact that the subject removed a container large enough to conceal a human body and the victim was never seen exiting the business on surveillance," authorities wrote in the probable cause affidavit, "it is believed that the victim is deceased and the defendant intentionally, by a premeditated design, caused his death."

Blanchard Law represented the former co-workers that Kosowski sued in a business dispute. Kosowski claimed that an employee assigned to do his billing for surgeries at the Laufer Institute of Plastic Surgery failed to file claims and lied to his patients, costing the Dartmouth-trained doctor thousands of dollars in fees and a "deeply tarnished" reputation.

Kosowski left the Laufer Institute in 2018 and set up his own practice in Miami, Xiluet Plastic Surgery, according to the Florida Department of Health.

Meanwhile, authorities were alerted to Cozzi's disappearance last week, and his colleagues said they last saw the attorney going to a Blanchard Law bathroom. However, Cozzi did not return, yet his phone, wallet and keys were left sitting on his desk.

Largo Police closed off the bathroom and said they discovered at the "crime scene" blood spatter. Employees told authorities the bathroom permeated a smell of bleach, according to the release.

"Today, our greatest fears were realized," Cozzi's husband, Michael Montgomery, wrote on Facebook Sunday evening. "My husband and best friend was stolen from us." 📧

*Lisa Willis and Michael Mora report for Daily Business Review and other ALM affiliates of the Daily Report. This article was first published by Daily Business Review.*

## N.Y. Lawyer Learns About Clever Clients and AI

ROSS TODD | rtodd@alm.com

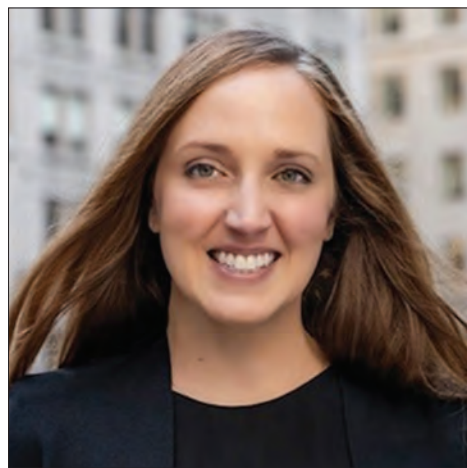
ABOUT A MONTH ago, Alisha McCarthy of Harris St. Laurent & Wechsler had an eye-opening back-and-forth with a client.

McCarthy, a partner in the litigation boutique's New York office, handles commercial litigation for both plaintiffs and defendants, including a fair amount of work on employment cases, particularly dealing with what she calls "separations."

In this particular case, McCarthy was representing an individual in a compensation-related employment matter where Arizona law applied. When the legal intern McCarthy works with didn't turn up any Arizona cases that would be helpful to her client's position, McCarthy backstopped the intern's work and did her own search. It also turned up empty.

McCarthy told the client about the lack of case law, and then, a couple of days later, she heard back from the client, who said he had found a number of cases that were "100% on point." The email included six cases, complete with captions, Westlaw citations, and brief summaries of how the court came out in each instance.

"My initial reaction was embarrassment," said McCarthy, adding that she was upset and she and her intern might have missed something—apparently a lot of something. "You certainly don't want to have your client come back and tell you that you've missed something that is ... '100% on point.'"



Attorney Alisha McCarthy said of AI: "We now need to be prepared to have our work challenged by our clients in a way that we haven't done before."

McCarthy asked the intern to look at the cases the client passed along. A few hours later, the intern responded that the cases were nowhere to be found in Westlaw. Now a bit irritated, McCarthy returned to the client and politely asked for more information about the source of these six mystery cases. The client responded that he had used artificial intelligence to find them, and more specifically, ChatGPT.

"He was chagrined, I would say," McCarthy said about informing her client that his "100% on point" cases were complete fabrications. "We laugh about it now. But then, I think his first reaction was that he was embarrassed."

Legally speaking, this story leaves McCarthy, her client and her intern where they start-

ed: Nobody cited a fake case to a court or an opposing party. Yes, a couple of hours were lost searching for something that did not exist. McCarthy and her intern likely experienced a blood pressure spike, but other than the lost time, there was no real harm.

But in chewing on this experience with McCarthy, it became apparent that it points to thornier, more significant issues down the road for lawyers when it comes to their interactions with clients.

"We now need to be prepared to have our work challenged by our clients in a way that we haven't done before," McCarthy said. She said litigators are accustomed to being challenged by opposing counsel and the court on legal issues. "But as between the lawyer and the client, the law is typically the lawyer's domain. And that may be changing now in some respects, as AI gives clients the impression that the entire universe of knowledge, including the law, is within their reach," she said.

"We need to recognize that this is out there and that clients are aware of it and that they are going to be doing their own research and think that they have reliable resources," McCarthy said. "While we always want to be prepared, and we always want to be thorough, as AI and ChatGPT and other platforms continue to be more and more sophisticated, we'll just need to be more thorough than ever and as confident as ever in how we advise our clients on the law—and not just as the law applies to the facts of their case."

In particular, McCarthy said that if a client comes to her with something they think she's missed, she will immediately for their source. That's an easy step to take now with generative AI tools in their toddler phase, willing to make up fake case citations to bolster arguments. But it's not hard to imagine a day soon in which generative AI tools are plugged into the appropriate case law and loaded up with the applicable facts. At that point, the AI is likely to piece together something more substantive that lawyers can't just contradict the whole cloth.

What if, for instance, a client gets a citation from some future legal AI tool that applies to their case but that you, as the lawyer don't think bolsters their argument quite as well as the client thinks it does?

"Then suddenly we're in the business of doing what we're used to doing with opposing counsel and briefing which is distinguishing their cases ... to try to explain to the client, if needed, why their case law doesn't apply here," McCarthy said.

McCarthy says there is potential down the road for the client to think they're "making their own case, maybe better than you are."

Dealing with an issue like that is going to be considerably more difficult than rooting out some fake case citations. 📧

*Ross Todd (@Ross\_Todd) is the editor/columnist for the Am Law Litigation Daily, an ALM affiliate of the Daily Report. He reports on litigation of all sorts. This article was first published by the Am Law Litigation Daily.*

# 3 Black Federal Judges Share Stories for U.S. Courts

COLLEEN MURPHY | [cmurphy@alm.com](mailto:cmurphy@alm.com)

AS PART OF the U.S. Courts' "Pathways to the Bench" series, three Black federal judges shared their first-person accounts of their experiences during the Civil Rights era and reflections on their challenges faced and lesson learned before joining the federal bench.

The Heritage Spotlight video, released by the U.S. Courts in honor of African American History Month features interviews with U.S. District Judge Reggie B. Walton of the U.S. District Court for the District of Columbia; U.S. District Judge Julie A. Robinson of the District of Kansas; and U.S. Chief Judge Roger L. Gregory of the Court of Appeals for the Fourth Circuit. The three judges described how their expe-

periences in childhood and youth shaped their careers.

"I think it is important not to let either people define what your future is, and who you are, or, your background to define who you are or what you can do," Walton said.

Walton told the story of how he visited a guidance counselor and stated that he would like to be a medical doctor. Walton was told by the counselor that being a doctor was not a potential career for him, and that he should attend trade school instead. When Walton told his mother, she became "very irate" and said that he was not going to trade school—he was going to college.

Judge Julie A. Robinson said she decided at the age of five, that she would become a lawyer and that in her younger years, she

never considered that that would be exceptionally difficult or different, or unique for a Black woman.

"From the time I started articulating that I wanted to become a lawyer, my father was very encouraging of me," said Robinson.

"I remember when a little boy came up to me and said 'you were at the White House with President Clinton,'" said Gregory. "I knew right then, that little boy seeing someone that looked like him and came from Petersburg, [Virginia], from his neighborhood, it was all worth it."

"It was not about me," said Gregory. "Victory is about what happens to the next person, that little boy who saw himself and that he could achieve. That makes it all worthwhile."

"I think, to a large degree, all of us are going to be challenged in one way or another," said Walton. "I think those who survive are those who are able to deal with those external forces are brought to bear in our life and we don't let those external forces cause us to change our appreciation of who we are and what we can be."

"African American History Month in February honors the struggles and victories that changed, and continue to change, America," read a statement on the U.S. Courts page celebrating the "monthlong commemoration of the struggles and triumphs of the African American community." 📖

*Colleen Murphy reports for New Jersey Law Journal and other ALM affiliates of the Daily Report. This article was first published by New Jersey Law Journal.*

## TRUMP, from page 1

The motion by Trump's legal team also seeks to toss out all testimony from the inquiry and to bar Fulton County District Attorney Fani Willis from continuing to investigate or prosecute Trump.

Fulton County Superior Court Judge Robert McBurney ordered Willis to respond by May 1 and to let him know whether an in-person hearing is needed to resolve any issues. A spokesperson for Willis said her office would reply through its court filings.

The filing is an effort by Trump to escape one of the multiple legal challenges he faces, including a state inquiry in New York into hush money payments to women who

alleged sexual encounters with the former president as well as a pair of U.S. Justice Department criminal investigations. One examines his efforts to overturn his loss in the 2020 election. The other examines Trump's possession of hundreds of classified documents at his Florida estate.

Willis began her investigation shortly after the release of a recording of a January 2021 phone call between Trump and Georgia Secretary of State Brad Raffensperger. In that conversation, the then-president suggested that Raffensperger, a fellow Republican, could "find" the exact number of votes needed to overturn Trump's narrow election loss in the state to Democrat Joe Biden.

The special grand jury heard from about 75 witnesses and considered other evidence before issuing a report that includes recommendations for Willis on criminal charges. McBurney released the report's introduction and conclusion, as well as a section in which the grand jurors expressed concerns that some witnesses may have lied under oath, but the rest of the report has remained under wraps so far.

Willis said in a January hearing that decisions on indictments were "imminent."

The challenge by Trump's legal team, filed last Monday, also contended that McBurney misinterpreted Georgia law and erred by not disqualifying Willis

from the entire probe when he ruled in July that Willis could not pursue charges against Burt Jones, now Georgia's lieutenant governor.

Trump's lawyers asked for another judge besides McBurney to hear the challenge. He did not acknowledge that push in Monday's brief order.

The lawyers also faulted Willis for granting repeated news interviews, citing a list of 39 media appearances and saying her comments cast "a shadow of bias over her office and the entire investigation."

Trump's lawyers similarly argued that interviews that the foreperson and other grand jurors have given should disqualify the case. 📖

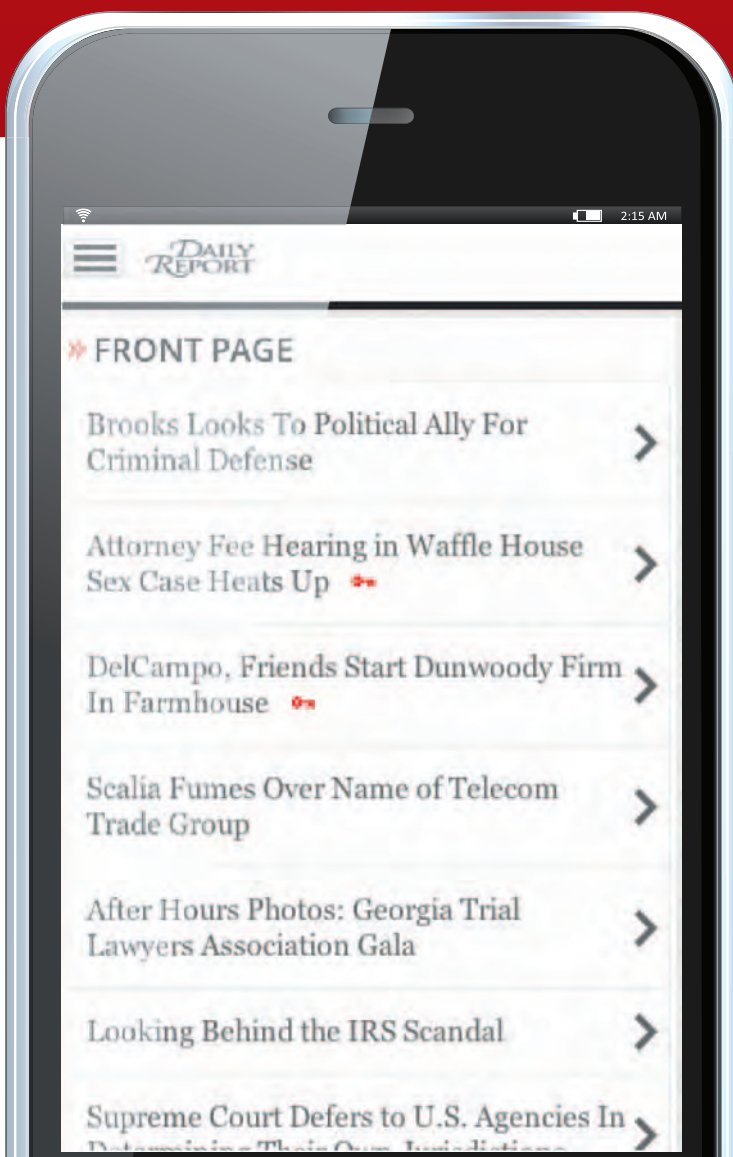
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Supreme Court of Georgia

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criminal

**Criminal Law • Constitutional Law**  
**Monroe v. The State**  
S22A1116 (3/7/2023)

A mistrial was not required for juror misconduct, where two jurors were removed and replaced with alternates, and deliberations then began anew after the trial court found no prejudice. The Georgia Supreme Court affirmed in part and vacated in part a judgment. Steven Monroe rear-ended another car in which Kenneth Minson was a passenger. Monroe was a member of Crips, a criminal street gang. Minson was a member of the Bloods, another gang. Monroe felt disrespected when Minson drew a gun. Two days later, Monroe went to a club. Another Crips member, Dexter Freeney, told Monroe that Minson was inside. Monroe invited Minson to go outside to talk. Another Crips member, Trevor Posley, joined them. Posley and Monroe began shooting. Minson returned fire and ran back into the club. Monroe fired shots into the club. Another occupant of the club, Clayton Cross, died from gunshot wound. Monroe was convicted by a jury of malice murder and other related offenses. Monroe raised a number of offenses on appeal, including juror misconduct, effectiveness of trial counsel, and merger issues. The Supreme Court affirmed in part and vacated in part. Monroe contended that he should have been granted a mistrial based on juror misconduct. The court found no abuse of discretion. One juror described hearing from his wife, during a lunch break, that someone had uttered a threat to her. He claimed, falsely, that he had not mentioned this to other jurors. He was removed and replaced. Another juror was removed and replaced for violating a court order by accessing Facebook. The court denied Monroe's motion for mistrial. The court instructed the reconstituted jury to begin deliberations anew. The Supreme Court found no abuse of discretion. The

trial court was authorized to conclude Monroe suffered no prejudice. The Supreme Court rejected a contention that Monroe's trial counsel was ineffective. There was only slight evidence to support a request for a self-defense instruction. Counsel adequately investigated criminal histories of the state's witnesses. And Monroe failed to support a claim that his counsel failed to properly impeach two state's witnesses with their prior criminal histories. Finally, the court addressed two claims of merger error. Monroe was found guilty of numerous Gang Act violations, of both OCGA §16-15-4 (a) and (b). The court found that convictions for violating those two subsections do not merge for sentencing purposes. But the court agreed with Monroe as to another contention. One count charged him with possessing a firearm with intent to maintain his gang member status, while another count charged intent to increase his status. For sentencing purposes, the charges were duplicative. Remand for resentencing was necessary.

**ATTORNEYS:** Patricia B. Attaway Burton, Paula Khristian Smith, Christopher M. Carr, Meghan Hobbs Hill, (Department of Law), Atlanta, Jennifer Rue Smith, Chase Landon Studstill, (Alapaha Judicial Circuit District Attorney's Office), Nashville, for appellee. Katherine Morgan Mason, (Georgia Public Defender Council), Augusta, for appellant.

**JUDGE:** Colvin

Criminal Law

**Allaben v. The State**  
S23A0061 (3/7/2023)

A prosecution adequately established venue for a murder trial, where the circumstantial evidence was sufficient to authorize a rational jury to find beyond a reasonable doubt that the murder of "might have been committed" in the county where the case was tried. The Georgia Supreme Court affirmed a judgment. Dennis Allaben was tried for malice murder arising from the strangulation death of his wife, Maureen. Maureen's co-workers went to the couple's De Kalb County home when she failed to show for work. The house was empty. Allaben's truck was gone. Later that same day, Allaben's sister-in-law Jill found Allaben at her home in Virginia, with their two children. Allaben told Jill that an accident had occurred. He said he had

used a cloth with ether to put Maureen to sleep and had then accidentally strangled her. Allaben returned to Georgia, driving to the Clayton County home of a former co-worker. A Clayton County responding officer found Maureen's body in the truck, wrapped in a moving blanket held in place by duct tape. Clayton County authorities released the truck and the body to a De Kalb County detective. The body was delivered to the county medical examiner's office. Other investigators verified that the family home was in De Kalb home, where they found a blanket and tape similar to what was wrapped around the body. The medical examiner determined that death was caused by strangulation, likely by means of a police-type sleeper hold. Allaben was tried for malice murder in De Kalb County. The medical examiner testified that a sleeper hold is not "likely" to cause serious bodily injury, but has the "potential" to cause such injury. There was no indication of a struggle or a rag in the victim's throat. Allaben claimed the death had been accidental. He was convicted. The Supreme Court affirmed. First, as to the strength of the evidence, the jury was authorized to infer from Allaben's admissions and the medical examiner's testimony that Maureen's death was not an "accident," that Allaben's actions demonstrated a reckless disregard for human life that showed an abandoned and malignant heart, and, therefore, that Allaben was acting with malicious intent. Regarding venue, it is established that if it cannot be determined where the cause of death was inflicted, or, that failing, where the death occurred, it shall be considered that the cause of death was inflicted in the county in which the dead body was discovered. The circumstantial evidence in this case was sufficient to authorize a rational jury to find beyond a reasonable doubt that the murder of Maureen "might have been committed" in DeKalb County.

**ATTORNEYS:** Patricia B. Attaway Burton, Paula Khristian Smith, Christopher M. Carr, Michael Alexander Oldham, Elizabeth Haase Brock, (Department of Law), Atlanta, Deborah D. Wellborn, Sherry Boston, Thomas L. Williams, Agatha K. Romanowski, (DeKalb County District Attorney's Office), Decatur, for appellee. Jonathan O. Oden, (Appellant Division of Georgia Public Defender Council), Atlanta, for appellant.

**JUDGE:** Ellington

Criminal Law

**Williams v. The State**  
S23A0144 (3/7/2023)

A jury was authorized to reject a murder defendant's defense that he was not a party to a murder and helped conceal the body only after being coerced, where sufficient evidence, both direct and circumstantial, supported the jury's conclusion that he was a party to the murder. The Georgia Supreme Court affirmed a judgment. Israel Williams was charged with malice murder and a firearms offense. Evidence presented to the jury showed that Williams and co-defendant, Hollis Bryant, were acquainted with Brandon Colson, who lived near their workplace. Bryant's wife, Kaleigh Dowd, testified that Colson had been to their home. Williams was heard to say he wondered what it would be like to shoot someone. He was also heard to say that shooting Colson's wife would solve Colson's problems. Colson had borrowed money from Williams and not paid it back. One day, Bryant gave some money to Dowd and declined to explain where he got it. Bryant smelled "weird," and later she came to believe Bryant and Williams had killed Colson and buried him. Colson went missing. His mother advised a detective that Williams was likely the last person to see him alive. GBI investigators learned that Williams and Bryant had bragged about "taking care of somebody." Dowd later told a co-worker that Bryant had admitted to her that he and Williams had killed Colson and buried his body. The investigators arrested Bryant. Bryant said Williams was angry about the money Colson owed him. The two of them lured Colson to a sandpit. Williams shot Colson. They buried the body and covered traces. Williams was arrested. He claimed it was Bryant, not him, who shot Colson. Williams claimed he helped Bryant hide the body because he feared for his safety, and his family's safety. Police searched Bryant and Dowd's property and found Colson's buried body. While in jail, Williams asked his mother to assure that Bryant testify he was the shooter. At trial, Bryant testified he alone shot Colson. Williams testified, denying he had ever said anything about shooting anyone. He admitted being present at the shooting, but insisted his participation was limited to helping conceal the body. Williams was convicted. On appeal, he claimed that the evidence was insufficient to convict him and that he should be granted an instruction on coercion. The Supreme Court affirmed.

Continued on Next Page

# opinions daily

Continued from Last Page

Despite conflicts in the evidence regarding Williams’s particular role in Colson’s murder, when viewed in the light most favorable to the jury’s verdicts, the evidence was both constitutionally and statutorily sufficient for the jury to find Williams guilty beyond a reasonable doubt as a party to the crimes of malice murder and possession of a firearm during the commission.

**ATTORNEYS:** Patricia B. Attaway Burton, Paula Khristian Smith, Christopher M. Carr, Ashleigh Dene Headrick, (Department of Law), Atlanta, John Alexander Fitzner, Jessica Black Wilson, (Middle Judicial Circuit District Attorney's Office), Lyons, for appellee. Jess William Clifton, Lyons, Timothy Larry Lam, Monticello, for appellant.

**JUDGE:** Ellington

**Criminal Law • Constitutional Law**

**Hood v. The State**  
S23A0326 (3/7/2023)

A trial court properly concluded that a defendant’s plea counsel was not constitutionally ineffective for failure to properly advise as to the consequences of a plea bargain, where the record supported the court’s credibility findings. The Georgia Supreme Court affirmed in part and vacated in part a judgment. Larry Hood was indicted for murder and other offenses. Hood entered a negotiated guilty plea to counts for to malice murder, aggravated assault, making a false statement, and possession of a controlled substance. In return the prosecution agreed to nolle pros the remaining charges and recommend a total sentence of life with the possibility of parole plus 20 years. Prior to the hearing, he signed a form acknowledging hat he understood the minimum and maximum possible sentences and that he understood what sentence the prosecution would

recommend. At the hearing, he confirmed that his counsel had discussed parole eligibility with him. Two months later, after he was sentenced, he moved to withdraw his plea. At a hearing, Hood claimed his counsel had told him that a “life sentence” was 14 years and that he could “parole out” is seven years with good behavior. His plea counsel testified that she had told him he would not be eligible for parole until he had served 30 years in prison. She specifically recalled Hood saying to her, several times, that his parents would be dead when he got out of prison, 30 years later. The superior court denied Hood’s motion to withdraw his plea, after determining that plea counsel’s testimony was more credible than Hood’s testimony and that Hood failed to show that his plea counsel’s performance was deficient. The Supreme Court affirmed in part and vacated in part. The court found no fault with the superior court’s credibility findings. They were not clearly erroneous and were supported by the record. Thus, denying the motion was not an abuse of discretion. The court did, however, find two sentencing

errors. First, the trial court sentenced Hood on both the malice murder count and the aggravated assault count. That was merger error. The court therefore vacated and remanded as to the aggravated assault conviction. Second, the trial court sentenced Hood to serve seven years in prison on the drug possession charge. But the maximum sentence for possession of a controlled substance in Schedule I, under the circumstances of this case, is three years. Remand was necessary for resentencing.

**ATTORNEYS:** Patricia B. Attaway Burton, Paula Khristian Smith, Christopher M. Carr, Eric Christopher Peters, (Department of Law), Atlanta, Joseph Kenneth Mulholland, (South Georgia Judicial Circuit District Attorney's Office), Bainbridge, for appellee. Lela Julia Acker, (Georgia Public Defender Council Appellate Division), Albany, for appellant.

**JUDGE:** LaGrua



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FULTON COUNTY DAILY REPORT

# COURT INFORMATION

**JUDGE  
Richardson**  
*Presiding for the  
week  
of March 27 2023*

SUPERIOR  
COURT  
*Calendars*

**JUDGE  
COX**

CRIMINAL DIVISION  
PUBLISHED 180-DAY STATUS  
CALENDAR  
3/29/2023  
10:00 AM  
COURTROOM 7F

The hearing will be conducted via video/telephone conference through the Zoom Application. The link to access the video conference is <https://zoom.us/j/5366782267>. If your computer does not have a microphone or otherwise prefers, you can join the hearing via telephone. To connect via telephone, please call the phone number nearest to your location. The phone number for Georgia is 1 646 876-9923. The other phone numbers are: 1 312 626 6799 US Chicago, 1 301 715 8592, 1 346 248 7799. You will need to enter the meeting ID number when prompted to do so. The meeting ID number is 536 678 2267. Please remember to mute your telephone or microphone upon entering the hearing until your case is called. When your case is called, please activate your microphone. If you have any questions, please call or e-mail the Litigation Manager for Thomas A. Cox, Jr., Micah Robinson Womack at [micah.womack@fultoncountyga.gov](mailto:micah.womack@fultoncountyga.gov), or 404-612-4158.

10SC90483 THE STATE OF GEORGIA vs. BAYNARD, LATERIK ANDREA; JOHNSON, BRYCE LANCE; JOSEPH, DEMETRIC SHERARD, **HUNT, ALLEN; KANE, DANIEL; LAMPKIN, REGGIE A; MANN, MICHAEL D; YOXALL, JENNIFER S** for Dft. 12SC112356 THE STATE OF GEORGIA vs. BURTON, DERRICK D NORRIS, **RUIZ, LUCILE** for Dft. 12SC114071 THE STATE OF GEORGIA vs. WILLIAMS, LAMAR, **MCCO-NNELL, DILLON** for Pltff., **MCCO-NNELL, DILLON; MEACHUM, DANIEL R** for Dft. 13SC123731 THE STATE OF GEORGIA vs. NEWELL, DERRICK, **AKINS, MELISSA; HOORT, DAVID A** for Dft. 13SC123731 THE STATE OF GEORGIA vs. WHITE, MARCELLUS AARON, **MEDDERS, MORGAN, ESQUIRE; POLSTER, JILL G.; SMITH III, WILLIAM F; THIERRY, OVERTON CLAYTON, JR.** for Dft. 15SC139146 THE STATE OF GEORGIA vs. PRICE, JOSEPH PEROD, **SCARBOROUGH, STEPHEN RANDALL** for Dft. 03/15/2023, 03/29/2023

JUDGE  
COX  
CRIMINAL DIVISION  
PUBLISHED MOTION FOR NEW  
TRIAL CALENDAR  
3/29/2023  
1:30 PM  
COURTROOM 7F

The hearing will be conducted via video/telephone conference through the Zoom Application. The link to access the video conference is <https://zoom.us/j/5366782267>. If your computer does not have a microphone or otherwise prefers, you can join the hearing via telephone. To connect via telephone, please call the phone number nearest to your location. The phone number for Georgia is 1 646 876-9923. The other phone numbers are: 1 312 626 6799 US Chicago, 1 301 715 8592, 1 346 248 7799. You will need to enter the meeting ID number when prompted to do so. The meeting ID number is 536 678 2267. Please remember to mute your telephone or microphone upon entering the hearing until your case is called. When your case is called, please activate your microphone. If you have any questions, please call or e-mail the Litigation Manager for Thomas A. Cox, Jr., Micah Robinson Womack at [micah.womack@fultoncountyga.gov](mailto:micah.womack@fultoncountyga.gov), or 404-612-4158.

16SC142288 THE STATE OF GEORGIA vs. HASSAN, MUHAMMAD AWAD, **KUO, FRANCES C.; NES-TRUD, MATTHEW S; TARLETON, MICHAEL** for Dft. 02/02/2023, 03/29/2023

JUDGE  
COX  
CRIMINAL DIVISION  
PUBLISHED MOTIONS  
CALENDAR  
3/29/2023  
11:00 AM  
COURTROOM 7F

The hearing will be conducted via video/telephone conference through the Zoom Application. The link to access the video conference is <https://zoom.us/j/5366782267>. If your computer does not have a microphone or otherwise prefers, you can join the hearing via telephone. To connect via telephone, please call the phone number nearest to your location. The phone number for Georgia is 1 646 876-9923. The other phone numbers are: 1 312 626 6799 US Chicago, 1 301 715 8592, 1 346 248 7799. You will need to enter the meeting ID number when prompted to do so. The meeting ID number is 536 678 2267. Please remember to mute your telephone or microphone upon entering the hearing until your case is called. When your case is called, please activate your microphone. If you have any questions, please call or e-mail the Litigation Manager for Thomas A. Cox, Jr., Micah Robinson Womack at [micah.womack@fultoncountyga.gov](mailto:micah.womack@fultoncountyga.gov), or 404-612-4158.

08SC73621 THE STATE OF GEORGIA

vs. DANIELS, ROBERT LEE, **ROBERTO, JOSEPH LEE** for Dft. 09SC83787 THE STATE OF GEORGIA vs. BROWN, OMAREA D; CLYDE, JARRED D; DANIELS, ROBERT LEE; DEADWYLER, JEMAL; DOZIER, VINCENT; FLINT, TAVARIUS L; GAINES, DEMAREUS; HICKS, KELVIS; TATUM, NICHOLAS, **PRIMOVIC, MARILYN** for Pltff., **DEFENDER, PUBLIC; GEOFFROY, ELIZABETH ANN; HICKS, LEON; J SCOTT ANDERSON; JONES, DAVID H; ODOM, PETER K; ROBERTO, JOSEPH LEE; ROGAN, ELIZABETH VILA; SIMS, WAYMON** for Dft. 03/15/2023, 03/29/2023

**JUDGE  
INGRAM**

CRIMINAL DIVISION  
CRIMINAL CASE HEARING-IN  
PERSON  
3/29/2023  
9:00 AM  
COURTROOM 7E

14SC130468 DOHERTY, BURKE; MALLON, MARC; THE STATE OF GEORGIA vs. SPEARS, JANORRIS, **KUO, FRANCES C.; STROBEL, DUSTIN** for Dft. 21SC179634 THE STATE OF GEORGIA vs. GEARING, DE'AUNDRE, **HERRING, KENYA** for Pltff., **RAGAS, ARNOLD M.** for Dft. 22SC182746 THE STATE OF GEORGIA vs. BROWN, BENNY BERNARD, **BRYANT, KENYA M** for Dft. 22SC183108 THE STATE OF GEORGIA vs. SMITH, DAIMONE CORNELL, **JOHNSTON, KATELIN; MALOOF, WILLIAM MICHAEL, JR.** for Dft. 22SC183308 THE STATE OF GEORGIA vs. MANGHAM, JONATHAN, **BRYANT, KENYA M** for Dft. 22SC183359 THE STATE OF GEORGIA vs. JONES, JACOLBY DEQUINDRA, **BRAY - PD, REONA FLORENCE; RASHEED, A'NIANEFERA M** for Dft. 22SC185124 THE STATE OF GEORGIA vs. BARNES, LATOYA, **GREENE, ANNETTE L** for Dft. 23SC185709 THE STATE OF GEORGIA vs. MOORE, DEBORAH 23SC185751 THE STATE OF GEORGIA vs. HALE, DEDREK JAQUON, **HUNTER, MARIA** for Pltff. 23SC185794 THE STATE OF GEORGIA vs. HALE, DEDREK JAQUON, **LEE, JAMILAH** for Dft. 23SC185831 THE STATE OF GEORGIA vs. AUGMON, FREEDOM ALEXANDER 23SC185834 THE STATE OF GEORGIA vs. RICHBURG, ERIK, **STERN, GLENN** for Dft. 23SC185834 THE STATE OF GEORGIA vs. JONES, RICHARD 23SC185834 THE STATE OF GEORGIA vs. LYONS, CLESHUNDA KROSHELL L 23SC185834 THE STATE OF GEORGIA vs. TUCKER, JUSTIN LAMONT 23SC185878 THE STATE OF GEORGIA vs. OWENS, RAYSHORD, **BRAY - PD, REONA FLORENCE** for Dft. 23SC185921 THE STATE OF GEORGIA vs. SAVOY, JOSHUA D, **BRAY - PD, REONA FLORENCE** for Dft. 23SC185999 THE STATE OF GEORGIA vs. GEARING, DE'AUNDRE, **JERNIGAN - PD, MARANDA** for Dft. 03/17/2023, 03/29/2023

**JUDGE  
KRAUSE**

CRIMINAL DIVISION  
PROBATION REVOCATION  
4/12/2023  
9:30 AM  
COURTROOM 4B

12SC111928 THE STATE OF GEORGIA vs. MCKINNEY, RICKY A, **CLARKE, ANGELA B** for Dft. 13SC119994 THE STATE OF GEORGIA vs. MILLER, DEANDRE DESHAN, **CLARKE, ANGELA B; THIERRY, OVERTON CLAYTON, JR.** for Dft. 13SC120039 THE STATE OF GEORGIA vs. MILLER, DEANDRE DESHAN, **CLARKE, ANGELA B; THIERRY, OVERTON CLAYTON, JR.** for Dft. 16SC141601 THE STATE OF GEORGIA vs. WILSON, QUENTIN, **JERNIGAN - PD, MARANDA** for Dft. 16SC146272 THE STATE OF GEORGIA vs. SMITH, KANESHA 16SC146272 THE STATE OF GEORGIA vs. ROBY, CHENNARDIOUS 17SC155512 THE STATE OF GEORGIA vs. WHITE, ANTONIO, **BELLAIR, COLIN** for Dft. 18SC162760 THE STATE OF GEORGIA vs. LOCKHART, ALFRED BERNARD, **POOLE, RONNIE** for Dft. 19SC165720 THE STATE OF GEORGIA vs. HUGGINS, SHAYNE L, **MUTTI, STEPHANIE; SAULSBERY, BRITTANY L.** for Dft. 19SC168894 THE STATE OF GEORGIA vs. SOLOMON, SANDTORI D, **BRYANT, KENYA M; ODEN, JONATHAN O.** for Dft. 20SC176946 THE STATE OF GEORGIA vs. BILLINGS, DOMECIA PRENTE, **DAILEY, JEREMY B.** for Pltff., **JERNIGAN - PD, MARANDA; JOHNSTON, KATELIN; POOLE, RONNIE** for Dft. 22SC183091 THE STATE OF GEORGIA vs. PEEK, JAVIER CHAVAR, **SAMPSON, IDIONGO E.** for Dft. 03/29/2023, 04/12/2023

**JUDGE  
MCALEE**

CRIMINAL DIVISION  
IN PERSON PLEA &  
ARRAIGNMENT CALENDAR -  
DEFENDANTS ON BOND  
3/29/2023  
9:00 AM  
COURTROOM 5A  
PLEASE REFER TO STANDING  
CASE MANAGEMENT ORDER  
FOR CRIMINAL CASES IN JUDGE  
SCOTT MCALEE'S DIVISION  
[https://www.fultoncourt.org/sites/default/files/judges/forms/mcafee\\_criminal\\_cmo.pdf](https://www.fultoncourt.org/sites/default/files/judges/forms/mcafee_criminal_cmo.pdf)

19SC172211 THE STATE OF GEORGIA vs. FREEMAN, ELTON, **ADKINS, CHRISTIAN** for Pltff. 22SC182163 THE STATE OF GEORGIA vs. THOMAS, ROBERT, **ARORA, MANUBIR** for Dft. 22SC183952 THE STATE OF GEORGIA vs. EVANS, IAN, **MORRIS, STACEY FLYNN** for Dft. 22SC183955 THE STATE OF GEORGIA vs. ADAMS, GREGORY DERRICK, **BRAY - PD, REONA FLORENCE** for Dft. 22SC183959 THE STATE OF GEORGIA vs. THOMAS, ROBERT BENTON 22SC184109 THE STATE OF GEOR-

GIA vs. TYSON, ANDREAS, **SIMONOV, VESELIN** for Dft. 22SC184134 THE STATE OF GEORGIA vs. WANG, KEBIN, **FREEDMAN, AARON N** for Dft. 22SC184165 THE STATE OF GEORGIA vs. TOLLIVER, ANDREW, **BECK, SAMANTHA; PASS, KAREN L.** for Dft. 22SC184169 THE STATE OF GEORGIA vs. JOHNSON, LAWRENCE, **HUDSON, JACOBY** for Dft. 22SC184204 THE STATE OF GEORGIA vs. PATRICK, DOMINIC, **CHO, ERIC** for Dft. 22SC184225 THE STATE OF GEORGIA vs. MCCLENTON, MALIK, **JERNIGAN - PD, MARANDA** for Dft. 22SC184235 THE STATE OF GEORGIA vs. ABDUR-RAHMAN, ZAKIYYAH 22SC184343 THE STATE OF GEORGIA vs. JORDAN, ANTOINE 22SC184346 THE STATE OF GEORGIA vs. JOHNSON, ALICIA 22SC184349 THE STATE OF GEORGIA vs. RUSHIN, ANTHONY, **CHO, ERIC** for Dft. 22SC184353 THE STATE OF GEORGIA vs. STRONG, TERRY, **CHO, ERIC** for Dft. 22SC184356 THE STATE OF GEORGIA vs. TURNER, DEMARCUS, **SAMPSON, IDIONGO E.** for Dft. 22SC184411 THE STATE OF GEORGIA vs. TATE, CHRISTOPHER VINCENT, **JERNIGAN - PD, MARANDA** for Dft. 22SC184435 THE STATE OF GEORGIA vs. RICHARDSON, TALMADGE KERNELL, **JERNIGAN - PD, MARANDA** for Dft. 22SC184457 THE STATE OF GEORGIA vs. MAYFIELD, MARCELL DONAVIOUS 22SC184499 THE STATE OF GEORGIA vs. ROGERS, COURTNEY RASHAUN 22SC184502 THE STATE OF GEORGIA vs. REED-BRYAN, TARESSA, **SHEPPARD, KENNETH WAYNE** for Dft. 22SC184508 THE STATE OF GEORGIA vs. REED, MELODY D, **JOHNSTON, KATELIN** for Dft. 22SC184515 THE STATE OF GEORGIA vs. RICCITELLI, KEITH PATRICK, **MEDDERS, MORGAN L** for Dft. 22SC184520 THE STATE OF GEORGIA vs. WALLACE, RAYMOND 23SC186402 THE STATE OF GEORGIA vs. WILLIAMS, TROY RODNEY, **BRAY - PD, REONA FLORENCE** for Dft. 03/17/2023, 03/29/2023

JUDGE  
MCALEE  
CRIMINAL DIVISION  
IN-PERSON FINAL PLEA  
CALENDAR - ALL DEFENDANTS  
ON BOND  
3/29/2023  
1:00 PM  
COURTROOM 5A

19SC170143 THE STATE OF GEORGIA vs. SMITH, JOE EDDIE, **BRAY - PD, REONA FLORENCE; MARKS, RICHARD WILLIAM; WALKER, MONIQUE R.** for Dft. 19SC170583 THE STATE OF GEORGIA vs. THOMPSON, LARENTIS C, **ADKINS, CHRISTIAN** for Pltff., **MARKS, RICHARD WILLIAM; RAFFAUF, J. M.** for Dft. 19SC171170 THE STATE OF GEORGIA vs. TAYLOR, CINNESTRIA, **SIMONOV, VESELIN** for Dft. 19SC171188 THE STATE OF GEORGIA vs. WILLIAMS, BERNARD,

**SIMONOV, VESELIN** for Dft. 19SC171221 THE STATE OF GEORGIA vs. AAGON, YARELI YAMILET, **LOUTZENHISER, ELYCE** for Pltff., **CHO, ERIC; RAFFAUF, J. M.** for Dft. 19SC173435 THE STATE OF GEORGIA vs. OGLETREE, DEANDRA, **FREEMAN, TRIP; KING, SHANIA** for Dft. 19SC173554 THE STATE OF GEORGIA vs. ROBINSON, GREGORY, **SIMONOV, VESELIN** for Dft. 19SC173653 THE STATE OF GEORGIA vs. PARQUET, JACOBY, **PEEPLES, DION** for Pltff., **CABRERA-D'AMOUR, EUFEMIA; KING, KIMANI** for Dft. 20SC174983 THE STATE OF GEORGIA vs. CRAIG, DAVID, **MARKS, RICHARD WILLIAM** for Dft. 20SC175021 THE STATE OF GEORGIA vs. RIET., SEBASTIAN, **FLEISCHMAN, ANDREW S** for Dft. 20SC175416 THE STATE OF GEORGIA vs. PERKINS, MARCELLO ETIENNE 20SC175463 THE STATE OF GEORGIA vs. DAVIS, LA'DARRIUS MARQUEZ, **ADKINS, CHRISTIAN** for Pltff., **ADAMS, TIFFANY G.; BRAY - PD, REONA FLORENCE** for Dft. 20SC175716 THE STATE OF GEORGIA vs. LAYE, CRYSTAL, **LUNCHEON, ALICIA** for Pltff., **SIMONOV, VESELIN** for Dft. 20SC175852 THE STATE OF GEORGIA vs. SANFORD, MARCUS JAMIE, **MARKS, RICHARD WILLIAM** for Dft. 20SC176879 THE STATE OF GEORGIA vs. DAY, DECOREA, **TARVER, ELIZABETH** for Pltff., **JERNIGAN - PD, MARANDA** for Dft. 20SC177027 THE STATE OF GEORGIA vs. LAND, THERESA 20SC177110 THE STATE OF GEORGIA vs. MODI, FRANKLIN N, **SELLERS, NIKIA L.** for Pltff., **CHO, ERIC; WRIGHT, DEREK MIKAL** for Dft. 21SC177540 THE STATE OF GEORGIA vs. LEWIS, LAMONT, **SELLERS, NIKIA L.** for Pltff., **SIMONOV, VESELIN** for Dft. 21SC177551 THE STATE OF GEORGIA vs. MING, GREGORY D, **SIMONOV, VESELIN** for Dft. 21SC177715 THE STATE OF GEORGIA vs. WILSON, CARLA, **ADKINS, CHRISTIAN** for Pltff., **MERCY, ECLEYNNNE** for Dft. 21SC177715 THE STATE OF GEORGIA vs. ELLISON, KEITH D, **ADKINS, CHRISTIAN** for Pltff., **BIXON, MICHAEL D; SIMONOV, VESELIN** for Dft. 21SC178166 THE STATE OF GEORGIA vs. TOWNS JR., TIMOTHY 21SC178365 THE STATE OF GEORGIA vs. ELDER, MONTAVIOUS, **LYNN, KYRA A.** for Dft. 21SC178422 THE STATE OF GEORGIA vs. PETTIS, TANAKA, **MOORMAN, EILEEN N.; RUCKER, CLINTON KEITH** for Dft. 21SC178590 THE STATE OF GEORGIA vs. HARRIS, GABRIEL, **LOUTZENHISER, ELYCE; WILLINGHAM, JAZMIN** for Pltff., **FLORIO, THOMAS M** for Dft. 03/17/2023, 03/29/2023

**JUDGE  
NON-  
COMPLEX**

CRIMINAL DIVISION  
NC1 MOTIONS HEARING  
3/29/2023



# court information

## 10:00 AM COURTROOM 1C

13SC118577 THE STATE OF GEORGIA vs. HAMBY, LEIGH STEVEN; STACY, JOHN M, **NIX, MEGAN M** for Pltff., **RASHEED, A'NIANEFERA M** for Dft.  
22SC180519 THE STATE OF GEORGIA vs. ALLISON, KAHLIL RASHOD, **FIACCO, NATALIE** for Dft.  
22SC182636 THE STATE OF GEORGIA vs. MULLINS, JOHNTAVIOUS ANTHONY, **BARNEY-DUCK, ALICIA** for Pltff., **CARTER, CHARLOTTE H** for Dft.  
22SC185543 THE STATE OF GEORGIA vs. PAGAN, LEVONCE, **PORTER, JACELYNN** for Pltff., **FIACCO, NATALIE; JOHNSTON, KATELIN** for Dft.  
03/09/2023, 03/29/2023

## STATE COURT OF FULTON COUNTY

CHIEF JUDGE  
Susan E. Edlein

JUDGES  
Patsy Y. Porter  
John R. Mather  
Myra H. Dixon  
Diane E. Bessen  
Fred C. Eady  
Jay M. Roth  
Wesley B. Tailor  
Jane Morrison  
Eric A. Richardson  
Janice Gordon

MAGISTRATES  
J Lall

JUDGES  
Jerry Baxter  
E ORCA  
TBA TBA  
Eric Morrow

## STATE COURT CALENDARS

Fulton State Court Computer Docket Entries Can Be Viewed 24/7 at <http://www.fultonstate.org/>. The Dockets are a reflection of what was entered the prior day.

## JUDGE PORTER

### CIVIL DIVISION CIVIL JURY TRIAL CALENDAR CALL 3/29/2023 11:30 AM COURTROOM 2D

The following cases will be tried during a three 3 -week period beginning April 10, 2023. There will be a Zoom calendar call/pre-trial conference1 on March 29, 2023 at 9:30 a.m., attorneys appearing must be the attorneys trying the case or another attorney of record authorized to define the issues and enter into stipulations. Cases may not be called in the order they are published. All cases will remain on two-hour notice. This is a continuing calendar; all cases that are not reached will be carried over to the next calendar and every calendar thereafter until they are reached. All parties should be prepared to argue their pre-trial

motions and motions in limine virtually on March 29, 2023, at the conclusion of the calendar call. If your case has been carried over from the previous calendar, you were included on this calendar to satisfy statutory notification requirements. Your placement on this calendar does not exclude you from any current calendars. It shall be the responsibility of the Plaintiff's Attorney or Pro Se Plaintiff to contact Booker ; Chip; Washington, Staff Attorney, at [booker.washington@fultoncountygga.gov](mailto:booker.washington@fultoncountygga.gov) no later than 4:00 p.m. on March 23, 2023 advising the expected length of trial and the necessary telephone numbers of parties preferably via email. Consolidated proposed jury charges must be e-Filed, with a Word version emailed directly to Booker Washington, Staff Attorney at [booker.washington@fultoncountygga.gov](mailto:booker.washington@fultoncountygga.gov) no later than 4:00 Noon on Friday, March 23, 2023. Your jury charges should be written exactly as you wish the judge to read them to the jury. The parties must confer with one another and try to reach an agreement on all jury instructions prior to March 23, 2023. Any objections should be noted immediately after the jury charges for which the parties were unable to reach an agreement. Also, please ensure you are using current pattern charge information.

You are required to submit a Consolidated Pretrial Order CPTO pursuant to Uniform Superior Court Rule 7.2 via Microsoft Word to: Booker Washington, Staff Attorney, via email to [booker.washington@fultoncountygga.gov](mailto:booker.washington@fultoncountygga.gov) on or before March 23, 20232. Please review the calendar and inform the Staff Attorney of any corrections needed to the names of parties and associated counsel. Also note that any corrections to the listed names should also be updated with the Clerk's office. Motions in Limine: Except for unforeseen evidentiary issues, all motions in limine and responses thereto should have been filed contemporaneously with, or as a part of, the proposed CPTO. The Court will hear oral argument, if necessary, prior to trial. Parties must confer before trial to narrow the motions in limine for argument. Parties acknowledge that counsel are directed to notify the 1 Zoom information is attached. 2 If there is a Scheduling/Case Management Order with different dates for submission of materials, the Scheduling/Case Management Order controls. Court on the record at the time of any alleged violation, of the contention that the Court's ruling on a motion in limine has been violated during trial. IF PRETRIAL ORDERS AND REQUESTS TO CHARGE HAVE BEEN PREVIOUSLY SUBMITTED, IT WILL NOT BE NECESSARY TO SUBMIT ADDITIONAL ONES. If you are a Plaintiff, a failure to report and appear at the trial may result in your case being DISMISSED FOR WANT OF PROSECUTION. If you are a Defendant, failure to report and appear at trial may result in the entry of a default judgment. In

addition, if Defendant fails to appear, Plaintiff may be allowed to present evidence of damages and a final judgment may be entered as to damages. If the Defendant has a counterclaim, failure to report and appear at the trial may result in your counterclaim being dismissed for want of prosecution. There will be no continuances granted except for statutory grounds. All conflicts and requests for continuances must be in writing and in this office by March 23, 2023. Dress appropriately: NO SHORTS, NO HATS, and NO HALTER TOPS AND NO PRINTED T-SHIRTS. PLEASE DO NOT CALL OR EMAIL CHAMBERS TO FIND OUT WHEN YOUR CASE IS GOING OUT. YOU WILL BE GIVEN SUFFICIENT NOTICE BEFORE YOUR CASE IS SET FOR TRIAL. THE COURT WILL NOTIFY PARTIES WHEN A CASE IS CALLED FOR TRIAL

20EV004049 BOOKER, HAROLD; BOOKER, VORESA vs. CASTLE, LEROY; CENTER, SAMANTHA; NATIONAL INTERSTATE INSURANCE COMPANY; TARA WRECKER, INC., **BUTLER, JACK; SNEED, ROBERT** for Pltff., **GIBBS, WHITNEY; MOULTON, SCOTT; PENNANT, TASHA H.; STOJANOVIC, SANDRO** for Dft.  
20EV004294 LEE, MAURICE vs. BAKHSHI, RUSHIL; DOE, JOHN; RAGHURAM, ANUSHYA, **CRAIG, ALPHONSO** for Pltff., **ATKINS, JOSEPH** for Dft.  
21EV000303 NATASHA AND ROBERT UNDERWOOD AS CONSERVATORS OF THE PROPERTY OF FORD W. UNDERWOOD vs. COOK, WHITNEY V.; EMORY HEALTHCARE, INC.; EMORY JOHNS CREEK HOSPITAL; NORTH ATLANTA WOMEN'S CARE, P.C., **CHRISTENSEN, MERI KIM; THORPE, JOSHUA F** for Pltff., **FRETWELL, ANNA BURDESHAW; MALCOLM, KRISTIN; WEATHINGTON, CARTER; WEATHINGTON, PAUL E; WHEELER, GABRIELLA** for Dft.  
21EV003348 JOHNSON, LEWIS vs. ATKINS, JOEL, **MAHERI, ELISABETH, ESQUIRE** for Pltff., **STEPHENS, JOSEPH** for Dft.  
22EV000197 HUDSON, QUENTEZ vs. RAY, TY SHAUN JAMELE, **MAHERI, ELISABETH, ESQUIRE** for Pltff., **RAY, TY SHAUN JAMELE** for Dft.  
22EV000834 SHIVERS, LATONYA FOR MATTHEW vs. DOES 1-5, JOHN; RILES, BRITTANY, **BETHUNE, TERRENCE, ESQUIRE** for Pltff., **DOES 1-5, JOHN; HAMRICK, L. TAYLOR; RILES, BRITTANY** for Dft.  
22EV001760 BARALT GONZALEZ, ALGUINEL vs. MCINTYRE, REGINALD A  
22EV001797 JINKS, CHRYSTA; JINKS, ETHAN; JINKS, JEREMIAH; JINKS, MACKENA; RAMSEUR, BRITTNEY; RAMSEUR, KATELYN vs. CENTRAL EMERGENCY MEDICAL SERVICES, LLC, **FLUEVOG, MARCUS BLAKE** for Pltff., **FOX, WARNER S** for Dft.  
22EV002134 JONES, REGINALD vs. SIMONS, ARIEL, **MCLENDON, JASON** for Pltff., **HAYNES, DARRYL** for Dft.  
22EV002696 JOHNSON, ANTHONY vs. REED, JOHNNIE L., JR.; STREET EXEC'S MANAGEMENT, LLC, **BAR-DACK, MARC H** for Dft.  
22EV002883 FOSTER, SHARON vs. DEFNET, ANN, **CRAIG, ALPHONSO** for Pltff., **CHAVIES, STEPHANIE** for Dft.  
22EV003035 DIAZ SANCHEZ, JOSE SANTOS vs. AMERI-SCAPES LAND-

SCAPE MANAGEMENT, INC.; FLORES SOTO, RAFAEL, **MCLENDON, JASON** for Pltff., **OGLETREE, JENNIFER** for Dft.  
22EV003303 VALENTINE, AUSTIN; VALETINE, SCOTT vs. VERITAS GROUP, LLC, **SCHWALB, ELLIOTT; WOODS, JONATHAN M.** for Pltff., **GREEN, JASON KENDALL** for Dft.  
22EV003420 THE LAW OFFICE OF STEVEN P. BERNE vs. HINON, MARCUS, **BAER, ELLIOTT H** for Pltff.  
22EV003622 BARNETT, ERIC vs. BLAIR, CHASMINE L., **PITTS, KRISTEN, ESQUIRE** for Pltff., **LEBENYEARWOOD, SAKENA** for Dft.  
22EV004227 KONZE, BILLIE JO vs. DOES 1-2, JOHN; GURKOV, MOSHE, **HAGEN, BRUCE A** for Pltff.  
22EV004286 FORD, SHATAVIA vs. LIVING INTOWN REALTY GROUP, LLC; RESIDENCES AT CAMPBELLTON CONDOMINIUM ASSOCIATION, INC., **SMITH II, P.C., W. CALVIN** for Pltff., **DOWLING, MATTHEW; MITCHELL, BILL; WHITE, JEFF** for Dft.  
22EV005994 PEARSON, BRIANNA; PRIESTER, LANITA vs. RUCKER, KEITH, **COLLINS, WILLIAM** for Pltff.  
22EV006127 THOMPSON, LAUREN vs. FLOTEL II, INC.; NORTHPOINT HOSPITALITY GROUP, INC., **JENKINS, CHARLES JAMES, II.** for Pltff., **HAGOOD, JANIE** for Dft.  
22EV006345 STRONG, SAVAR vs. SWARTZ, JEANNE, **LANDERYOU, SARA; WOOD, HARLAN HAINES FERGUS** for Pltff., **COWART, CRAIG N.** for Dft.  
03/03/2023, 03/22/2023, 03/29/2023

## JUDGE MATHER

### CRIMINAL DIVISION PLEA SCHED CALENDAR 3/29/2023 9:30 AM COURTROOM 2E

The following cases have been scheduled for In Person Plea Status before Judge John R. Mather. If you would like to request a reset, please call the Litigation Manager, Ronda Bolton, at 404 613-4356, or you may email at [ronda.bolton@fultoncountygga.gov](mailto:ronda.bolton@fultoncountygga.gov) no later than 4:00 p.m. the day prior to the calendar. Anyone wishing to discuss a resolution of your case with the State should contact Assistant Solicitor General, Mecca Anderson at [mecca.anderson@fultoncountygga.gov](mailto:mecca.anderson@fultoncountygga.gov). Defendants and Attorneys are to be present In Person for the calendar unless they are specifically excused by the Court.

19CR001188G THE STATE OF GEORGIA vs. SUAREZ-LOPEZ, ELADIO, **ANDERSON, MECCA** for Pltff., **ROBINSON, APRIL A; WHITE, GEORGE THOMAS** for Dft.  
19CR004210G THE STATE OF GEORGIA vs. WILSON, DEBRO RASHEED, **HOOD, RONALD V** for Dft.  
19CR004212G THE STATE OF GEORGIA vs. WILSON, DEBRO RASHEED, **HOOD, RONALD V** for Dft.  
19CR005075G THE STATE OF GEORGIA vs. WILLIAMS, DEXTER, **SMITH, W SCOTT** for Dft.  
20CR002447G THE STATE OF GEORGIA vs. BREWTON, JOSEPH HAROLD, **MCWHORTER, GEORGE BRIAN** for Dft.  
20CR004190G THE STATE OF GEORGIA vs. WALLS, DASHAWN  
20CR005823G THE STATE OF GEORGIA vs. ROWSER, QUESI LAMAR, **KELBAUGH, WILLIAM N.** for Dft.

21COV000055 THE STATE OF GEORGIA vs. PRICE, TERRY JEROME  
21CR002319G THE STATE OF GEORGIA vs. MURRY, KAREN M, **WHITE, GEORGE THOMAS** for Dft.  
21CR003461G THE STATE OF GEORGIA vs. MCGRIFF, NAJAYE SHANNON  
21CR003888G THE STATE OF GEORGIA vs. FLORES, ROBERTO, **ANDERSON, MECCA** for Pltff., **GOODMAN, JUSTIN** for Dft.  
21CR005450G THE STATE OF GEORGIA vs. GARMON, JUSTIN L, **CHENG, DAVID** for Dft.  
21CR006294G THE STATE OF GEORGIA vs. MCCALL, AUBRY, **KELBAUGH, WILLIAM N.** for Dft.  
22CR000288G THE STATE OF GEORGIA vs. HALL, DEJA ELYSE  
22CR001217G ANDERSON, MECCA; THE STATE OF GEORGIA vs. PERRIMAN, KENNETH, **ANDERSON, MECCA** for Pltff.  
22CR001261G ANDERSON, MECCA; THE STATE OF GEORGIA vs. MOORE, JORDANA PAITE, **ANDERSON, MECCA** for Pltff.  
22CR001284G GLOVER, DENISE; THE STATE OF GEORGIA vs. HOWARD, TOLAN, **ANDERSON, MECCA** for Pltff.  
22CR001342G GLOVER, DENISE; THE STATE OF GEORGIA vs. PRIMROSE, TRAVIS, **ANDERSON, MECCA** for Pltff.  
22CR001422G THE STATE OF GEORGIA vs. LIM, JUNWOO  
22CR001471G THE STATE OF GEORGIA vs. DALLAS, ROSALYN  
22CR001559G THE STATE OF GEORGIA vs. DELONEY, OSHEA  
22CR001918G THE STATE OF GEORGIA vs. REYNOSO, MANUEL ANTONIO, **ANDERSON, MECCA** for Pltff., **BRUCE, CHRISTOPHER ERIC; MCLEOD, MAUREEN M** for Dft.  
22CR002239G THE STATE OF GEORGIA vs. ROGERS, COURTNEY DION, **WHITE, GEORGE THOMAS** for Dft.  
22CR002332G THE STATE OF GEORGIA vs. GARCIA, KELVIN A, **SALETTE, COURTNEY M.** for Pltff.  
22CR003300G THE STATE OF GEORGIA vs. WESTON, DIONNE ALEXIS, **ANDERSON, MECCA; SALETTE, COURTNEY M.** for Pltff.  
22CR003365G THE STATE OF GEORGIA vs. FARMER, JESULA SIMONE, **ANDERSON, MECCA** for Pltff., **COHEN, COLBY** for Dft.  
22CR004012G THE STATE OF GEORGIA vs. DAVIS-MITCHELL, KRISTAL E, **SALETTE, COURTNEY M.** for Pltff.  
22CR004182G THE STATE OF GEORGIA vs. SADLER, JAVACIA, **SALETTE, COURTNEY M.** for Pltff.  
22CR006013G GLOVER, DENISE; THE STATE OF GEORGIA vs. GRAY, DEANTE DIMTRIOUS, **ANDERSON, MECCA** for Pltff.  
22CR006177G THE STATE OF GEORGIA vs. STAZAK, TOBIN CONNOR  
22CR006353G GLOVER, DENISE; THE STATE OF GEORGIA vs. SHAW, AISHA, **ANDERSON, MECCA** for Pltff.  
22CR006555G THE STATE OF GEORGIA vs. BALL, DANIELLE  
22CR007710G THE STATE OF GEORGIA vs. BOWMAN, WILLIAM LEANDRAS  
03/13/2023, 03/22/2023, 03/29/2023

### JUDGE MATHER CRIMINAL DIVISION PLEA CALENDAR 4/5/2023 9:30 AM COURTROOM 2E

20CR000228G THE STATE OF GEORGIA vs. MATTHEWS, MARQUISHA

B, **SCHWARTZ, ANDREW L** for Dft.  
20CR003242G THE STATE OF GEORGIA vs. TERRELL, DONYAE, **SMITH, W SCOTT** for Dft.  
20CR003304G THE STATE OF GEORGIA vs. LIM, ALLEN GREGORY, **SCHMIDT, LELA** for Dft.  
20CR003535G THE STATE OF GEORGIA vs. ROY, RAJARSHI, **KERT, JULIE ANNE** for Dft.  
20CR003977G THE STATE OF GEORGIA vs. WALLS, DASHAWN  
20CR004040G THE STATE OF GEORGIA vs. WISE, ISAIAH HOWELL  
20CR004041G THE STATE OF GEORGIA vs. WISE, ISAIAH HOWELL  
20CR004324G THE STATE OF GEORGIA vs. ROWSER, QUESI  
20CR005674G THE STATE OF GEORGIA vs. PITTMAN, JUAN R  
20CR005681G THE STATE OF GEORGIA vs. HEATH, ROBIN DARLENE  
20CR005688G THE STATE OF GEORGIA vs. DAVIS, ALAN GREGORY, **CORNWELL, KIMBERLY** for Dft.  
21CR000216G THE STATE OF GEORGIA vs. SAMPLE, JADEN MARIE, **HOWARD, DERRICK; WHITE, GEORGE THOMAS** for Dft.  
21CR004358G THE STATE OF GEORGIA vs. CHAVEZ, ALEX, **ANDERSON, MECCA** for Pltff., **SCHAEFER, DONALD WESLEY** for Dft.  
21CR006623G THE STATE OF GEORGIA vs. JACOBS, JENNIFER R  
21CR006656G THE STATE OF GEORGIA vs. SMITH, REGINALD KEITH, **BROWN, SHAWANDA** for Pltff., **MOORMAN, EILEEN N.** for Dft.  
22CR001795G THE STATE OF GEORGIA vs. HUNTLEY, KYNIA ROSHELLE, **PARKER, ALAN G** for Dft.  
22CR002527G THE STATE OF GEORGIA vs. MONTEALEGRE, NAYDU, **SMITH, W SCOTT** for Dft.  
22CR004202G THE STATE OF GEORGIA vs. FURMAN, IMANI  
22CR005839G THE STATE OF GEORGIA vs. MITTON, FARRAH, **ANDERSON, MECCA** for Pltff.  
22CR005913G THE STATE OF GEORGIA vs. MANSOUR, STEVI NOEL  
22CR005914G THE STATE OF GEORGIA vs. WALKER, DANIEL  
22CR006303G THE STATE OF GEORGIA vs. SCOTT, MIKELA  
22CR006647G THE STATE OF GEORGIA vs. SHELTON, ARIES  
22CR007345G THE STATE OF GEORGIA vs. STEWART, CHRISTOPHER  
22CR008249G THE STATE OF GEORGIA vs. HOWELL, WISE  
22CR008275G THE STATE OF GEORGIA vs. GLOVER, KIANNA, **KIM, JAE J** for Dft.  
22CR008467G THE STATE OF GEORGIA vs. ELLETT, TRACY NICOLE, **WHITE, GEORGE THOMAS** for Dft.  
22CR008471G THE STATE OF GEORGIA vs. WATTS, TERESA, **WHITE, GEORGE THOMAS** for Dft.  
22CR008479G THE STATE OF GEORGIA vs. CAVER, NORVILLE  
22CR008495G THE STATE OF GEORGIA vs. WILLIAMS, TRACY  
03/13/2023, 03/29/2023, 04/05/2023

## JUDGE BESSEN

### CIVIL DIVISION CIVIL BENCH TRIALS 4/5/2023 10:00 AM COURTROOM 3D

The following cases have been set on a non-jury trial calendar before Judge Diane E. Bessen in Courtroom 3-D of the Fulton County Justice Tower, located at 185 Central Avenue, SW, Atlanta, Georgia 30303 at 10:00 AM on April 5, 2023. The Court presumes your consent to conduct



# court information

this matter remotely by Zoom unless you notify the Court otherwise. The Zoom link can be found on the concurrently-filed order setting bench trial. Witnesses in all personal injury cases must appear from counsel's office in order to avoid connectivity issues. Additionally, if you choose to appear in person, please be aware that masks are required at all times in the courthouse. Counsel and pro se parties should be prepared to present evidence to prove their cases. Failure to present witnesses or evidence may result in immediate dismissal of the action for want of prosecution. It is the parties' responsibility to arrange for a court reporter. Fulton County court reporters can be contacted by calling Monica Walker-Bailey at 404-612-5053. Proceedings will not be transcribed absent timely notification. If any party has a conflict, a conflict letter in full compliance with Rule 17.1 is REQUIRED. If an interpreter is needed for a party or a witness, counsel are directed to comply with new Uniform Rule 7.3 in making such a request; failure to make a request in a timely fashion, absent good cause, may result in the imposition of costs. All questions or announcements should be directed to the Court's Staff Attorney, Ms. Amy Abrames, at amy.abrames@fultoncountyga.gov.

22EV003234 FREDRICK, CASSANDRA vs. COX, MARTHA, **HOPEWELL, GENET M, ESQUIRE** for Pltff.  
22EV003694 WELLS FARGO BANK, N.A. vs. LLOYD, WILLA, **RUSSO, ADAM S** for Pltff.  
22EV003977 WELLS FARGO BANK, N.A. vs. POLAVARAPU, GOUTHAM, **ABRAMS, AYANNA** for Pltff., **DAVIS, J MAX** for Dft.  
22EV004712 WELLS FARGO BANK, N.A. vs. SCOTTJENNINGS, EVAN R, **WHITTEMORE, DONALD J.** for Pltff.  
22EV004759 NOUVEAU FLIPS, LLC vs. GOLDSMITH, JERRY; HENRY, ERIC; JLG CLEANING AND CONSTRUCTION LLC; PREMIER REMODELING CONTRACTORS, **IFILL, PIERRE L** for Pltff., **WILLIAMS, ODIS** for Dft.  
22EV004972 CKS PRIME INVESTMENTS LLC ASSIGNEE OF CONTINENTAL FINANCE COMPANY LLC vs. RICHARDSON, TINEKA, **REAGIN, ROY D, JR.** for Pltff., **DAVIS, J MAX** for Dft.  
22EV005002 AIR FORCE FEDERAL CREDIT UNION vs. JONES, COREY R, **TZOBERI, SAMANTHA L.** for Pltff.  
22EV005612 VELOCITY INVESTMENTS, LLC ASSIGNEE OF PROSPER FUNDING, LLC vs. ZAVULUNOV, IGOR, **REAGIN, ROY D, JR.** for Pltff.  
22EV005915 CKS PRIME INVESTMENTS LLC ASSIGNEE OF CONTINENTAL FINANCE COMPANY LLC vs. MANIGO, SONYA, **REAGIN, ROY D, JR.** for Pltff.  
22EV006151 H&E EQUIPMENT SERVICES, INC. vs. DIVERSIFIED CONTRACTORS, LLC; GREENE, THOMAS L, **VAN DE WATER, ERIC** for Pltff.  
22EV006248 COYOTE LOGISTICS, LLC vs. ABDILAH, FAYSAL; MUDE TRANSPORTATION, INC., **BRANCH, KEVIN P; ZOTTNECK, SCOTT W** for Pltff.  
22EV006267 FRANK, BONNIE vs. KOUKA, NAJI, **ROBINSON, MAX**

for Pltff., **MCGREW, WAYNE D, III.; SMITH, ASHLEIGH B.** for Dft.  
22EV006327 WESTLAKE SERVICES, LLC, DBA WESTLAKE FINANCIAL SERVICES vs. BRADSHAW, RODERICK; BROWN, VARICK, **KEITH, CARLA T.** for Pltff., **BROWN, VARICK** for Dft.  
22EV006355 ONEMAIN FINANCIAL GROUP, LLC vs. DAVIS, KAWANNA D, **PAWLUK, JUSTIN M** for Pltff.  
22EV006575 WOP 550 NORTHRIDGE LLC DBA 550 NORTHRIDGE APARTMENTS vs. DENNIS, TIFFANY, **JONES, PETRA** for Pltff., **DENNIS, TIFFANY** for Dft.  
22EV006594 WESTLAKE SERVICES, LLC, DBA WESTLAKE FINANCIAL SERVICES vs. DIALS, KWANDA, **MORESCHI, NIKKI** for Pltff.  
23EV000232 MOUNT VERNON APARTMENTS vs. BARFIELD, MYCHAEAL, **BROOKS, DOUGLAS LEON** for Pltff., **BARFIELD, MYCHAEAL** for Dft.  
02/10/2023, 03/29/2023, 04/05/2023

**JUDGE BESSEN  
CIVIL DIVISION  
CIVIL BENCH TRIALS ADD ON  
4/5/2023  
10:00 AM  
COURTROOM 3D**

The following cases have been set on an add-on non-jury trial calendar before Judge Diane E. Bessen in Courtroom 3-D of the Fulton County Justice Tower, located at 185 Central Avenue, SW, Atlanta, Georgia 30303 at 10:00 AM on April 5, 2023. The Court presumes your consent to conduct this matter remotely by Zoom unless you notify the Court otherwise. The Zoom link can be found on the concurrently-filed order setting bench trial. Witnesses in all personal injury cases must appear from counsel's office in order to avoid connectivity issues. Additionally, if you choose to appear in person, please be aware that masks are required at all times in the courthouse. Counsel and prose parties should be prepared to present evidence to prove their cases. Failure to present witnesses or evidence may result in immediate dismissal of the action for want of prosecution. It is the parties' responsibility to arrange for a court reporter. Fulton County court reporters can be contacted by calling Monica Walker-Bailey at 404-612-5053. Proceedings will not be transcribed absent timely notification. If any party has a conflict, a conflict letter in full compliance with Rule 17.1 is REQUIRED. If an interpreter is needed for a party or a witness, counsel are directed to comply with new Uniform Rule 7.3 in making such a request; failure to make a request in a timely fashion, absent good cause, may result in the imposition of costs. All questions or announcements should be directed to the Court's Staff Attorney, Ms. Amy Abrames, at amy.abrames@fultoncountyga.gov.

22EV005708 WESTLAKE SERVICES, LLC, DBA WESTLAKE FINANCIAL SERVICES vs. HAMILTON, MIEISHA T, **MORESCHI, NIKKI** for Pltff.  
22EV005743 STATE FARM FIRE & CASUALTY CO. AS SUBROGEE OF KEITH BROWN AND BELINDA JUSTUS vs. BROWN, KEITH; JUSTUS,

BELINDA, **BOUTWELL, CANDACE M** for Pltff., **BROWN, KEITH; JUSTUS, BELINDA** for Dft.  
22EV006799 HARRIS, VINCENT vs. FASTLANE PERFORMANCE, **HARRIS, VINCENT** for Pltff., **EVANS, ANDREW C** for Dft.  
23EV000759 JACKSON, CYNTHIA vs. HILLARD, SCHARTIEANE, **JACKSON, CYNTHIA** for Pltff., **HILLARD, SCHARTIEANE** for Dft.  
03/03/2023, 03/29/2023, 04/05/2023

**JUDGE BESSEN  
CRIMINAL DIVISION  
CRIMINAL PEREMPTORY CALENDAR  
3/29/2023  
9:00 AM  
COURTROOM 3D**

The following cases have been scheduled for a CRIMINAL PEREMPTORY CALENDAR before Judge Diane E. Bessen on March 29, 2023, at 9:00 a.m. in Courtroom 3D. The Defendant, Attorney and Witnesses must be present at the calendar call and ready for trial. Anyone wishing to discuss their case or enter a plea should contact ASG Tandeka Sitole at Tandeka. Sitole@fultoncountyga.gov, for cases ending in odd numbers or ASG Latara Sauri at Latara. Sauri@fultoncountyga.gov, for cases ending in even numbers. Please note that cases may not be called in the order they are published. All conflicts MUST be in writing and filed in the Criminal Clerk's office two 2 weeks prior to the trial date. If your case requires the services of a court reporter and/or will take more than a half 1/2 day, please contact the Litigation Manager, Ayesha Hardy at 404 613-7763 or you may send an email to ayesha.hardy@fultoncountyga.gov, two business days prior to trial no later than 4:00 p.m. CONTINUANCES WILL ONLY BE GRANTED FOR LEGAL CAUSE.

20CR001000J THE STATE OF GEORGIA vs. BARNES, SAMUEL VERNE, **ARNOLD, WILL; MOSES, JAZMIN** for Dft.  
20CR001031J THE STATE OF GEORGIA vs. THOMAS, DARRYL K  
20CR001050J THE STATE OF GEORGIA vs. MORGAN, ERIC DANIELLE  
20CR001100J THE STATE OF GEORGIA vs. CRUZ, ALLENDE  
20CR001240J THE STATE OF GEORGIA vs. SIHAKHOTH, BOUNLAY  
20CR001309J THE STATE OF GEORGIA vs. DANIELS, ROBERT ANDREW  
20CR001377J THE STATE OF GEORGIA vs. WILLIAMS, BARRY  
20CR001398J THE STATE OF GEORGIA vs. WASHINGTON, GREGORY J  
20CR001426J THE STATE OF GEORGIA vs. WILLIAMS, JAMES  
20CR001506J THE STATE OF GEORGIA vs. REID, AKEEL  
20CR001572J THE STATE OF GEORGIA vs. LEE, JOHN  
20CR001599J THE STATE OF GEORGIA vs. SHACKLEFORD, SHERROD  
20CR001630J THE STATE OF GEORGIA vs. BROWN, CRAIG MATHEWS, **MOSES, JAZMIN** for Dft.  
20CR001709J THE STATE OF GEORGIA vs. GRAHAM, ASHLEY M  
20CR001717J THE STATE OF GEORGIA vs. JOSEPH, HENRY ALLEN, JR.  
20CR001722J THE STATE OF GEORGIA vs. GRAHAM, ASHLEY M  
20CR001792J THE STATE OF GEORGIA vs. BULLARD, JADEN MARIUS  
20CR001856J THE STATE OF GEORGIA vs. HOLIDAY, DESIREE JANAE  
20CR001953J THE STATE OF GEOR-

GIA vs. BLACKMON, KEANDRE, **COLEMAN, DARRYL** for Dft.  
20CR001990J THE STATE OF GEORGIA vs. GREEN, KELVIN LANIER  
20CR001997J THE STATE OF GEORGIA vs. SIMPSON-SIMMONS, JOSHUA  
20CR002005J THE STATE OF GEORGIA vs. BRAITHWAITE, HARRELL  
20CR002011J THE STATE OF GEORGIA vs. RIVERA, RAYMOND  
20CR002029J THE STATE OF GEORGIA vs. TOWNSEND, TINETT C  
20CR002050J THE STATE OF GEORGIA vs. BEALE-BROWN, MICHAEL DANIEL  
20CR002051J THE STATE OF GEORGIA vs. WILLIAMS, ANTHONY  
20CR002096J THE STATE OF GEORGIA vs. WILLIAMS, JR, GEORGE EDWARD  
20CR002102J THE STATE OF GEORGIA vs. NEAL, DEVON BERNARD, **MOSES, JAZMIN** for Dft.  
20CR002114J THE STATE OF GEORGIA vs. GRICE, GEOFFREY AARON  
20CR002147J THE STATE OF GEORGIA vs. JOHNSON, JOHN HENRY  
20CR002211J THE STATE OF GEORGIA vs. KENWOOD, CAMPBELL NWYOE  
20CR002220J THE STATE OF GEORGIA vs. MILLER, DANA MARIE, **BUSHNELL, SCOTT T** for Dft.  
20CR002258J THE STATE OF GEORGIA vs. GIGGER, DOMINIQUE  
20CR002329J THE STATE OF GEORGIA vs. RUSSELL, DARRYL  
20CR002337J THE STATE OF GEORGIA vs. VARGAS-SAAVEDRA, VICTOR  
20CR002355J THE STATE OF GEORGIA vs. SESSOMS, ASHYRIA, **COLEMAN, DARRYL** for Dft.  
20CR002421J THE STATE OF GEORGIA vs. SMITH, MYKAYLA S  
20CR002422J THE STATE OF GEORGIA vs. STEPHENS, HEAVEN  
20CR002480J THE STATE OF GEORGIA vs. ELLIS, AARON JEROME  
20CR002499J THE STATE OF GEORGIA vs. ABDALLAH, AHMAD  
20CR002518J THE STATE OF GEORGIA vs. STALLINGS, CECIL DEKIETH  
20CR002534J THE STATE OF GEORGIA vs. CLARK, KIONNE  
20CR002588J THE STATE OF GEORGIA vs. GILES, DARRIO MARQUEZ  
20CR002596J THE STATE OF GEORGIA vs. PALMER, KELLI  
20CR002614J THE STATE OF GEORGIA vs. LITUNDA, MICHAEL L  
20CR002653J THE STATE OF GEORGIA vs. REGISTRE, MYA J  
20CR002677J THE STATE OF GEORGIA vs. HOWARD, ROMELL  
20CR002680J THE STATE OF GEORGIA vs. WHITE, LETISHA SHANELL, **MOSES, JAZMIN** for Dft.  
20CR002712J THE STATE OF GEORGIA vs. BEST, ROBERT VINCENT  
20CR002772J THE STATE OF GEORGIA vs. BUSSEY, REGINALD GERARD  
20CR002821J THE STATE OF GEORGIA vs. STOKES, MARSHAREE  
20CR002894J THE STATE OF GEORGIA vs. GRIFFIN, JESSICA, **MOSES, JAZMIN** for Dft.  
20CR002908J THE STATE OF GEORGIA vs. WHEAT, ROBERT  
20CR002921J THE STATE OF GEORGIA vs. WALKER, BENJAMIN JR  
20CR002940J THE STATE OF GEORGIA vs. POWELL, JOSHUA  
20CR002946J THE STATE OF GEORGIA vs. HONOR, ANTHONY  
20CR002999J THE STATE OF GEORGIA vs. ALEXANDER, DOMINIQUE  
20CR003038J THE STATE OF GEORGIA vs. COFFIELD, MICHAEL  
20CR003076J THE STATE OF GEORGIA vs. VAUGHN, DEMONTA JUMARCUS  
20CR003086J THE STATE OF GEORGIA vs. GRIGGS, EDWARD  
20CR003116J THE STATE OF GEORGIA vs. TESSAR, SHANNA, **COOK, B. THOMAS, JR.** for Dft.

20CR004018J THE STATE OF GEORGIA vs. ROBERTSON, LYNETTE BELL  
20CR004071J THE STATE OF GEORGIA vs. AMADON, STACIE L  
20CR004100J THE STATE OF GEORGIA vs. JONES, CHRISTOPHER  
20CR004109J THE STATE OF GEORGIA vs. FRANCISCO-DOMINGUEZ, MARCO ANDRES  
20CR004170J THE STATE OF GEORGIA vs. INGRAM, DESTINY  
20CR004201J THE STATE OF GEORGIA vs. STERLING, RAYSHAWN D  
20CR004434J THE STATE OF GEORGIA vs. AUGUSTIN, SARADEINE ILIANE  
03/17/2023, 03/22/2023, 03/29/2023

## JUDGE BAXTER

**CIVIL DIVISION  
ORCA 1-WEEK CIVIL JURY TRIAL  
3/27/2023  
9:00 AM  
COURTROOM TBD**

The following cases have been set for trial on the Court's One 1 Week Civil Jury Trial Calendar beginning on Monday, March 27, 2023. Timely and properly-filed leaves of absence will be honored. Failure to appear or to present admissible evidence may result in dismissal of the Complaint with prejudice or striking of the Answer and entry of default judgment as appropriate. In the event that a case has been included on both this calendar and another calendar, both calendars will remain in effect. A case may be reached on one calendar before it is reached on the other. If you have any questions, please contact Staff Attorney, Meredith Gifford by email at meredith.gifford@fultoncountyga.gov. In all cases, counsel and/or self-represented parties must consult with each other regarding:  
1. phone number and email addresses for all counsel and pro se parties;  
2. type of trial jury 6 or 12 person or bench;  
3. the anticipated length of trial;  
4. number of witnesses;  
5. the need for a court reporter;  
6. whether an interpreter is needed;  
7. for cases in which a Case Management Order was entered mandating mediation, the parties must certify that the mediation requirement has been satisfied. Failure by the parties to complete mediation within the required time-frame, unless excused or extended in writing by this Court, may result in sanctions, including the dismissal of the action without prejudice and imposition of attorney's fees; and  
8. any other pertinent scheduling considerations or particular courtroom requirements. Plaintiff's counsel must report on such matters to Staff Attorney Meredith Gifford by email to meredith.gifford@fultoncountyga.gov copying counsel for all parties by 12:00 Noon on Monday, March 13, 2023. In cases involving a self-represented plaintiff, the plaintiff and defendant's counsel must report. THERE WILL BE NO CONTINUANCES FROM THIS CALENDAR, EXCEPT FOR LEGAL

CAUSE. A case from this calendar may only be continued by the court in writing. All requests for continuances must be in writing. THERE WILL NOT BE A CALENDAR CALL. Counsel and self-represented parties in the first case to be tried will be notified by the Court. CASES WILL NOT NECESSARILY BE TRIED IN THE ORDER THEY ARE PUBLISHED. This is a Continuing Calendar and all cases will be on call for the entire calendar, subject to two-hour notice. All cases that are not reached on this calendar will be carried over to any subsequent calendar until they are reached for trial. Settlement/Dismissal: If the case has been settled, dismissed, or otherwise completed, upon providing notice to Ms. Gifford via email, the parties may be excused from appearing. All parties must appear unless they have received written notice that they are excused. Consolidated Pre-Trial Order: A consolidated pre-trial order CPTO and any motions in limine should already have been submitted. In the event that a CPTO and motions in limine have not already been submitted, then they must be submitted no later than 12:00 Noon on Monday, March 13, 2023, unless otherwise instructed by the Court. Counsel shall consolidate the proposed pre-trial order. Failure of a party to submit its portion of the proposed pre-trial order may result in sanctions. Uniform Superior Court Rule 7.1. Motions in Limine: Except for unforeseen evidentiary issues, all motions in limine and responses thereto should have been filed contemporaneously with, or as a part of, the proposed CPTO. The Court will hear oral argument, if necessary, prior to trial. Parties must confer before trial to narrow the motions in limine for argument. Parties acknowledge that counsel are directed to notify the Court on the record at the time of any alleged violation, of the contention that the Court's ruling on a motion in limine has been violated during trial. Deposition Objections: Prior to trial, counsel shall make a good faith effort to resolve any objections in depositions to be presented at trial. All unresolved objections, together with the deposition transcript, argument, and citations, shall be eFiled contemporaneously but separately from the CPTO, with a copy emailed to Ms. Gifford no later than 12:00 Noon on Monday, March 13, 2023. Conflicts: If an attorney has a conflict, a conflict letter in full compliance with Rule 17.1 is REQUIRED. If a self-represented party has a conflict, s/he must email Ms. Gifford no later than Monday, March 13, 2023 at 12:00 Noon. When the case is called for trial, counsel shall be prepared to E-File proposed jury instructions and email a copy in Word version to Ms. Gifford, no later than the evening before the final day of trial, or as otherwise directed by the Court. If a jury trial has not been requested, proposed jury instructions are not

# court information

required.  
All inquiries regarding this calendar should be directed to Ms. Gifford via email.

17EV004431 SULLEN, MORDENA vs. ADAMS, CARLA WILSON, **LEIBEL, STEVEN KEITH; MENAIR, PAUL D** for Pltff., **ELLIS, WILLIAM DALE, JR.; LAKEISHA R RANDALL, ESQ** for Dft.  
18EV004875 HIGH, DEANGELO vs. HOLLINGWORTH, CRYSTAL, **IVAN, MICHAEL J.** for Pltff., **SANDERS, JUSTIN** for Dft.  
18EV005011 SEDEHI, ARYA vs. KAUFMAN & FOREMAN, P.C.; KAUFMAN, ROBERT; TILLERY, RICHARD, **DELGADO, YENNIFER S.; HEIDARI, YASHA** for Pltff., **GUER-RA, JENNIFER M.; MILLMAN, DANIEL B.** for Dft.  
19EV000422 MAYDANE, ALI vs. GILBERT, JUSTIN B; STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, **ORLANDO, ROGER WILLIAM** for Pltff., **HIESTAND, TREVOR GRANT; SEMLER, CATH-ERINE CARTER** for Dft.  
19EV002178 LIPTON, DANIEL vs. REARDEN, RYAN, **DELGADO, YEN-NIFER S.; HEIDARI, YASHA** for Pltff., **KNIGHT, BRYAN M; MCAL-PINE, SCOTT D** for Dft.  
19EV003703 LINSEY, KIMBERLY M vs. WIGGINS, DIAMOND V, **ZDRILICH, JOSEPH A.** for Pltff., **WIGGINS, DIAMOND V** for Dft.  
20EV000531 MICHAEL J. BARGAR, BANKRUPTCY TRUSTEE; POTTER, MELVIN vs. PASS, RASHAUN, **BROOKS, NATANYA** for Pltff., **BRODER, KARL P; WALLACE, JANICE M** for Dft.  
20EV000727 RANDLE, CARRIE vs. HERNANDEZ RAMOS, LUIS, **ROJAS, HECTOR J** for Pltff.  
20EV001819 DALLAS, CHASNIE vs. CITY OF ATLANTA, **JOHNSON, JESSICA P.; MARTIN, REGINALD, ESQUIRE; O'NEAL, JACOB S.;**

**WARE, DAVID** for Dft.  
20EV001876 JOHNSON, ROBERT vs. WHITE, LATRISE, **COHEN, SCOTT S; NEWELL, ALLISON TAYLOR** for Pltff., **MAKARENKO, NIKOLAI; MANDEL, ANN COX** for Dft.  
20EV001951 AKINLEYE, LAQUISHA vs. YEARWOOD, RILEY, **BIKOFF, DAVID A; ROBSON, JAMES A** for Pltff., **DRUTMAN, ALLISON; MANGANIELLO, DENNIS; WHIT-LOCK, TIERRA** for Dft.  
20EV002882 ALVAREZ-GOMEZ, NIEVES; GOMES-PEREZ, MARTA vs. JOSEPH, JASMINE BLYTHE, **DAUGHERTY, SHAUN** for Pltff., **ROBINSON, CHANELLE M.** for Dft.  
20EV004120 AGUILAR, IRIS vs. WINAPOLI, LLC, **CARPENTER, LINDA C** for Pltff., **GANTT, LIND-SEY** for Dft.  
20EV005202 LAURY, MOSES vs. DANIELS, ARLETA E., **SUNA, STE-VEN A.** for Pltff., **GOLDEN, LAURA R.** for Dft.  
20EV005602 MORRIS, KENNETH vs. WILLIAMS, NATALIE GRACE, **CRAIG, J BLAIR, II.** for Pltff., **COWART, CRAIG N.** for Dft.  
20EV006161 DE LA LUZ LOPEZ, JAC-QUELINE; LOPEZ PEDRAZA, LETITIA vs. CAIN, MICHAEL WADE; LEWIS, TENESHIA C.; MACY'S CORPORATE SERVICES, INC.; MACY'S INC.; U-HAUL CO. OF GEORGIA; UBER TECHNOLOGIES, LLC; XYZ CORP. INC. 1-3, **BROOKS, LEE; MORRI-SON, JOHN E, JR.** for Pltff., **CHILDERS, NEAL B.; DEAN, MARCUS L; HOWARD, ALAINA; LEMPOGO, DEBORAH; YODER, KRISTIN** for Dft.  
20EV006397 CHESTNUT, HAROLD vs. BARNES, RASHON; HERITAGE ENVIRONMENTAL SERVICES, LLC; KING, ANTHONY, **VARNER, ROB-ERT** for Pltff., **CROOM, KATRINA A.** for Dft.  
20EV007352 ASUGHA, KAILA vs. ERWIN, TIANA, **BRAY, ROODGINE D, ESQUIRE** for Pltff., **COWSERT,**

**WILLIAM S; STEPHENS, JOSEPH D.** for Dft.  
21EV005198 BUNCH, JESSICA vs. POLLOCK, ANNETTE, **BROCK, H BERT, ESQUIRE** for Pltff., **BYRD, DENICE; GUIDRY, ALEXIS; HAMB, ROOSEVELT** for Dft.  
03/01/2023, 03/20/2023, 03/27/2023, 03/28/2023, 03/29/2023, 03/30/2023, 03/31/2023

JUDGE  
ORCA  
CRIMINAL DIVISION  
ORCA E - SHOW CAUSE  
3/29/2023  
9:00 AM  
COURTROOM G33

20CR000513C THE STATE OF GEOR-GIA vs. CROUCH, SAMANTHA D  
20CR002174C THE STATE OF GEOR-GIA vs. NEWSON, HOUSTON MAU-RICE  
20CR002195C THE STATE OF GEOR-GIA vs. PARKER, JABARI HASANI  
20CR002200C THE STATE OF GEOR-GIA vs. ANDERSON, ALEXIS  
20CR002207C THE STATE OF GEOR-GIA vs. CHUNG, WONE KIM, **ZIM-MERMAN, BARRY L.** for Dft.  
20CR002270C THE STATE OF GEOR-GIA vs. MITCHELL, DERRICK S, **GID-DINGS, SAMIA PATRICE** for Dft.  
20CR002289C THE STATE OF GEOR-GIA vs. BRAY, ERIC LABRON, **FORD, CHARLES EDWARD; WHITFIELD, ALLISON** for Dft.  
20CR002293C THE STATE OF GEOR-GIA vs. SIMS, DONNIKA, **FORD, CHARLES EDWARD; WHITFIELD, ALLISON** for Dft.  
20CR002396C THE STATE OF GEOR-GIA vs. MCFADDEN-AUSTIN, CLAR-ENCE RAKIM  
20CR002467C THE STATE OF GEOR-GIA vs. ADAME, HERIBERTO, **LAS-CALA, MICHAEL SCOTT** for Dft.

20CR002630C RILEY, DENISE; THE STATE OF GEORGIA vs. AKINYEMI, SADE, **GIDDINGS, SAMIA PATRICE; RAFFAUF, J. M.** for Dft.  
20CR002637C THE STATE OF GEOR-GIA vs. KALLSTROM, DANEIL PAT-RICK, **REID, LEIGH C.** for Pltff., **FORD, CHARLES EDWARD; RAF-FAUF, J. M.; WHITFIELD, ALLI-SON** for Dft.  
20CR002928C THE STATE OF GEOR-GIA vs. GALLON, DOMINIC  
20CR003093C THE STATE OF GEOR-GIA vs. REYES-VILLATORO, WALTER  
20CR003144C THE STATE OF GEOR-GIA vs. SAEDI, ARMAND SANADA  
20CR003272C THE STATE OF GEOR-GIA vs. WOODS, AKEAL  
20CR003276C THE STATE OF GEOR-GIA vs. MCAFFEE, TOMMY  
20CR004441C THE STATE OF GEOR-GIA vs. WOODS, LAKITA  
20CR004513C THE STATE OF GEOR-GIA vs. BAULDING, DEAAARON RAMON  
20CR004603C THE STATE OF GEOR-GIA vs. GRIER, JEFFERY  
20CR004628C THE STATE OF GEOR-GIA vs. BURR, MARQUITA  
20CR004662C THE STATE OF GEOR-GIA vs. BARRAGAN, ENRIQUE  
20CR004736C THE STATE OF GEOR-GIA vs. WALKER, SHEMAR  
21CR001064C THE STATE OF GEOR-GIA vs. JACKSON, TRAVIS BER-NARD  
21CR001921C THE STATE OF GEOR-GIA vs. CROWLEY, ANTHONY BER-NARD  
21CR002252C THE STATE OF GEOR-GIA vs. YARNGO, CHAUNCY J  
21CR004332C THE STATE OF GEOR-GIA vs. PATTERSON, DESHAWN M, **COLEMAN, DARRYL** for Dft.  
22CR004903C RILEY, DENISE; THE STATE OF GEORGIA vs. KALLSTROM, DANEIL PATRICK, **REID, LEIGH C.** for Pltff., **FORD, CHARLES EDWARD; RAFFAUF, J. M.; WHIT-FIELD, ALLISON** for Dft.  
03/06/2023, 03/22/2023, 03/29/2023

JUDGE  
ORCA  
CRIMINAL DIVISION  
ORCA - STATUS CONFERENCE  
4/5/2023  
9:00 AM  
COURTROOM G33  
Zoom Link Join Zoom Virtual Hearing <https://zoom.us/j/97462965575pwdYk45Q3hJWkJSTmU1WXVHMmwwK0x2UT09>  
Meeting ID: 974 6296 5575  
Passcode: 783310

17CR014450G THE STATE OF GEOR-GIA vs. BRUNO, GEOFFREY  
17CR023989G THE STATE OF GEOR-GIA vs. CLARK, KANISHA C  
17CR028217G THE STATE OF GEOR-GIA vs. MCFASHION, MARKINA, **ANDERSON, MECCA** for Pltff.  
19CR000994G THE STATE OF GEOR-GIA vs. MCFASHION, MARTINA  
19CR001644G THE STATE OF GEOR-GIA vs. WILLIAMS, LUSHAWN, **HOWARD, DERRICK; WHITE, GEORGE THOMAS** for Dft.  
19CR003757G THE STATE OF GEOR-GIA vs. WILLIAMS, TERON STEWART  
19CR004365G THE STATE OF GEOR-GIA vs. LAWRENCE, VICTORIA, **FELDER, PRECIOUS** for Dft.  
19CR004375G THE STATE OF GEOR-GIA vs. EL, TARIK ATUM RE  
19CR005075G THE STATE OF GEOR-GIA vs. WILLIAMS, DEXTER, **SMITH, W SCOTT** for Dft.  
19CR006027G THE STATE OF GEOR-GIA vs. GARCIA, JOSE  
19CR006430G THE STATE OF GEOR-GIA vs. SPRIGGS, KEMI  
19CR006770G THE STATE OF GEOR-GIA vs. PARKER, BRIAN LEE, **WALK-ER, DAVID L** for Dft.  
19CR007624G THE STATE OF GEOR-GIA vs. LANDRY, SEKONDI A, **WHITE, GEORGE THOMAS** for Dft.  
19CR008932G THE STATE OF GEOR-GIA vs. MOORE, LAVONDA  
19CR009065G THE STATE OF GEOR-GIA vs. DUHART, TERESA NICOLE

19CR009379G THE STATE OF GEOR-GIA vs. GOODMAN, SHANE RANDALL  
19CR010064G THE STATE OF GEOR-GIA vs. PERRY, RICKY, JR.  
19CR010342G THE STATE OF GEOR-GIA vs. WILLIAMS, TERRAL, **ARRINGTON, MARVIN S** for Dft.  
21CR000607F THE STATE OF GEOR-GIA vs. YATES, WILLIAM GREGORY  
03/21/2023, 03/29/2023, 04/05/2023

JUDGE  
ORCA  
CRIMINAL DIVISION  
ORCA ADD-ON FINAL PLEA  
4/7/2023  
9:00 AM  
COURTROOM G33

20CR006064C THE STATE OF GEOR-GIA vs. HOGAN, YVONNE SUE  
03/29/2023, 03/31/2023, 04/07/2023

JUDGE  
MORROW  
CRIMINAL DIVISION  
ORCA-A FINAL PLEA  
4/5/2023  
9:00 AM  
COURTROOM G33  
Zoom Link Join Zoom Virtual Hearing <https://zoom.us/j/97462965575pwdYk45Q3hJWkJSTmU1WXVHMmwwK0x2UT09>  
Meeting ID: 974 6296 5575  
Passcode: 783310

22CR006294C THE STATE OF GEOR-GIA vs. CREWS, C QUAN ALEXAN-DER, **DRAKE, SCOTT ANDREW** for Dft.  
22CR007219 THE STATE OF GEOR-GIA vs. WELCH, OLIVER, **MCCUTCHEON, MICHELE THERE-SA** for Pltff., **WELLS, MARY ELIZ-ABETH** for Dft.  
03/21/2023, 03/29/2023, 04/05/2023

# Home Protection

If your lender has started foreclosure proceedings against your home, *Fulton Consumer Alerts* gives you a heads-up to save your house from the auction block.

*Fulton Consumer Alerts* are published monthly in the *Daily Report* and *The Atlanta Voice* and on the internet at <http://www.DailyReportOnline.com>





# PUBLIC NOTICES

Submit Online ■ <https://www2.inklynk.com/dailyreport>

DAILY REPORT

An **ALM** Product

## PROPERTY

Mortgage Foreclosure  
Tax Lien Transfer  
Non-Judicial Tax Sale  
Redemption Rights Deadline  
Judicial Tax Hearing  
Judicial Tax Sale  
Quiet Title  
Condemnation and Petition  
Seizure and Forfeiture  
Marshals Sale  
Public Auction - Auto  
Public Auction - Other  
Judicial Sale - Real Property  
Judicial Sale - Other Property  
Miscellaneous Property

## BUSINESS

Articles of Incorporation  
Articles of Amendment  
Articles of Merger  
Articles of Dissolution  
Charter  
Foundation Notice  
Limited Liability  
Trade Name  
Alcoholic Beverages  
Miscellaneous Business

## GOVERNMENT NOTICES

Bond Validation  
Invitation to Bid  
Public Hearing  
Misc. Government Notices

## INDIVIDUAL

Adoption  
DUI  
Name Change  
Notice to Appear  
Notice to Appear - Divorce  
Convicted Stalkers  
Miscellaneous Individual

## PROBATE

Notice to Debtors and Creditors  
Discharge/Dismissing  
Leave to Convey/Encumber  
Leave to Sell  
Letter of Administration  
Probate Wills  
Twelve Months Support  
Waiver Bond/Grant Powers  
Miscellaneous Probate  
Letters of Guardianship  
Missing Persons

Miscellaneous Copyright

## Rates

Notice of Intent To Incorporate.....	\$40.00
Articles of Amendment.....	\$40.00
Articles of Merger .....	\$40.00
Notice Of Intent to Dissolve .....	\$40.00
Annual Report/Foundation Notices .....	\$15.00
D.U.I. Notices.....	\$25.00

THE LEGAL RATE OF ADVERTISING FOR ALL OTHER ADS IS \$10.00 PER ONE HUNDRED WORDS, OR FRACTION, PER INSERTION. IN LEGAL ADVERTISING, A WORD COUNTS AS A WORD & A GROUP OF NUMBERS COUNTS AS A WORD.

Detailed rate information is also available online  
<http://www.dailyreportonline.com/notice-types-rates>

When submitting an ad for publication, these are the acceptable forms of payment:

- CASH • MONEY ORDER • DEBIT/CREDIT CARD

**Note: Payments made by check will take ten (10) business days to begin publishing.**

## ERRORS

The liability of the publisher on account of errors in or omissions from any advertisement will in no way exceed the amount of the charge for the space occupied by the item in error, and then only for the first incorrect insertion.

## PUBLICATION DEADLINES NOTICE

All ads other than foreclosure notices, submitted for publication in the *Fulton County Daily Report* requesting a specific publication date must be in our office by 10:00 a.m., five business days in advance of the date requested. The *Daily Report* will use its best efforts to publish such ads on the date requested, but does not guarantee publication on the requested date.

If you need to cancel a legal ad, we must receive written notice three business days prior to its next publication date. The *Daily Report* offers you two additional ways to submit legal notices for publication

Online  
<https://www2.inklynk.com/dailyreport>

Email  
[dailyreport@alm.com](mailto:dailyreport@alm.com)

## FOR QUESTIONS PERTAINING TO THE FULTON COUNTY CLERK'S OFFICE PLEASE CONTACT

Cathelene "Tina" Robinson  
Clerk of Superior Court, Fulton County  
136 Pryor Street, S.W., Atlanta, Georgia 30303  
(404) 613-5313 or [www.fcclk.org](http://www.fcclk.org)

## NOTICE OF FORECLOSURE PUBLICATION DEADLINE

The deadline for delivery of foreclosure notices to our office will be on Wednesday prior to publication week. **Late charges will apply to any foreclosure notice submitted after the deadline date. A list of sale dates and publication deadline dates follows:**

SALE DATES	DEADLINE DATES
JANUARY 3, 2023	NOVEMBER 30, 2022
FEBRUARY 7, 2023	JANUARY 4, 2023
MARCH 7, 2023	FEBRUARY 1, 2023
APRIL 4, 2023	MARCH 1, 2023
MAY 2, 2023	MARCH 29, 2023
JUNE 6, 2023	MAY 3, 2023
JULY 5, 2023	MAY 31, 2023
AUGUST 1, 2023	JUNE 28, 2023
SEPTEMBER 5, 2023	AUGUST 2, 2023
OCTOBER 3, 2023	AUGUST 30, 2023
NOVEMBER 7, 2023	OCTOBER 4, 2023
DECEMBER 5, 2023	NOVEMBER 1, 2023
JANUARY 2, 2024	NOVEMBER 29, 2023

If you have a problem or question about a public notice contact us at: 404-521-1227 or Daily Report, 136 Pryor Street, Suite CB14, Atlanta, GA 30303

## EMERGENCY CONTACT INFORMATION FOR SUPERIOR AND JUDICIAL COURT

In case of an emergency in which an attorney may need to speak with a Presiding Judge after normal business hours (8:30 a.m. - 5:00 p.m., Monday - Friday), on the weekend, or on a holiday, please call the following numbers:

Superior Court 404-906-0577 • Juvenile Court 404-244-4419

(for matters involving juveniles) *"The emergency must be a legitimate emergency requiring judicial assistance as in a life-threatening situation."*

## PROPERTY

### MORTGAGE FORECLOSURE

#### NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA,  
COUNTY OF Fulton

Pursuant to a power of sale contained in a certain security deed executed by **Genesis Investment Homes LLC**, hereinafter referred to as Grantor, to **Paces Funding, LLC** recorded in Deed Book **65640**, **beginning at page 222**, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, for cash, to the highest bidder on **the first Tuesday in April 2023**, all property described in said security deed including but not limited to the following described property:

All that tract or parcel of land lying and being in Land Lot 238 of the 14th District of Fulton County, Georgia, being Lot 4 Block C, Delmar Park Subdivision, Unit I Section 2 as per plat by Watts & Browning, dated March 7, 1962, recorded in Plat Book 74, Page 13, Fulton County Records.

Subject to all easements and restrictions of record. Parcel ID: 14-0238-0005-078-6  
Said legal description being controlling, however, the Property is more commonly known as: **3155 Delmar Lane NW, Atlanta, GA 30331**

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Paces Funding, LLC is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. Paces Funding, LLC's address is 3015-B Piedmont Road, Atlanta, GA 30305. Paces Funding, LLC may be contacted by telephone at (404)814-1644. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Genesis Investment Homes LLC, or tenant(s).

**Paces Funding, LLC,**  
**as Secured Creditor**  
As attorney-in-fact for  
the aforesaid Grantor

CB Legal, LLC  
Attorneys at Law  
Glenridge Highlands II  
5565 Glenridge Connector, Suite 350  
Atlanta, GA 30342  
(770) 392-0041

23-7002  
THIS LAW FIRM MAY BE HELD TO BE ACTING  
AS A DEBT COLLECTOR, UNDER FEDERAL LAW.

IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
#0000650201:3/08-4AS

#### NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA,  
COUNTY OF Fulton

Pursuant to a power of sale contained in a certain security deed executed by **Genesis Investment Homes LLC**, hereinafter referred to as Grantor, to **Paces Funding, LLC** recorded in Deed Book **66178**, **beginning at page 79**, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, for cash, to the highest bidder on **the first Tuesday in April 2023**, all property described in said security deed including but not limited to the following described property:

All that tract and parcel of land lying and being in Land Lot 219 of the 14th District of Fulton County, Georgia, being Lot 2410, Block 24, Bonnybrook Estates, revision of part of Unit 4-B, as per plat recorded in Plat Book 75, Page 59, Fulton County Records, and being more particularly described as follows:

Beginning at a point on the Westerly side of Bonnybrook Drive 720 feet Northeasterly and Northerly, as measured along the Northwestern and Westerly sides of Bonnybrook Drive, from the intersection formed by the Northwestern side of Bonnybrook Drive with the Northeasterly side of Cherry Laurel Lane, said point of beginning also being the Northeast corner of Lot 2409, said block and subdivision; running thence Northerly along the Westerly side of Bonnybrook Drive 75 feet to Lot 2411, said block and subdivision, running thence Westerly along the Southerly line of said Lot 2411, 150 feet to Lot 2414, said block and subdivision; running thence Southerly along the Easterly line of said lot 2414, 75 feet to said Lot 2409, running thence Easterly along the Northerly line of said lot 2409, 150 feet to the Westerly side of Bonnybrook Drive and the point of beginning; being improved property and having a house located thereon known as No. 2657 Bonnybrook Drive., S.W., according the present system of numbering houses in the city of Atlanta, Georgia.

Subject to all easements and restrictions of record. Parcel id # 14-0219-0003-115-1  
Said legal description being controlling, however, the Property is more commonly known as:

**2657 Bonnybrook Drive SW, Atlanta, GA 30311**

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Paces Funding, LLC is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. Paces Funding, LLC's address is 3015-B Piedmont Road, Atlanta, GA 30305. Paces

Funding, LLC may be contacted by telephone at (404)814-1644. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Genesis Investment Homes LLC, or tenant(s).

**Paces Funding, LLC,**  
**Secured Creditor**  
As attorney-in-fact for  
the aforesaid Grantor

CB Legal, LLC  
Attorneys at Law  
Glenridge Highlands II  
5565 Glenridge Connector, Suite 350  
Atlanta, GA 30342  
(770) 392-0041

23-7003

**THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
#0000650089:3/08-4AS

#### NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

Pursuant to a power of sale contained in a certain Security Deed executed by **Karla Febus** (hereinafter referred to as "Grantor") to Renofi Capital LLC (hereinafter referred to as "Grantee"), as recorded in Deed Book 63168, beginning at Page 581 of the Deed Records of the Clerk of the Superior Court of the aforesaid State and County and by virtue of a default in the payment of the debt secured by said Security Deed, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present Holder of said Security Deed and Note) will sell before the door of the Courthouse in said County within the legal hours of sale, for cash, to the highest bidder on **the first Tuesday in April 2023**, the property which, as of the time of execution of said Security Deed, was described as set forth in the attached Exhibit "A." Said sale will be made subject to the following items which may affect the title to said property: all valid restrictive covenants, easements and rights-of-way appearing of record; all valid zoning ordinances, matters which would be disclosed by an accurate survey or by inspection of the property, all outstanding and/or unpaid taxes that are liens upon the property; all outstanding or unpaid bills, charges, expenses, and assessments for street improvements, curbing, garbage, water sewage, and public utilities that are liens upon said property. Grantee's address is 3026 Castle Pines Drive, John's Creek, GA 30097, and may be contacted by telephone care of John B. Turpen at 770-979-3900. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be in Grantor named above or tenant(s).

The sale will be conducted subject to (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

**Renofi Capital LLC,**  
as attorney-in-fact for  
the aforesaid Grantor

By: John B. Turpen, Attorney at Law  
2323 Pate Street  
Snellville, GA 30078  
(770) 979-3900

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

## EXHIBIT "A"

All that tract or parcel of land lying and being in **Land Lots 158 and 163, 14th District, Fulton County, Georgia**, as per survey by Fred E. Pitts, registered land surveyor, dated March 7, 1978, and being more particularly described as follows:

Beginning at an iron pin on the Southerly side of East Farris Avenue (formerly Morris Street) 195.0 feet Westerly from the intersection formed by the Southerly side of East Farris Avenue and the Westerly side of Church Street, as measured along the Southerly side of East Farris Avenue; thence in a Southerly direction a distance of 110.0 feet to an iron pin; thence in a Westerly direction of a distance of 80.0 feet to an iron pin situated on the Easterly side of an alley; thence in a Northerly direction along said alley a distance of 110.0 feet to an iron pin situated on the Southerly side of East Farris Avenue; thence in an Easterly direction along the Southerly side of East Farris Avenue a distance of 80.0 feet to an iron pin at the point of beginning.  
TAX PARCEL NO: 14-0163-0013-041-3

## NOTICE OF SALE UNDER POWER

FULTON COUNTY, GEORGIA

Because of default in the payment of the indebtedness, secured by a Security Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing from **JMAX Construction Group, LLC** ("Borrower") to Civic Financial Services, LLC dated January 30, 2020 and filed on February 5, 2020 in the amount of \$124,000.00 in Book 61146, Page 164, in the office of the Clerk of the Superior Court Fulton County, Georgia, as ultimately assigned to US Bank Trust National Association, not in its individual capacity but solely as Trustee for RPC Residential Credit Funding Trust I ("Secured Creditor") pursuant to that certain Assignment of Security Deed located in Deed Book 63445, Page 344, aforesaid records, Secured Creditor pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, and pursuant to O.C.G.A Section 9-13-161(a) will on **the first Tuesday in April 2023**, during the legal hours of sale, at the Courthouse door in Fulton County, sell at public outcry to the highest bidder for cash, the property described in said deed to wit:

All that tract or parcel of land lying and being in **Land Lot 252 of the 17th District of Fulton County, Georgia**, being Lot 60, Lummus Sand & Coal Company Property,-as per plat recorded at Plat Book 56, Page 148, Fulton County Records; being more particularly described as follows:

Beginning at an iron located on the Southwesterly right of way line of Spink Street (having a 40 foot. right of way) also referred to as Spink Street, formerly Collins Street, one thousand three hundred thirty-nine and one tenth (1,339.1) feet Southeasterly, as measured along the Southwesterly right of way line of Spink Street, from the point of intersection of the Southwesterly right of way line of Spink Street with the Southeasterly right of way line of Hollywood. Road; running thence Southeasterly along the Southwesterly right of way line of Spink Street, fifty (50) feet to an iron pin; running thence Southwesterly along the Northwestern line of Lot 60A, said subdivision, one hundred eighty and sixty-six-hundredths (180.66) feet to an iron pin; running thence Northwesterly, fifty (50) feet to an iron pin; running thence Northeasterly along the Southeasterly line of Lot 59A, said subdivision, one hundred eighty-one and thirty-two hundredths (181.32) feet to an iron pin located on the Southwesterly right of way line of Spink Street and the point of beginning. together with all fixtures and other personal property conveyed by said deed.

The sale will be held subject to any unpaid taxes, assessments, rights-of-ways, easements, protective



covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorney's fees in accordance with the terms of the note secured by said deed. The name, address and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Matthew Borba, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to O.C.G.A. Section 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is: JMAX Construction Group, LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

**US Bank Trust National Association, not in its individual capacity but solely as Trustee for RPC Residential Credit Funding Trust I** as agent and attorney in fact for **JMAX Construction Group, LLC** Katz Durell, LLC 6065 Roswell Road, Suite 880 Atlanta, Georgia 30328 404-487-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **CARL MASON** to **REGIONS BANK D/B/A REGIONS MORTGAGE**, dated April 17, 2006, recorded May 19, 2006, in Deed Book **42615, Page 192**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety Thousand and 00/100 dollars **(\$90,000.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to REGIONS BANK D/B/A REGIONS MORTGAGE, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 14, BLOCK B, OF FAIRBURN FOREST, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 73, FULTON COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF.

Said legal description being controlling, however the property is more commonly known as **3790 BROOK WAY SW, ATLANTA, GA 30331**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CARL MASON, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Regions Mortgage, Loss Mitigation Dept., 6200 Poplar Avenue 4th Floor, Memphis, TN 38119-4713, Telephone Number: 800-748-9498. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**REGIONS BANK D/B/A REGIONS MORTGAGE** as Attorney in Fact for **CARL MASON**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. Telephone Number: (877) 813-0992 Case No. REG-23-00056-1

Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023

rlselaw.com/property-listing #0000647157:3/08-4KIM

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **EVO GROUP HOLDINGS, LLC** to **GROUND FLOOR REAL ESTATE 1, LLC**, dated June 7, 2021, recorded June 11, 2021, in Deed Book **63937, Page 577**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-One Thousand Two Hundred Ninety and 00/100 dollars **(\$231,290.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to GROUND FLOOR PROPERTIES GA LLC, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 137 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 38, BLOCK D, PARKVIEW HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 7, FULTON COUNTY, RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE WEST SIDE OF ELIZABETH AVENUE, S. W., THREE HUNDRED FIFTY (350) FEET NORTH OF THE NORTHWEST CORNER OF LANIER STREET AND ELIZABETH AVENUE, AS MEASURED ALONG THE WEST LINE OF ELIZABETH AVENUE, S.W.; RUNNING THENCE WEST ONE HUNDRED TWENTY (120) FEET TO AN IRON PIN; RUNNING THENCE NORTH FIFTY (50) FEET TO AN IRON PIN; RUNNING THENCE EAST ONE HUNDRED TWENTY (120) FEET TO AN IRON PIN ON THE WEST SIDE OF ELIZABETH AVENUE, S.W.; RUNNING THENCE SOUTH ALONG THE BOUNDARY OF ELIZABETH AVENUE, S.W. FIFTY (50) FEET TO THE POINT OF BEGINNING; BEING A VACANT LOT. PROPERTY COMMONLY KNOWN AS ;\_0 ELIZABETH AVENUE SW, ATLANTA, GA 30310.

Said legal description being controlling, however the property is more commonly known as **0 ELIZABETH AVE, ATLANTA, GA 30310**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is EVO GROUP HOLDINGS, LLC , or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Groundfloor Holdings GA LLC, Loss Mitigation Dept., 475 County Road 520 Suite 200, Marlboro, NJ 07746, Telephone Number: 404-793-0222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**GROUND FLOOR PROPERTIES GA LLC** as Attorney in Fact for **EVO GROUP HOLDINGS, LLC**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. Telephone Number: (877) 813-0992 Case No. GRND-23-00374-1 Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 #0000649900:3/08-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **FANNIE B ROBINSON** to **BANK OF AMERICA, N.A.**, dated January 16, 2003, recorded February 7, 2003, in Deed Book **34165, Page 140**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-Three Thousand One Hundred Sixty-Nine and 00/100 dollars **(\$53,169.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and

transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 13TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS UNIT 304 OF CAMELOT CLUB CONDOMINIUM I AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 4 PAGE 24, FULTON COUNTY, GEORGIA RECORDS. BEING THE SAME PROPERTY CONVEYED TO FANNIE B. ROBINSON BY DEED FROM HENRY G CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORDED 08/05/1993, IN DEED BOOK 17000, PAGE 6 TAX ID # 13-0093-0002-052-0

Said legal description being controlling, however the property is more commonly known as **304 CAMELOT DR, ATLANTA, GA 30349**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is FANNIE B ROBINSON, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**BANK OF AMERICA, N.A.** as Attorney in Fact for **FANNIE B ROBINSON**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. Telephone Number: (877) 813-0992 Case No. BAC-23-00480-1 Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 #0000648883:3/08-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **FLORA MARIE SIRMON** to **WASHINGTON MUTUAL BANK, FA**, dated December 13, 2006, recorded December 28, 2006, in Deed Book **44158, Page 210**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighteen Thousand and 00/100 dollars **(\$118,000.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-OA1, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 252 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING PART OF THE LOT NO. 3, SUBDIVISION OF E.L. MCGRUFF ESTATES, AWARDED TO MRS. S.W. HOWELL (FORMERLY EMMA MCGRUFF) IN DIVISION AMONG THE HEIRS OF E.L. MCGRUFF, RECORDED IN MINUTE BOOK B, PAGES 555-556, IN FULTON COURT OR ORDINARY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH SIDE OR PEYTON STREET AS A POINT 316 FEET EAST OF THE SOUTH-EAST CORNER OF PEYTON STREET AND HOWELL STREET AT AN IRON POST AT THE EAST LINE OF THE PROPERTY NOW OR FORMERLY BELONGING TO EDWARD G. WILSON AND RUNNING THENCE

EAST ALONG THE SIDE OF PEYTON STREET 75 FEET, TO AN IRON STAKE AND THE CORNER OR MRS. BRYANT'S PROPERTY THENCE SOUTH 15 DEGREES 30 MINUTES WEST ALONG BRYANT'S WEST LINE 200 FEET; THENCE WEST ALONG THE NORTH LINE OF THE PROPERTY NOW OR FORMERLY BELONGING TO MRS. J.J. THOMAS 60 FEET; THENCE NORTH IN A NORTHEASTERLY DIRECTION 200 FEET TO THE POINT OF BEGINNING AND HAVING THEREON A DWELLING KNOWN AS NO. 2624 PEYTON STREET, N.W., ATLANTA, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **2624 PEYTON RD, ATLANTA, GA 30318**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is FLORA MARIE SIRMON, ESTATE AND, OR HEIRS AT LAW OF FLORA SIRMON , or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA1** as Attorney in Fact for **FLORA MARIE SIRMON**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. Telephone Number: (877) 813-0992 Case No. SPS-22-06862-2 Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 #0000648879:3/08-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **HARLEY MATTHEWS TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** AS GRANTEE, AS NOMINEE FOR ATLANTIC BAY MORTGAGE GROUP LLC, dated January 28, 2022, recorded February 2, 2022, in Deed Book **65217, Page 461**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Two Thousand Five Hundred Seventy-Three and 00/100 dollars **(\$402,573.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Atlantic Bay Mortgage Group, LLC., there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in May, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 435 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA BEING KNOWN AS LOT 5, BLOCK B OF HOLLYBERRY SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 101, PAGE 67, FULTON COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF CAPTIONED PROPERTY AND BEING IMPROVED PROPERTY KNOWN AS 535 HEMBREE ROAD, ROSWELL, GEORGIA 30076 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA. SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RESTRICTIONS, AND EASEMENTS OF RECORD. LESS AND EXCEPT: A PORTION OF LOT 5 CONVEYED IN THAT CERTAIN WARRANTY DEED BETWEEN JAY M. KOGAN AND JULIA L. KOGAN, AND WILLIAM L. KEMP, JR. AND LORRY M. KEMP, DATED OCTOBER 16, 2016 AND



FILED NOVEMBER 28, 2016 IN RECORDED IN DEED BOOK 56903, PAGE 271, FULTON COUNTY, GEORGIA/ RECORDS.

Said legal description being controlling, however the property is more commonly known as **535 HEMBREE RD, ROSWELL, GA 30076.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HARLEY MATTHEWS, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**ATLANTIC BAY MORTGAGE GROUP, LLC.**  
as Attorney in Fact for  
**HARLEY MATTHEWS**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. LNC-23-00884-1  
Ad Run Dates 03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023  
#0000653375:3/29-5AS

**NOTICE OF SALE UNDER POWER**

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **ISAAC SHOGBESAN** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** AS GRANTEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE , dated December 28, 2018, recorded January 2, 2019, in Deed Book **59576, Page 492**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Two Thousand One Hundred Ninety-Two and 00/100 dollars (**\$152,192.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in May, 2023**, all property described in said Security Deed including but not limited to the following described property:

All that tract or parcel of land lying and being in Land Lot 25 of the 17th District, Fulton County, Georgia, being Lot 86, Block B, of Northridge Crossing Subdivision, as per plat recorded in Plat Book 127, Page 55, Fulton County, Georgia Records, which plat is incorporated herein and made a part of hereof by reference. Tax ID 17-0025-0002-026-8

Said legal description being controlling, however the property is more commonly known as **557 NORTHBRIDGE CROSSING, ATLANTA, GA 30350.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ISAAC SHOGBESAN, or tenants(s).

The sale will be conducted subject (1) to

confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**LAKEVIEW LOAN SERVICING, LLC**  
as Attorney in Fact for  
**ISAAC SHOGBESAN**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. LNC-23-00879-1  
Ad Run Dates 03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023  
#0000650876:3/29-5AS

**NOTICE OF SALE UNDER POWER**

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **JACKIE MCKINLEY** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP..., dated January 30, 2019, recorded January 31, 2019, in Deed Book **59677, Page 17**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirteen Thousand Four Hundred Three and 00/100 dollars (**\$213,403.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 7TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 20, LAKES AT CEDAR GROVE SUBDIVISION, POD A, UNIT 1, PHASE 3, AS PER PLAT RECORDED IN PLAT BOOK 407, PAGES 128-132, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.  
KNOWN AS: 5939 LANDERS LOOP, FAIRBURN, GA

Said legal description being controlling, however the property is more commonly known as **5939 LANDERS LOOP, FAIRBURN, GA 30213.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JACKIE MCKINLEY, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**  
as Attorney in Fact for  
**JACKIE MCKINLEY**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. SHP-23-00628-1  
Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023  
#0000649211:3/08-4AS

**NOTICE OF SALE UNDER POWER**

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **KEVIN E LOWE and JAMIE LOU LOWE** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP..., dated June 23, 2022, recorded June 28, 2022, in Deed Book **65866, Page 439**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Nine Hundred Thirty-Two Thousand Four Hundred and 00/100 dollars (**\$932,400.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15, 17TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT E, KINGSTON SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 43, FULTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said legal description being controlling, however the property is more commonly known as **5335 PEACHTREE DUNWOODY RD, SANDY SPRINGS, GA 30342.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KEVIN E LOWE, JAMIE LOU LOWE, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**  
as Attorney in Fact for  
**KEVIN E LOWE, JAMIE LOU LOWE**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. SHP-23-00572-1  
Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023  
#0000648877:3/08-4AS

**NOTICE OF SALE UNDER POWER**

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **MISAEEL BACON** to **Bank of America, N.A.**, dated October 15, 2007, recorded October 23, 2007, in Deed Book **45877, Page 512**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-Two Thousand Seven Hundred Fifty and 00/100 dollars (**\$232,750.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 14FF LAND DISTRICT OF FULTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 43 OF UNION CROSSING- PHASE 2A, AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY

RECORDED AT PLAT BOOK 260, PAGE 149-151, FULTON COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Said legal description being controlling, however the property is more commonly known as **3759 UPPARK DRIVE, ATLANTA, GA 30349.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MISAEEL BACON, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST**  
as Attorney in Fact for  
**MISAEEL BACON**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. FAY-11 10985-8  
Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023

rlselaw.com/property-listing  
#0000649509:3/08-4KIM

**NOTICE OF SALE UNDER POWER**

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **ROBERT MALLOY** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** AS GRANTEE, AS NOMINEE FOR SOUTH-EAST MORTGAGE OF GEORGIA, INC, dated March 10, 2021, recorded March 23, 2021, in Deed Book **63415, Page 405**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty-Six Thousand Four Hundred Seventy and 00/100 dollars (**\$286,470.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 245 OF THE 14TH DISTRICT OF FULTON COUNTY, CITY OF ATLANTA, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE LAND LOT LINE COMMON TO LAND LOTS 244 AND 245 WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (100' RIGHT OF WAY), THENCE LEAVING SAID LAND LOT LINE AND ALONG SAID RIGHT-OF-WAY LINE SOUTH 45 DEGREES, 10 MINUTES, 24 SECONDS EAST A DISTANCE OF 949.14 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 518, CASCADES SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, THENCE, FOLLOWING THE OUTSIDE FACE OF THE BUILDING; NORTH 54 DEGREES 08 MINUTES 01 SECONDS EAST A DISTANCE OF 40.00 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 51 MINUTES 59 SECONDS EAST A DISTANCE OF 1.17 FEET TO A POINT; THENCE, SOUTH 75 DEGREES 28 MINUTES 39 SECONDS EAST A DISTANCE OF 3.14 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 51 MINUTES 59 SECONDS EAST A DISTANCE OF 3.58 FEET TO A POINT; THENCE, SOUTH 09 DEGREES 08 MINUTES 01 SECONDS WEST A DISTANCE OF 2.83 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 51 MINUTES 59 SECONDS EAST A DISTANCE OF 18.83 FEET TO THE POINT OF THENCE, SOUTH 54 DEGREES 08 MINUTES 01 SECONDS



WEST A DISTANCE OF 36.50 FEET TO A POINT; THENCE, NORTH 35 DEGREES 51 MINUTES 59 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE, SOUTH 54 DEGREES 08 MINUTES 01 SECONDS WEST A DISTANCE OF 3.50 FEET TO A POINT; THENCE, NORTH 35 DEGREES 51 MINUTES 59 SECONDS WEST A DISTANCE OF 18.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

Said legal description being controlling, however the property is more commonly known as **840 VENTURE WAY SW, ATLANTA, GA 30331.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ROBERT MALLOY, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**PENNYMAC LOAN SERVICES, LLC**  
as Attorney in Fact for  
**ROBERT MALLOY**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. Telephone Number: (877) 813-0992 Case No. PNY-23-00390-1  
Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023  
#0000646672:3/08-4AS

**NOTICE OF SALE UNDER POWER**

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **STEVE STEPHENS to NATIONAL GUARANTY MORTGAGE CORPORATION**, dated February 11, 1999, recorded February 19, 1999, in Deed Book **26169, Page 122**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Two Hundred and 00/100 dollars (**\$93,200.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to TIAA BANK, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 9F DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 8, BLOCK A, UNIT ONE, BENCH MARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGE 90, FULTON COUNTY RECORDS, TO WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATING THE SAME AS A PART HEREIN.

Said legal description being controlling, however the property is more commonly known as **3825 BENCH MARK DR, ATLANTA, GA 30349.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is STEVE STEPHENS, ESTATE AND/OR HEIRS-AT-LAW OF STEVE STEPHENS , WILLIE JANE STEPHENS, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**TIAA BANK**  
as Attorney in Fact for  
**STEVE STEPHENS**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. Telephone Number: (877) 813-0992 Case No. LNC-22-07228-1  
Ad Run Dates 02/23/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023  
#0000647757:2/23-5AS

**NOTICE OF SALE UNDER POWER**

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **UNLIMITED ENTERPRISES REALTY, LLC to Groundfloor Real Estate 1, LLC**, dated September 2, 2021, recorded September 13, 2021, in Deed Book **64468, Page 67**, Fulton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty-Four Thousand Seven Hundred Sixty and 00/100 dollars (**\$184,760.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to GROUND FLOOR PROPERTIES GA LLC, there will be sold at public outcry to the highest bidder for cash at the Fulton County Courthouse, within the legal hours of sale on **the first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 22, DISTRICT 9F, OF THE 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING LOT 31, SEYMOUR ESTATES AS PER PLAT RECORDED IN PLAT BOOK 396, PAGE 1-8, FULTON COUNTY GEORGIA RECORDS.

Said legal description being controlling, however the property is more commonly known as **7864 WINKMAN DR , FAIRBURN, GA 30213.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is UNLIMITED ENTERPRISES REALTY LLC , JERRY L. DANIEL, SHELRETHIA ELLIOTT DANIEL, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U. S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: ROC Capital, Loss Mitigation Dept., 475 County Road 520 Suite 200, Marlboro, NJ 07746, Telephone Number: 800-852-8306 x1033. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**GROUND FLOOR PROPERTIES GA LLC**  
as Attorney in Fact for  
**UNLIMITED ENTERPRISES REALTY, LLC**

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. Telephone Number: (877) 813-0992 Case No. ROC-23-01010-1

Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023  
#0000649956:3/08-4AS

**Notice of Sale Under Power**

Georgia, Fulton County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Danielle D. Cooks and Jocelyn H. Cooks to Mortgage Electronic Registration Systems, Inc. ("MERS")** as nominee for Taylor, Bean & Whitaker Mortgage Corp., dated July 11, 2008, and recorded in Deed Book 47025, Page 435, Fulton County, Georgia records, as last transferred to Carrington Mortgage Services, LLC by Assignment recorded in Deed Book **59116, Page 115**, Fulton County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of **\$142,508.00**, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fulton County, Georgia, within the legal hours of sale on **the first Tuesday in May, 2023, to wit: May 2, 2023**, the following described property:

All that tract or parcel of land lying and being in Land Lot 125 of the 13th District of Fulton County, Georgia, being Unit 100, Block C, of Centennial Walk Subdivision, as per plat recorded in Plat Book 289, Page 38, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **6071 Centennial Run, Unit 6071, College Park, GA 30349, together** with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Danielle D. Cooks and Jocelyn Hughes Cooks or tenant or tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U. S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:

Carrington Mortgage Services, LLC  
Attention: Loss Mitigation Department  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806  
1-800-561-4567

The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

**Carrington Mortgage Services, LLC**  
as attorney in fact for  
**Danielle D. Cooks and Jocelyn H. Cooks**

Maner, Martin & Brunavs, LLC  
180 Interstate N Parkway, Suite 200  
Atlanta, GA 30339  
404.252.6385

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MBFC16-409  
#0000652600:3/22-6AS

**NOTICE OF SALE UNDER POWER**  
STATE OF GEORGIA,  
COUNTY OF FULTON

By virtue of a Power of Sale contained in that certain Security Deed from **Morris Baker to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ACTING SOLELY AS NOMINEE FOR NEWREZ LLC**, dated September 10, 2021 and recorded on September 17, 2021 in Deed Book **64495, Page 632**, in the Office of the Clerk of Superior Court of Fulton County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Sixty-Seven Thousand Three Hundred Thirteen and 00/100 dollars (**\$67,313.00**) with interest

thereon as provided therein, as last transferred to NewRez LLC, d/b/a Shellpoint Mortgage Servicing, its Successors and Assigns, recorded on November 21, 2022, at Deed Book 66337, Page 89, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fulton County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the **first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:  
THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF FULTON, STATE OF GEORGIA, AND DESCRIBED AS FOLLOWS:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 68, 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 1, J.W. TEDDER, AS PER PLAT RECORDED IN PLAT BOOK 63, PAGE 42 FULTON COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.  
BEING THE SAME PREMISES CONVEYED UNTO MORRIS BAKER, BY VIRTUE OF WARRANTY DEED FROM DONALD GARY CASH AND MARY J. CASH, DATED AUGUST 28, 1985, RECORDED SEPTEMBER 6, 1985, IN BOOK: 9699 AND PAGE: 352; INSTRUMENT: 16964.  
PARCEL ID: 14 006800060095; ACCOUNT# 1063213

Said property may more commonly be known as **161 Mount Zion Road Southwest, Atlanta, GA 30354.**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is NewRez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Morris Baker and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

**NewRez LLC d/b/a Shellpoint Mortgage Servicing**  
as Attorney-in-Fact for  
**Morris Baker**

Contact:  
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 03/08/23; 03/15/23; 03/22/23; 03/29/23  
#0000647972:3/8-4EP

**NOTICE OF SALE UNDER POWER**

STATE OF GEORGIA,  
COUNTY OF FULTON

By virtue of a Power of Sale contained in that certain Security Deed from **Rosetta Hunter to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS INC.**, dated February 06, 2013 and recorded on February 18, 2013 in Deed Book **52283, Page 350**, in the Office of the Clerk of Superior Court of Fulton County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eight Thousand and 00/100 dollars (**\$108,000.00**) with interest thereon as provided therein, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing recorded on March 13, 2021 at Deed Book 63350, Page 556, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fulton County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the **first Tuesday in April, 2023**, all property described in said Security Deed including but not limited to the following described property:  
Land Situated in the City of College Park in the County of Fulton in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 112, OF THE 9FF DISTRICT, OF FULTON COUNTY, GEORGIA, BEING LOT 31, SWAN CREEK SUBDIVISION, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 194, PAGE 42, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

Said property may more commonly be known as **4227 Reeshemah Street, College Park, GA 30349.**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is NewRez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an in-



spection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Rosetta Hunter and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

**NewRez LLC d/b/a Shellpoint Mortgage Servicing**  
as Attorney-in-Fact for  
**Rosetta Hunter**  
  
Contact:  
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 03/08/23; 03/15/23; 03/22/23; 03/29/23 #0000647982/3/8-4EP

Notice of Sale Under Power.  
State of Georgia, County of FULTON.  
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **DALE C REED** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR RYLAND MORTGAGE COMPANY AN OHIO CORPORATION, dated 12 /14/2007, and Recorded on 12/21/2007 as Book No. 46133 and Page No. 424, AS AFFECTED BY MODIFICATION AGREEMENTS BOOK 57154, PAGE 244 AND BOOK 59129, PAGE 35, FULTON County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECURITIES, SERIES 2020 D (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$2 45,160.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the FULTON County Courthouse within the legal hours of sale on **the first Tuesday in April, 2023**, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161, 9TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 249, STONEWALL MANOR SUBDIVISION, PHASE 6, AS PER PLAT RECORDED AT PLAT BOOK 312, PAGES 3 11, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECURITIES, SERIES 2020 D holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECURITIES, SERIES 2020 D (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **925 BROOKMERE COURT, COLLEGE PARK, GEORGIA 30349** is/are: DALE C REED or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECURITIES, SERIES 2020 D**  
as Attorney in Fact for  
**DALE C REED.**  
  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009725656 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000650340/3/8-4kwil

Notice of Sale Under Power.  
State of Georgia, County of FULTON.  
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **JOANN THOMAS** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.

A., dated 08/14/2015, and Recorded on 09/17/2015 as Book No. 55385 and Page No. 286, FULTON County, Georgia records, as last assigned to CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F. A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$167,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the FULTON County Courthouse within the legal hours of sale on **the first Tuesday in April, 2023**, the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 OF THE 9F DISTRICT, FULTON COUNTY, GEORGIA, AND BEING LOT 205, BLOCK D, POD A AND B OF OAKLEY TOWNSHIP SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 261, PAGE 93, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT PROPERTY ADDRESS: 390 LAVA LANE, UNION CITY, GA 30291  
  
PARCEL ID: 09F 1202 0057 162 9

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F. A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. COLONIAL SAVINGS, F.A., acting on behalf of and, as necessary, in consultation with CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, COLONIAL SAVINGS, F.A. may be contacted at: COLONIAL SAVINGS, F.A., 2626 WEST FREEWAY, BUILDING B, FORT WORTH, TX 76102, 800 937 6303. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 390 LAVA LANE, UNION CITY, GEORGIA 30291 is/are: JOANN THOMAS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

**CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A.**  
as Attorney in Fact for  
**JOANN THOMAS.**  
  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009627167 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000650313/3/8-4kwil

Notice of Sale Under Power.  
State of Georgia, County of FULTON.  
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **YASIN SALEEM AND ANASTASIA SALEEM** to PENTAGON FEDERAL CREDIT UNION, dated 08/15/2016, and Recorded on 0 8/26/2016 as Book No. 56559 and Page No. 87, AS AFFECTED BY SCRIVENER'S AFFIDAVIT BOOK 62612, PAGE 669, FULTON County, Georgia records, as last assigned to PENTAGON FEDERAL CREDIT UNION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$275,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the FULTON County Courthouse within the legal hours of sale on **the first Tuesday in April, 2023**, the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 200 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY SIDE OF DODSON DRIVE (HAVING A 40 FOOT RIGHT OF WAY) 1,902.5 FEET SOUTHEASTERLY AS MEASURED ALONG THE EASTERLY SIDE OF DODSON DRIVE FROM THE NORTH LINE OF LAND LOT 200 WITH THE EASTERLY SIDE OF DODSON DRIVE, RUNNING THENCE SOUTH 88 DEGREES 30 MINUTES EAST 675.2 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 00 DEGREES 17 MINUTES EAST 200 FEET TO AN IRON PIN LOCATED ON THE EASTERLY SIDE OF DODSON DRIVE; RUNNING THENCE NORTH 88 DEGREES 27 MINUTES WEST 664.4 FEET TO AN IRON PIN LOCATED ON THE EASTERLY SIDE OF DODSON DRIVE; RUNNING THENCE NORTHWESTERLY ALONG THE EASTERLY SIDE OF DODSON DRIVE 200 FEET TO THE POINT OF BEGINNING, CONTAINING 3.069 ACRES AND BEING MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY FOR CALVIN GRAY BY ESTON PENDLEY AND ASSOCIATES, INC., REGISTERED LAND SURVEYORS, DATED OCTOBER 16,

1985.

THE EXACT QUANTITY OF LAND OR NUMBER OF ACRES AND/OR SQUARE FEET CONTAINED WITHIN THE PROPERTY DESCRIBED HEREIN IS NOT GUARANTEED BY THIS COMPANY.

ASSESSOR'S PARCEL NO: 14 0200 0003 0154 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENTAGON FEDERAL CREDIT UNION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENTAGON FEDERAL CREDIT UNION, acting on behalf of and, as necessary, in consultation with PENTAGON FEDERAL CREDIT UNION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENTAGON FEDERAL CREDIT UNION may be contacted at: PENTAGON FEDERAL CREDIT UNION, 6191 N. STATE HWY 161, STE 500, IRVING, TX 75038, 800 585 9055. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1674 DODSON DR SW, ATLANTA, GEORGIA 30311** is/are: YASIN SALEEM AND ANASTASIA SALEEM or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

**PENTAGON FEDERAL CREDIT UNION**  
as Attorney in Fact for  
**YASIN SALEEM AND ANASTASIA SALEEM.**  
  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009723321 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000650348/3/6-4kwil

**Notice of Sale Under Power**  
State of Georgia,  
County of Fulton

Under and by virtue of the Power of Sale contained in a Security Deed given by **Deonte Saleem** to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corp. (the Secured Creditor), dated June 25, 2014, and Recorded on July 16, 2014 as Book No. 53996 and Page No. 156, Fulton County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$73,641.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Fulton County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Fulton County Courthouse within **the legal hours of sale on the first Tuesday in June, 2023**, the following described property:

All that tract or parcel of land lying and being in Land Lot 158 of the 9th District, Fulton County, Georgia, being Lot 6, Happy Hollow Subdivision, as shown on plat recorded in Plat Book 89, Page 26, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part of this description.  
Tax ID: 09F-3807-0158-002-0

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.  
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **300 HAPPY HOLLOW COURT, COLLEGE PARK, GA 30349** is/are: Deonte Saleem or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record

superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.  
Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".  
**Carrington Mortgage Services, LLC**  
as Attorney in Fact for  
**Deonte Saleem.**

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41164

**Notice of Sale Under Power**  
State of Georgia,  
County of Fulton

Under and by virtue of the Power of Sale contained in a Security Deed given by **Latravius Kinte Morgan** to Mortgage Electronic Registration Systems, Inc., as nominee for American Financial Network, Inc., DBA: Orion Lending (the Secured Creditor), dated May 10, 2019, and Recorded on May 13, 2019 as Book No. 60018 and Page No. 320, Fulton County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$233,689.00, with interest at the rate specified therein, as last assigned to Bank United, N.A. by assignment that is or to be recorded in the Fulton County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Fulton County Courthouse within **the legal hours of sale on the first Tuesday in April, 2023**, the following described property:

All that tract or parcel of land lying and being in Land Lot 113, 114, 119 & 120 of the 9F District of Fulton County, Georgia, being Lot 485, South Wind Subdivision, Unit 3 - Pod L, as per plat recorded in Plat Book 301, pages 78-91, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.  
Tax ID: 09F290001131467

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Bank United, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.  
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **6194 BALTUSROL TRACE, FAIRBURN, GA 30213** is/are: Latravius Kinte Morgan or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.  
Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".  
**Bank United, N.A.**  
as Attorney in Fact for  
**Latravius Kinte Morgan.**

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40387

State of Georgia  
County of Fulton

**Notice of Sale Under Power**  
  
By virtue of the power of sale contained in that certain Security Deed from **K2C Investments LLC to Bay Mountain Fund I, LLC**, recorded at Deed Book **65141, Page 465**, Fulton County, Georgia Records (hereinafter referred to as "Security Deed"), there will be sold by the undersigned at public outcry to the high-



est bidder for cash before the Courthouse at Fulton County, Georgia, within the legal hours of sale on **Tuesday, April 4, 2023**, the property described on Exhibit “A” attached hereto and incorporated herein by reference. The debts secured by said Security Deed have been and are hereby declared due and payable because of, among other possible events of default, failure to make payments. The debts remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys’ fees.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, easements, covenants, and matters of record superior to the Security Deed first set out above, including, but not necessarily limited to, **senior encumbrances that will not be extinguished by the foreclosure sale contemplated by this Notice.**

**Please note that Bay Mountain Fund I, LLC is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage, and that Bay Mountain Fund I, LLC can be contacted through the following representative:**

**Brendan H. Parnell, Esq.**  
**6000 Lake Forrest Drive, NW**  
**Suite 300**  
**Atlanta, Georgia 30328**  
**404-252-1425**  
**bp@quirklaw.com**

To the best knowledge and belief of the undersigned, the Party in possession of the property is K2C Investments LLC and said property is more commonly known as **44 BREVARD AVENUE, S.W., ATLANTA, 30315**. However, please rely only on the legal description contained in this notice for the location of the property. The undersigned reserves the right to sell the property, or any part thereof, together in its entirety or in one or more parcels as determined by the undersigned in its sole discretion.

**Bay Mountain Fund I, LLC**  
Attorney-In-Fact for  
**K2C Investments LLC**  
**Brendan H. Parnell, Esq.**

Quirk & Quirk, LLC  
6000 Lake Forrest Drive, NW, Suite 300  
Atlanta, Georgia 30328  
(404) 252-1425  
bp@quirklaw.com

**EXHIBIT “A”**  
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69, 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE SOUTH SIDE OF BREVARD AVENUE, 398 FEET WEST FROM THE SOUTHWEST CORNER OF BREVARD AVENUE AND MACON DRIVE, AND RUNNING THENCE WEST, ALONG THE SOUTH SIDE OF BREVARD AVENUE, 100 FEET TO A POINT; RUNNING THENCE SOUTH (INCORRECTLY SHOWN IN SECURITY DEED AS EAST), 171.3 FEET TO AN IRON PIN; RUNNING THENCE EAST, 100 FEET TO A POINT, AND RUNNING THENCE NORTH, 1 67.6 FEET TO THE SOUTH SIDE OF BREVARD AVENUE AND THE POINT OF BEGINNING. AS PER SURVEY PREPARED BY WATTS AND BROWNING, ENGINEERS DATED DECEMBER 23, 1954.

SAID PROPERTY IS KNOWN AS 44 BREVARD AVENUE, ATLANTA, GEORGIA 30315.  
#0000650392:3/8-4EP

State of Georgia  
County of Fulton

**Notice of Sale Under Power**

By virtue of the power of sale contained in that certain Security Deed from **K2C Investments LLC to Bay Mountain Fund I, LLC**, recorded at Deed Book **65368, Page 382**, Fulton County, Georgia Records (hereinafter referred to as “Security Deed”), there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse at Fulton County, Georgia, within the legal hours of sale on **Tuesday, April 4, 2023**, the property described on Exhibit “A” attached hereto and incorporated herein by reference. The debts secured by said Security Deed have been and are hereby declared due and payable because of, among other possible events of default, failure to make payments. The debts remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys’ fees.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, easements, covenants, and matters of record superior to the Security Deed first set out above, including, but not necessarily limited to, **senior encumbrances that will not be extinguished by the foreclosure sale contemplated by this Notice.**

**Please note that Bay Mountain Fund I, LLC is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage, and that Bay Mountain Fund I, LLC can be contacted through the following representative:**

**Brendan H. Parnell, Esq.**  
**6000 Lake Forrest Drive, NW**  
**Suite 300**  
**Atlanta, Georgia 30328**  
**404-252-1425**  
**bp@quirklaw.com**

To the best knowledge and belief of the un-

dersigned, the Party in possession of the property is K2C Investments LLC and said property is more commonly known as **1429 HARTFORD AVENUE, S.W., ATLANTA, GEORGIA 30310**. However, please rely only on the legal description contained in this notice for the location of the property. The undersigned reserves the right to sell the property, or any part thereof, together in its entirety or in one or more parcels as determined by the undersigned in its sole discretion.

**Bay Mountain Fund I, LLC**  
Attorney-In-Fact for  
**K2C Investments LLC**  
**Brendan H. Parnell, Esq.**

Quirk & Quirk, LLC  
6000 Lake Forrest Drive, NW, Suite 300  
Atlanta, Georgia 30328  
(404) 252-1425  
bp@quirklaw.com

**EXHIBIT “A”**  
Legal Description

All That Tract Or Parcel Of Land Lying And Being In Land Lot 105 Of The 14th District, Fulton County, Georgia, Being Lot 514, Subdivision Of The West Half Of Capital View, Property Of Suburban Realty Co. Recorded In Plat Book #6, Page # 113, Fulton County Records, Be More Particularly Described As Follows: Beginning At A Point On The West Side Of Hartford Avenue (Formerly Harman Street) 95 Feet South, As Measured Along The West Side Of Hartford Avenue, From The Southwest Corner Of Hartford Avenue And Genessee Avenue, Which Point Is At The Southeast Corner Of Lot 512, Said Subdivision; Thence South Along The West Side Of Hartford Avenue 50 Feet To The Northeast Corner Of Lot 516, Said Subdivision; Thence West Along The North Line Of Lot 516, A Distance Of 125 Feet To A 10-Foot Alley; Thence North Along The East Side Of Said Alley 50 Feet To The Southwest Corner Of Lot 512; Thence East Along The South Line Of Lot 512 A Distance Of 125 Feet To The West Side Of Hartford Avenue And The Point Of Beginning. Being Improved Property Known As 1429 Hartford Avenue, S.W. According To The Present System Of Numbering Houses In The City Of Atlanta.

Tax ID: 14 -0105-0010-004-5

Subject To Any Easements Or Restrictions Of Record.  
#0000650377:3/8-4EP

**REDEMPTION RIGHTS DEADLINE**  
**NOTICE OF FORECLOSURE OF**  
**RIGHT OF REDEMPTION**

STATE OF GEORGIA  
COUNTY OF FULTON

To:  
All persons known or unknown who may claim an interest in property known as 0 Pine Oak Drive Resident/Tenant/Occupant  
City of Atlanta  
Fulton County, Georgia  
State of Georgia  
Jeffrey M. Guerrero  
Fulton County/City of Atlanta Land Bank Authority, Inc.  
Helen Tang Li  
Terry Lee Gooden  
Ellen B. Glover a/k/a Ella G. Glover and/or Unknown Heirs  
Travelers Casualty and Surety Company of America  
**Take notice that:** Pursuant to O.C.G.A. §48-4-45 and §48-4-46, the right to redeem the following described property, to wit:  
Property Location: **0 Pine Oak Drive**  
Map Reference No./Parcel No.: 14 -0171-0008-025-3 will expire and be forever foreclosed and barred on April 17, 2023. The tax deed to which this notice relates is dated March 1, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 65578, Page 448.  
The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Stave Co, LLC at the offices of W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, Atlanta, GA 30339.

**QUIET TITLE**

**IN THE SUPERIOR COURT OF FULTON COUNTY**  
**STATE OF GEORGIA**

CIVIL ACTION FILE NO. **2021CV344590**  
SUBHAN'S VENTURE LLC.

Plaintiff,  
VS.  
MARK A. CALLIGAN,  
CITY OF ATLANTA,  
CITY OF ATLANTA SOLID WASTE,  
INVESTA SERVICES,  
FULTON COUNTY,  
THE BANK OF NEW YORK MELLON f/k/a)  
THE BANK OF NEW YORK,  
J.E.M.I.N. PROPERTIES LLC,  
AND ALL PERSONS UNKNOWN WHO  
CLAIM ADVERSLEY TO PLAINTIFF'S  
TITLE TO PARCEL ID 14-0093-0002-129-4,  
FULTON COUNTY, GEORGIA.  
Defendants,

**NOTICE OF SERVICE BY PUBLICATION OF DEFENDANT MARK A. CALLIGAN**  
TO: MARK A. CALLIGAN last known mailing address is **1353 Maple View Place, SE** Washington, DC 20020.

**NOTICE OF SERVICE BY PUBLICATION**  
By Order Granting Plaintiff's Motion for Service by Publication on Defendant dated DECEMBER 16, 2022 entered on MARCH 01, 2023, you are hereby notified that on JANUARY 14, 2021, Plaintiff SUBHAN'S VENTURE LLC filed a PETITION TO QUIET TITLE naming MARK A. CALLIGAN as a Defendant.  
You are hereby required to file with the clerk of Fulton County Superior Court and serve upon SUBHAN'S VENTURE LLC care of Rahmeen Farhoudi, Kapadia & Naik, Attorneys at Law, whose address is, 7000 CENTRAL PARKWAY, SUITE 1100, ATLANTA, GEORGIA 30328, an answer in writing within sixty (60) days of the date of the order Granting Plaintiff's Motion for

service by publication on Defendant.  
Witness the Honorable ERIC K. DUNAWAY, Judge of Fulton County Superior Court.  
CLERK, SUPERIOR COURT OF FULTON COUNTY.

**CONDEMNATION AND PETITION**

**CITATION**  
**IN THE SUPERIOR COURT OF**  
**FULTON COUNTY**  
**GEORGIA**

**DEPARTMENT OF TRANSPORTATION**  
DOCKET NO. **2023CV376610**  
VS. IN REM  
0.554 acres of land; and certain access rights; and BRI 1870 North Point, LLC, a Delaware limited liability company; Keybank National Association; Cousins Properties Incorporated; Northpoint Mall Limited Partnership; City of Alpharetta; Markel Service, Incorporated, a Virginia Corporation; Tax Commissioner of Fulton County, individually  
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:

That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 23rd day of February , 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$55,400.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;  
In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.

That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.

The said property, as thus affected, is described as follows:  
SEE PAGE 20-A and 20-B FOR DESCRIPTION  
This 6th day of March , 2022.  
/s/ Cathelene Robinson

Clerk Superior Court  
FULTON COUNTY  
PROJECT NO.: MSL00-0001-00(757), P.I.  
0001757  
COUNTY: Fulton County  
PARCEL NO.: 604  
REQUIRED R/W: 0.554  
acres of land; and certain access rights  
PROPERTY OWNERS:  
BRI 1870 North Point, LLC, a Delaware limited liability company; Keybank National Association; Cousins Properties Incorporated; Northpoint Mall Limited Partnership; City of Alpharetta; Markel Service, Incorporated, a Virginia Corporation; Tax Commissioner of Fulton County.

All that tract or parcel of land lying and being in Land Lot 743 of the 1st Land District and/or 12 Georgia Militia District of Fulton County, Georgia, being more particularly described as follows:

Right of Way  
Beginning at a point 237.48 feet right of and opposite Station 572+48.18 on the construction centerline of SR400 Existing Mainline on Georgia Highway Project No. MSL00-0001-00(757); running thence northeasterly 286.12 feet along the arc of a curve (said curve having a radius of 564.11 feet and a chord distance of 283.06 feet on a bearing of N 74°12'57.5" E) to the point 254.81 feet right of and opposite station 575+30.71 on said construction centerline laid out for SR400 Existing Mainline; thence S 1A°22'49.6" E a distance of 68.51 feet to a point 320.00 feet right of and opposite station 575+09.64 on said construction centerline laid out for SR400 Existing Mainline; thence S 70A°42'26.2" W a distance of 274.19 feet to a point 320.00 feet right of and opposite station 572+35.45 on said construction centerline laid out for SR400 Existing Mainline; thence N 10A°31'18.8" W a distance of 83.49 feet back to the point of beginning. Consisting of 0.554 acres more or less.

The title, estate or interest in the above described land, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described land as shown described within on the attached plats dated November 24, 2020; and attached hereto as Annex 1-A.

Limited Access  
Said described access rights being shown as described within on the attached plat.  
Herein granted are 426.19 linear feet of access rights: Beginning at a point 237.48 feet right of and opposite

Station 572+48.18 on the construction centerline of SR400 Existing Mainline on Georgia Highway Project No. MSL00-0001-00(757); running thence S 10A°31'18.8" E a distance of 83.49 feet to a point 320.00 feet right of and opposite station 572+35.45 on said construction centerline laid out for SR400 Existing Mainline; thence N 70A°42'26.2" E a distance of 274.19 feet to a point 320.00 feet right of and opposite station 575+09.54 on said construction centerline laid out for SR400 Existing Mainline; thence N 1A°22'49.6" W a distance of 68.51 feet back to a point 254.81 feet right of and opposite station 575+30.71 on said construction centerline laid out for SR 400 Existing Mainline.

The title, estate or interest in the above described lands, required by condemnor and now taken by condemnor for public use as rights of way for a LIMITED ACCESS HIGHWAY as defined under the Official Code of Georgia Annotated sections 32-6-110 through 32-6-119 is as follows: Fee simple title to all the above described access rights as shown described within on the attached plats marked Annex 1-A. Said access rights being required between the condemnees remaining real property and existing roads, streets or highways, intersecting or adjacent to the LIMITED ACCESS HIGHWAY, such access rights being specifically delineated on Department of Transportation plats dated November 24, 2020; and attached hereto as Annex 1-A.

**CITATION**  
**IN THE SUPERIOR COURT OF**  
**FULTON COUNTY**  
**GEORGIA**

**DEPARTMENT OF TRANSPORTATION**  
DOCKET NO. **2023CV377237**  
VS. IN REM

0.026 acres of land; and certain easement rights; and CARLTON RIDGE, INC; HIGHLAND VALLEY COMMUNITY ASSOCIATION, INC.; CITY OF SANDY SPRINGS; CADENCE BANK, N.A.; ANGEL OAK HOME LOANS; WELLS FARGO NATIONAL BANK WEST; CHARLES SCHWAB BANK SSB; WELLS FARGO BANK, N.A.; ANCHOR FUNDING CORP; UNITED WHOLESALE MORTGAGE, LLC; CURTIS DUPREE; ADRISSHA WIMBERLY; FRANK H. HARMS; AARON E. TANENBAUM; EMILY N. TANENBAUM; GLENN R. WASSER; JOAN L. WASSER; KELLEY E. GAMBRELL; JAMIE L. GAMBRELL; MEGAN R. RIHAN; AKRAM S. RIHAN; ; HONORABLE KENYA JOHNSON, JUDGE, FULTON COUNTY PROBATE COURT; AND ARTHUR E. FERDINAND, FULTON COUNTY TAX COMMISSIONER; and any and all others having or claiming an interest in the herein described lands, individually  
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:

That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 9th day of March, 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of

such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$5,200.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;  
In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 5 days from filing of the Declaration of Taking.

That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.

The said property, as thus affected, is described as follows:  
SEE PAGES 20-A & 20-B FOR DESCRIPTION.  
This 14th day of March, 2023.  
Cathlene Robinson  
Clerk Superior Court  
FULTON COUNTY  
Parcel No. 5  
EXHIBIT "A"  
P. I. NO.:  
PARCEL NO.:  
COUNTY:  
DATE OF R/W PLANS:  
LAST REVISED PLANS:  
REQUIRED R/W:  
0017130  
5  
Fulton  
December 10, 2021  
Drawing 60-0003 on March 29, 2022  
0.026 acres; and certain easement rights  
PROPERTY OWNERS: CARLTON RIDGE, INC;



HIGHLAND VALLEY COMMUNITY ASSOCIATION, INC.; CITY OF SANDY SPRINGS; CADENCE BANK, N. A.; ANGEL OAK HOME LOANS; WELLS FARGO NATIONAL BANK WEST; CHARLES SCHWAB BANK SSB; WELLS FARGO BANK, N.A.; ANCHOR FUNDING CORP; UNITED WHOLESale MORTGAGE, LLC; CURTIS DUPREE; ADRISSHA WIMBERLY; FRANK H. HARMS; AARON E. TANENBAUM; EMILY N. TANENBAUM; GLENN R. WASSER; JOAN L. WASSER; KELLEY E. GAMBRELL; JAMIE L. GAMBRELL; MEGAN R. RIHAN; AKRAM S. RIHAN; ; HONORABLE KENYA JOHNSON, JUDGE, FULTON COUNTY PROBATE COURT; AND ARTHUR E. FERDINAND, FULTON COUNTY TAX COMMISSIONER; and any and all others having or claiming an interest in the herein described lands, individually

REQUIRED RIGHT OF WAY CONTAINING 0.026 ACRES OR 1,115.49 S.F.

All that tract or parcel of land lying and being in Land Lot 133 of the 17th Land District of Fulton County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 28.25 feet right of and opposite Station 13+65.84 on the construction centerline of MT VERNON HWY on Georgia Highway PI 0017130; thence N49°11'20.57"E a distance of 83.91 feet to a point 14.36 feet right of and opposite station 14+50.25 on said construction centerline laid out for MT VERNON HWY; thence northerly 33.40 feet along the arc of a curve (said curve having a radius of 20.00 feet and a chord distance of 29.65 feet on a bearing of S01° 20'51.77"W) to the point 39.82 feet right of and opposite station 14+34.67 on said construction centerline laid out for MT VERNON HWY; thence northerly 3.10 feet along the arc of a curve (said curve having a radius of 19080536.46 feet and a chord distance of 3.10 feet on a bearing of S46°32'53.11"E) to the point 42.78 feet right of and opposite station 14+35.59 on said construction centerline laid out for MT VERNON HWY; thence S58°38'16.52"W a distance of 45.43 feet to a point 43.00 feet right of and opposite station 13+88.31 on said construction centerline laid out for MT VERNON HWY; thence northerly 28.66 feet along the arc of a curve (said curve having a radius of 20.00 feet and a chord distance of 26.27 feet on a bearing of N88° 44'43.14"W) back to the point of beginning; Containing 0.026 acres more or less.

The title, estate or interest in the above described land, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described land as described within on the attached plats dated December 10, 2021, last revised: Drawing 60-0003 on 03/29/22; and attached hereto as Annex 1-A.

REQUIRED TEMPORARY DRIVEWAY EASEMENT CONTAINING 0.042 ACRES OR 1,817.69 S.F.

All that tract or parcel of land lying and being in Land Lot 133 of the 17th Land District of Fulton County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 43.00 feet right of and opposite Station 13+88.31 on the construction centerline of MT VERNON HWY on Georgia Highway PI 0017130; thence N58°38'16.52"E a distance of 45.43 feet to a point 42.78 feet right of and opposite station 14+35.59 on said construction centerline laid out for MT VERNON HWY; thence S46°29'37.45"E a distance of 3 5.38 feet to a point 76.63 feet right of and opposite station 14+46.48 on said construction centerline laid out for MT VERNON HWY; thence S43°30'15.41"W a distance of 44.00 feet to a point 88.77 feet right of and opposite station 14+00.75 on said construction centerline laid out for MT VERNON HWY; thence N46°29'44.59"W a distance of 38.52 feet to a point 51.48 feet right of and opposite station 13+90.41 on said construction centerline laid out for MT VERNON HWY; thence northerly 7.62 feet along the arc of a curve (said curve having a radius of 221.97 feet and a chord distance of 7.62 feet on a bearing of N45°30'45.67"W) to the point 44.07 feet right of and opposite station 13+88.58 on said construction centerline laid out for MT VERNON HWY; thence northerly 1.10 feet along the arc of a curve (said curve having a radius of 20.00 feet and a chord distance of 1.10 feet on a bearing of N46°06'30.37"W) back to the point of beginning.

Appendix "A" – Annex 1  
Parcel No. 5 20A.  
Also, granted is the right to an easement for the construction of a driveway as shown on the attached plat. Said Temporary Driveway Easement is condemned for the right to construct a driveway and is shown described within on the attached plats dated December 10, 2021; Drawing 60-0003 last revised on March 29, 2022; and attached hereto as Annex 1-A. Said Temporary Driveway Easement shall expire on March 1, 2028, and upon expiration of the easement the Driveway will remain in place for use by the owner.  
Appendix "A" – Annex 1  
Parcel No. 5 20B.

SEIZURE AND FORFEITURE

NOTICE OF SEIZURE  
21-05-32

SOUTH FULTON PD CASE 2021-005653  
Pursuant to OCGA § 9-16-11

STATE OF GEORGIA

V.

TWO THOUSAND SEVEN HUNDRED EIGHTY-TWO AND 15/100 DOLLARS IN U.S. CURRENCY (\$2,782.15); CZ SCORPION 9MM FIREARM (SERIAL# D370349); SIG SAUER P365 9MM FIREARM (SERIAL# 66A785512)

DESCRIPTION OF PROPERTY

TWO THOUSAND SEVEN HUNDRED EIGHTY-TWO AND 15/100 DOLLARS IN U.S. CURRENCY (\$2,782.15); CZ SCORPION 9MM FIREARM (SERIAL# D370349); SIG SAUER P365 9MM FIREARM (SERIAL# 66A785512)

Date of Seizure: May 19, 2021  
Place of Seizure: 5435 Orly Terrace, City of South Fulton, Fulton County, Georgia 30349

CONDUCT GIVING RISE TO FORFEITURE:

South Fulton Police Department officers searched a house at the above location pursuant to a search warrant. During their search, they located a total of 2,560 grams of marijuana, 216 grams of THC syrup, 21 grams of suspected heroin or fentanyl, 6,966 MDMA pills, and 104 grams of suspected crack cocaine. Officers located and seized \$2,782.15, a CZ Scorpion 9mm firearm (serial# D370349), and a Sig Sauer P365 9mm firearm (serial# 66A785512) from the house.

The above-captioned personal property is contraband and forfeitable to the State of Georgia, in that: the property was directly or indirectly used or intended for use to facilitate a violation of OCGA § 16-13-49; and/or the property is proceeds as described in OCGA § 16-13-49(b)(2); and/or the property was found in close proximity to a controlled substance or other property subject to forfeiture under OCGA § 16-13-49; and/or the property is contraband and is subject to forfeiture in that it falls within the scope of OCGA § 17-5-51; and/or the property is contraband in that it falls within the scope of OCGA § 16-15-5; and/or the property is contraband in that it falls within the scope of OCGA § 16-14-7.

Violation of Law Alleged:

Dareise Roberts:

Possession of Marijuana with Intent to Distribute  
Possession of Heroin  
Possession of MDMA  
Possession of Cocaine  
Possession of Firearm During Commission of a Felony

STATEMENT OF DEADLINE

Any owner of the property described above; and any and all persons, corporations or other entities possessing any interest in said property; who wishes to assert a claim to the above property, must assert such a claim within **30 days** from the date of service of this notice or the second publication of this notice, whichever occurs last. Said claim **must provide the following:**

- The name of the claimant;
- The address at which the claimant resides;
- A description of the claimant's interest in the property;
- A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant;
- The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure;
- A copy of any documentation in the claimant's possession supporting his or her claim; and
- Any additional facts supporting his or her claim.

Said claim must be served **upon Fani T. Willis, District Attorney for the Atlanta Judicial Circuit, 136 Pryor Street, SW, Third Floor, CIVIL FORFEITURE UNIT, Atlanta, Georgia 30303**; by certified mail or overnight delivery, return receipt requested, and must be signed by the owner or interest holder asserting the claim.  
#0000654359:3/29-2EP

NOTICE OF SEIZURE  
22-05-19

FAIRBURN PD CASE 2208295  
Pursuant to OCGA 9-16-11

STATE OF GEORGIA

V.

2011 WHITE FORD EXPEDITION (VIN: 1FMJU1K54BEF38743); WHITE APPLE IPHONE 12

DESCRIPTION OF PROPERTY

2011 WHITE FORD EXPEDITION (VIN: 1FMJU1K54BEF38743); WHITE APPLE IPHONE 12

Date of Seizure: April 25, 2022  
Place of Seizure: Jonesboro Road at Inman Street, Fairburn, GA 30213

CONDUCT GIVING RISE TO FORFEITURE:

A Fairburn Police Department officer was patrolling the above-referenced area and observed the driver of the above-referenced 2011 WHITE FORD EXPEDITION (VIN: 1FMJU1K54BEF38743) not wearing his seatbelt. The officer attempted to conduct a traffic stop of the vehicle; but when the vehicle, which contained a strong odor of marijuana, came to a stop and the officer attempted to approach the driver, the vehicle sped away, kicking up dust and failing to maintain its lane of traffic. Another officer joined the motor vehicle pursuit of the driver, who subsequently abandoned his vehicle and led police on a foot chase into the woods. The driver, Damion Reed, was apprehended. Police conducted an inventory of the vehicle and located one white in color Apple iPhone 12; two digital scales; and 8 different clear plastic bags of suspected marijuana, totaling 10.5 ounces. Reed admitted to police that he was on his way to deliver marijuana to a certain address.

The above-captioned personal property is contraband and forfeitable to the State of Georgia, in that: the property was directly or indirectly used or intended for use to facilitate a violation of OCGA § 16-13-49; and/or the property is proceeds as described in OCGA § 16-13-49(b)(2); and/or the property was found in close proximity to a controlled substance or other property subject to forfeiture under OCGA § 16-13-49; and/or

the property is contraband and is subject to forfeiture in that it falls within the scope of OCGA § 17-5-51; and/or the property is contraband in that it falls within the scope of OCGA § 16-15-5; and/or the property is contraband in that it falls within the scope of OCGA § 16-14-7.

Violation of Law Alleged:

Damion Reed:

Possession of Marijuana with intent to sell  
Reckless Driving  
Seatbelt Violation

STATEMENT OF DEADLINE

Any owner of the property described above; and any and all persons, corporations or other entities possessing any interest in said property; who wishes to assert a claim to the above property, must assert such a claim within **30 days** from the date of service of this notice or the second publication of this notice, whichever occurs last. Said claim **must provide the following:**

- The name of the claimant;
- The address at which the claimant resides;
- A description of the claimant's interest in the property;
- A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant;
- The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure;
- A copy of any documentation in the claimant's possession supporting his or her claim; and
- Any additional facts supporting his or her claim.

Said claim must be served **upon Fani T. Willis, District Attorney for the Atlanta Judicial Circuit, 136 Pryor Street, SW, Third Floor, CIVIL FORFEITURE UNIT, Atlanta, Georgia 30303**; by certified mail or overnight delivery, return receipt requested, and must be signed by the owner or interest holder asserting the claim.  
#0000654360:3/29-2EP

NOTICE OF SEIZURE  
22-10-28

SOUTH FULTON PD CASE 2022-013772  
Pursuant to OCGA § 9-16-11

STATE OF GEORGIA

V.

EIGHT THOUSAND FIVE HUNDRED TWENTY-THREE AND 00/100 DOLLARS IN U.S. CURRENCY (\$8,523.00); PO CARBON 15 .556-CALIBER FIREARM (SERIAL# B24325)

DESCRIPTION OF PROPERTY

EIGHT THOUSAND FIVE HUNDRED TWENTY-THREE AND 00/100 DOLLARS IN U.S. CURRENCY (\$8,523.00); PO CARBON 15 .556-CALIBER FIREARM (SERIAL# B24325)

Date of Seizure: September 7, 2022  
Place of Seizure: 400 Tell Circle, South Fulton, Fulton County, Georgia

CONDUCT GIVING RISE TO FORFEITURE:

South Fulton PD officers searched the home located at the above-listed address pursuant to a warrant. Officers located therein large bags of marijuana; 1 scale; 3 firearms including a PO Carbon .556-caliber firearm (serial# B24325); firearm ammunition; a video surveillance system, and \$8,523.00 in U.S. Currency. The marijuana located inside the home weighed a total of approximately 71,420 grams. Officers also located an EBT card in Shantel McPhillip's name in a kitchen drawer inside the home. While officers were on-scene, a female arrived to the home and identified herself as Shantel McPhillip. This female denied living at the home, however. The registered owner of the home is 2018 4 IH Borrower LP.

The above-captioned personal property is contraband and forfeitable to the State of Georgia, in that: the property was directly or indirectly used or intended for use to facilitate a violation of OCGA § 16-13-49; and/or the property is proceeds as described in OCGA § 16-13-49(b)(2); and/or the property was found in close proximity to a controlled substance or other property subject to forfeiture under OCGA § 16-13-49; and/or the property is contraband and is subject to forfeiture in that it falls within the scope of OCGA § 17-5-51; and/or the property is contraband in that it falls within the scope of OCGA § 16-15-5; and/or the property is contraband in that it falls within the scope of OCGA § 16-14-7.

Violation of Law Alleged:

Possession of marijuana with intent to distribute  
Possession of firearm during the commission of a felony

Alleged owners / interest holders:

**Shantel McPhillip**  
**2018 4 IH Borrower LP**

STATEMENT OF DEADLINE

Any owner of the property described above; and any and all persons, corporations or other entities possessing any interest in said property; who wishes to assert a claim to the above property, must assert such a claim within **30 days** from the date of service of this notice or the second publication of this notice, whichever occurs last. Said claim **must provide the following:**

- The name of the claimant;
- The address at which the claimant resides;
- A description of the claimant's interest in the property;

- the property;
- A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant;
- The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure;
- A copy of any documentation in the claimant's possession supporting his or her claim; and
- Any additional facts supporting his or her claim.

Said claim must be served **upon Fani T. Willis, District Attorney for the Atlanta Judicial Circuit, 136 Pryor Street, SW, Third Floor, CIVIL FORFEITURE UNIT, Atlanta, Georgia 30303**; by certified mail or overnight delivery, return receipt requested, and must be signed by the owner or interest holder asserting the claim.  
#0000654362:3/29-2EP

NOTICE OF SEIZURE  
22-11-16

ATLANTA PD CASE 222920476  
Pursuant to OCGA § 9-16-11

STATE OF GEORGIA

V.

ELEVEN THOUSAND SIX HUNDRED EIGHTY AND 00/100 DOLLARS IN U.S. CURRENCY (\$11,680.00); AMERICAN TACTICAL AR .223-CALIBER FIREARM (SERIAL# NS309701); SMITH & WESSON .357-CALIBER FIREARM (SERIAL# AHU4901); GLOCK 43 9MM FIREARM (SERIAL# ZZT458); KEL TEC PMR30 .22-CALIBER FIREARM (SERIAL# WW492); KEL TEC P32 .32-CALIBER FIREARM (SERIAL# 17967)

DESCRIPTION OF PROPERTY

ELEVEN THOUSAND SIX HUNDRED EIGHTY AND 00/100 DOLLARS IN U.S. CURRENCY (\$11,680.00); AMERICAN TACTICAL AR .223-CALIBER FIREARM (SERIAL# NS309701); SMITH & WESSON .357-CALIBER FIREARM (SERIAL# AHU4901); GLOCK 43 9MM FIREARM (SERIAL# ZZT458); KEL TEC PMR30 .22-CALIBER FIREARM (SERIAL# WW492); KEL TEC P32 .32-CALIBER FIREARM (SERIAL# 17967)

Date of Seizure: October 19, 2022  
Place of Seizure: 396 Piedmont Avenue NE, Unit #4404, Atlanta, Fulton County, Georgia

CONDUCT GIVING RISE TO FORFEITURE:

Atlanta PD officers searched the above-listed address pursuant to a warrant. During the search, officers located therein a total of 6,874 grams of marijuana in multiple locations inside the apartment; 94 grams of THC vapes; a money counter; material used in the packaging and distribution of marijuana; an American Tactical AR .223-caliber firearm (serial# NS309701); a Smith & Wesson .357-caliber firearm (serial# AHU4901); a Glock 43 9mm firearm (serial# ZZT458); a Kel Tec PMR30 .22-caliber firearm (serial# WW492); a Kel Tec P32 .32-caliber firearm (serial# 17967); and \$3,180.00. Officers saw in plain view large bags of marijuana on balconies adjacent to Unit 4044, consistent with the people inside Unit 4044 throwing marijuana from Unit 4044. Officers obtained consent from the residents of the neighboring apartments to gather the marijuana from these balconies. The marijuana recovered from the adjacent balconies weighed approximately 11,764 grams. Officers arrested three individuals inside Unit 4404: Annie Garcia Sanchez, Alejandro Meraz, and Javier Meraz Lechuga. Officers seized \$8,500.00 from Alejandro Meraz.

The above-captioned personal property is contraband and forfeitable to the State of Georgia, in that: the property was directly or indirectly used or intended for use to facilitate a violation of OCGA § 16-13-49; and/or the property is proceeds as described in OCGA § 16-13-49(b)(2); and/or the property was found in close proximity to a controlled substance or other property subject to forfeiture under OCGA § 16-13-49; and/or the property is contraband and is subject to forfeiture in that it falls within the scope of OCGA § 17-5-51; and/or the property is contraband in that it falls within the scope of OCGA § 16-15-5; and/or the property is contraband in that it falls within the scope of OCGA § 16-14-7.

Violation of Law Alleged:

**Annie Garcia Sanchez; Alejandro Meraz; Javier Meraz Lechuga:**

Possession of marijuana with intent to distribute  
Possession of firearm during the commission of a felony

STATEMENT OF DEADLINE

Any owner of the property described above; and any and all persons, corporations or other entities possessing any interest in said property; who wishes to assert a claim to the above property, must assert such a claim within **30 days** from the date of service of this notice or the second publication of this notice, whichever occurs last. Said claim **must provide the following:**

- The name of the claimant;
- The address at which the claimant resides;
- A description of the claimant's interest in the property;
- A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant;
- The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure;
- A copy of any documentation in the claimant's possession supporting his or her claim; and



7. Any additional facts supporting his or her claim.

Said claim must be served upon Fani T. Willis, District Attorney for the Atlanta Judicial Circuit, 136 Pryor Street, SW, Third Floor, CIVIL FORFEITURE UNIT, Atlanta, Georgia 30303; by certified mail or overnight delivery, return receipt requested, and must be signed by the owner or interest holder asserting the claim. #0000654361:3/29-2EP

PUBLIC AUCTION - OTHER

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

10945 Westside Parkway  
Alpharetta, Georgia 30009

at 2:00 p.m. on 04/06/2023

Marche Utley  
Unit 3242  
Items: Boxes, totes ,clothes.

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com) Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property  
#0000652353:3/22-2kwil

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

855 North Main Street Alpharetta, Ga 30009  
April 14, 2023 at 10 a.m.

Richard Anderson Unit 612  
household item, furniture, etc.

Adrian Gregory Unit 813  
household goods

Audrey Holloway Unit 854  
Misc house hold items, small furniture

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property  
#0000651360:3/29-2AS

In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.

#0962, 3900 Cascade Rd, Atlanta, GA 30331.  
(404) 592-9320

1058 Janay Rowser: Hsld gds/Furn; 1083 Barry Rogers: Hsld gds/Furn; 2016 Asia Jones: Hsld gds/Furn, TV/Stereo Equip; 2020 Susie Wheat: Hsld gds/Furn, TV/Stereo Equip; 2055 Shamir Wahl: Hsld gds/Furn, TV/Stereo Equip; 2118 Tammie Lewis: Hsld gds/Furn, TV/Stereo Equip, Tools/Applnces; 3140 Armanda Lampley: Hsld gds/Furn; 3150 Adrian Verwayne: Hsld g ds/Furn; 3163 Ronald Fields: Hsld gds/Furn, TV/Stereo Equip, Microwave boxes of dishes and clothing; 3174 Charity Hill: Hsld gds/Furn, Boxes; 3231 Anthony o Jones: Hsld gds/Furn; 3233 Johnson Marcella: Hsld gd s/Furn.

And, due notice having been given, to the owner of said property and all parties known to claim and interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com), which will end on **Tuesday, April 25, 2023 at 10 AM.**  
#0000652457:3/29-2AS

Notice is hereby given that on **April 10, 2023** U-Haul Company of Western Georgia will Sell under the contractual landlords lien process by Online auction the following storage units. The goods to be sold are generally described as household goods.  
\*\*\*WILL BE Sold Online at [Storageauctions.com](http://Storageauctions.com)\*\*\*

**5390 Old National Hwy, College Park,Ga:** Jelisa Tapper 204,Greg Carroll 229,Christine Huunicutt 230,Kervon Dorcinvil 314,Tywanda Patrick 317,Robert Smith 341,Meykel Schulze 438,Palyncia Rawsaw 520,Ramon F Reiser 626,Rondy Howard 633,Percy Richard 709,Lorine Lacey 808,Shawona Wynn 920,William Thomas 1003,Lark Sanders 1317,Icoy Bell 1506, Trimesia Reynolds 2031,Rejeanna Campbell 2206,Bradley Webb 2601,Edward Hanna 2630.

**7242 Hwy 85, Riverdale,Ga:** Taquita Rivers 54,Shantale Coleman 57,Erica Mullally 91, Brittney Saunders 101D,Latoiya Ridgeway 101G,Vaughn Carter 106,Tatyianna Conaway 1002, Patrick Swaby 1219,Tameka Estridge 1502,Cheryl Sutton 2010,Christopher Pittman 2214.

**8640 Kendrick Rd, Jonesboro, Ga:** Nakysha Perkins B14,Tracy Skrine C37,Charlyn Winstead D19,Keisha Smith E16,Tanesha Price G6,Morgan Clinton H45,Dontavious Jackson I18,Alexis Wallace I34,Jason Urban K10,Diallo Harper L24,Jermaine Huntsberry M26,Angela Thomas O19,Patricia Ward PK24.

**3003 E Hwy 34, Newnan,Ga:** Andre Kent 290,Sedeia Davis 305,Robby Reid 358,Lamar Smith 501,Pamela Ramphal 529,Whitney Hubbell 1261,Kayla Bell 1291,Charisse Monique 1460, Brandon Jones 1463,James Sewell 2164,Robert Keyser 2171,Cupie

Hughes AA5933Q.

**2041 Southampton Rd. College Park,Ga:** Joe Ward 12,Ebony Daniels 22,Shamia Gadsden 40, Babtunde Adeyinka 137,Adrian Mount 144-159,Candious Barry 174,Jamoul Boggs 179,Brandon Douglas 271,Xavier Morris 316,Jalissa Brooks 327,Cerita Boyd 418,Renita Bond 425,Gleneast Banks 450,Larry Cullins 468,Yenifer Lopez Ruiz 480,Vernon Morris 484,Monroe Knight 500, Cleveland Riles 538,John Milliner 604,Aneishia Smith 1069,Colonda Ivey 1071,Danielle Hughes 1086,Shakita Taylor 1093,Javia Hughey 1200,Lemon Ragin 1203,Christora Bellamy 1235,Camilla Wynn 1238,Mark Rozmos 1241,Willie Lewis 1272,Kelli Roberts Year 1362, Livingston Milbry 1371,Crystal Perdue 2021-23,Isaiah Wheeler 2032,Yolanda Prevost 2035,Jon Teavius Bright 2085,Chevlynn Montgomery 2150, Carla Benton 2340, Furquannah Barco 2372, Rodney White AA2641N-AA3732D-AA6107K,Summer Akil AA5119F,Mario Baxter AA8664N.

**7308 Tara Blvd, Jonesboro,Ga:** Sherina Scott Silla 905,Sherry Dennis 1009,Quintavis Watson 1912,Andre Orr 1914,Bernardo Cason 2008,Lashana Hutcherson 2116,Vickie Davis 2119, Quinteescia Barnes 2215,Angela Reese 2514,Felecia Andrews 2516,Ebony Diamond 2911.

**5691 Riverdale Road, College Park,Ga:** David Chapman 433,Raquel Heard 808,Davetria Jenkins 933,Sharmaine Johnson 976.

**471 Eagles Landing Pkwy, Stockbridge,Ga:** Winchell Nelson 11,Glenn Cook 52-66,Ashely Mayo 283,Thomas Johnson 320-3912-4041-4045,Corrice Paul 365,Barry Croom 412,Darius Beavers 1034,Kayla Parker 1287,Cecil Brown 1698,Andreana Ambles 1702,Deonna Brown 1712,Jamila Belton 2053,Yashica Shields 2097,Jean Sibilia 2138,Victory Womack 3355,Patrick West 3356,Humble Koryan 3377,Carol Glenn 3489-91,Alexis Battle 3582,India Williams 3877, Terry Sanders 3880,Wendy Streeter AA2573H-AA4663B-AA4687R,Diane Burns AB3067A.

**75 Hwy 74 S, Peachtree City,Ga:** Ryan Speer 1075,Brian Griffith 1403,Jodi Stubbs 2291, Juansette Green 2308,Angella Slater AA5500E.

**1549 Mt Zion Rd, Morrow,Ga:** Marquedux Melton 1093,John Gibson 1205,Cathy Howard 1449,Ladones Kornegay 1499,Merari Maldonado 1551,Marquedux Melton 2130,Ardenraye Woodson 2132,Jillean Edison 2140,lshyva Bennett 2264,Walter Womble 2413,Tahirah Campbell 2432,Nicole Kilpatrick 2488,Adrianne Nash AA1348M-AA8027E,Vernetia Triplett AB1505B-AB1512B,Krystal Carter AA7606H-AA8809F.

**2055 Avalon Pkwy, McDonough,Ga:** Sandra Love 127,Jeffery Westry 131,Fred Goddard 168, Robbie Woodall 1030-34,Diamond Johnson 1050,Harold Crawford 1108,Chris French 1132,Eric Juriel 1179,Joshua Wyatt 1202,David Sheetz 1274,Latisia Wilson 1301,Roxanne Hankerson 2003,Ivy Kelley 2086,Frederick McCollough 2209,Cathy Earnest 2322,Ebonie Winburn 3117, Shayna Ashley 3124-3131-33-3138,Robyn Munford 3156,Natasha Hughes 3197-3211,Denise McCalpine 3258,Jacqueline Sears 3515.

**220 Hwy 34 West, Newnan,Ga:** Precious Jones I10.  
#0000652176:3/22-2AS

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on **April 13, 2023**, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08464, 10860 State Bridge Road, Johns Creek, GA 30022, (404) 445-2850**  
**Time: 10:00 AM**

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).  
2018 - Shular, Daryl; 3011 - Raynard, Floyd; 3020 - Rodriguez, Jose; 4035 - hamlet, Dueren; 5006 - Preiss, Steve; 5010 - Lacy, Jake; 5023 - Murry, Kareem; 6047 - Lucio, Cecilia; 6117 - Montas, Reberto; 6160 - Richardson, Marcel; 6220 - stringer, karen; 6321 - santos, Monica; 6342 - PRV Associates Volan, Patrick; 7004 - Leaks, Alvin

**PUBLIC STORAGE # 27211, 11220 Medlock Bridge Rd, Johns Creek, GA 30097, (678) 825-3499**  
**Time: 02:00 PM**

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).  
1029 - Cox, Nicole; 2084 - Roach, Randolph ; 2098 - Johnson, Chrystal; 2114-2119 - Tad, Tran; 2115-2118 - Danner, Lana; 3015 - Harris, Amari; 3123 - Knott, Tywanah; 4099 - Cephus, Evonte; M1232 - scott, shontae

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
#0000652647:3/29-2AS

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on **April 14, 2023**, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at **10:00 AM** and continue until all units are sold. Lien sale to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 25596, 2115 Monroe Drive NE, Atlanta, GA 30324, (404) 287-2861**  
**Time: 10:00 AM**

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).  
1002L - West, Christa; 1102 - jacobco, Nataly; 1112P - Johnson, Tyler; 1159 - Doty, Shaun; 1230 - mcclure, ni-sha; 1A03 - Long, Roger; 1A15 - Riggins, Francesca; 1E05 - Calhoun, Gabriel; 1F01P - Johnson, Alex; 1F05 - Laster, Antania; 2104 - Glover, Samuel; 2130 - Lott, Dwight; 2133 - Thomas, Rayven; 2155 - Wimberly, Sierra; 2218 - lumor, Lauretta; 2307P - Douglas, Tyees; 2320 - Fonville, Kaji; 2332 - payne, John; 2512 - Luciano, Christina; 2532 - brown, sherrode; 2544 - Jenkins, Ceejai; 2549 - Beyond Scholars LLC Voltaire, Daniel Malcolm; 2D04 - Mokaya, Ronniece; 2E09 - Robertson, Jay; B1004 - West, Christa; B1033 - de Leon, Robert; B1047 - Rivera, Orlando; B1051 - Payne, Jimmy; B1064 - Arnoux, Stanley; B1096 - Walker, Billy; B1097 - Fludd, James; B1098 - Williams, Joel; B2025 - Bell, Lashawn; B2081 - Wright, John; B2084 - Noel, Kylie; B2165 - Burns, Candice; P002 - Matura, Kenneth

**PUBLIC STORAGE # 21604, 2519 Chantilly Drive, Atlanta, GA 30324, (404) 596-5526**  
**Time: 11:00 AM**

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).  
B022 - Stancil, Lahtifa; C040 - toney, Kevin; C078 - Vines, Jabryant; C110 - Watson, Kayla; D010 - Henry, Angie; D018 - Pressley, Eddie; E075 - Murphy, Douglas; E079 - Richard, Kiara; E080 - Kline, Stacey; E106 - Smith, Piero; E166 - Nelson, ZaShea; E192 - Kalu, Emmanuel; E198 - KT Property Grp Company Giddings, Christine; E230 - Duke, H. Kenneth; F019 - Marshall, Chantal

**PUBLIC STORAGE # 08391, 268 Westminster Drive NE, Atlanta, GA 30309, (404) 996-1221**  
**Time: 12:00 PM**

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).  
1007 - Dunn, Risdon; 1130 - Carreno, Fabian; 1621 - Smith, Shymeka; 1719 - Lewis, Derrick; 1905 - Jones, Oliver; 2028 - Weaver, Ben; 2121 - Horton, Bettina; 2804 - Corbin, Bronx; 3057 - Thomas, Denise; 4021 - pilgrim, Blaine; 4026 - Cook, Brianna; 4039 - Oneal, Don

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
#0000651868:3/29-2AS

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on **April 26, 2023**, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 23402, 1067 Memorial Drive, Atlanta, GA 30316, (404) 602-0128**  
**Time: 09:45 AM**

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).  
A082 - Martinez, Wilson; A111 - agan, David; B032A - Ellis, Jailynn; C030 - fowler, brianna; C079 - Smith, Dorotheora; D036 - Dudley, Porsche; D046 - Anderson, Ronald; D062 - Williams, Rena; D069 - Allen, Phillip; E007 - Clements, Christopher; E028 - Hearn, Shandria; E031 - Feguson, Delaine

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
#0000652651:3/29-2AS

STORAGE TREASURES AUCTION

ONE FACILITY – MULTIPLE UNITS

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

6260 Abbotts Bridge Rd,  
Johns Creek, GA 30097

April 7, 2023 at 1:00 PM

Alicia Spearman  
Unit 566  
Appliances, furniture

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
#0000650930:3/22-2EP

ABANDONED AUTO

ABANDONED MOTOR VEHICLE  
ADVERTISEMENT NOTICE  
(TOWING OR STORAGE COMPANY)

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court

to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at  
**City Wide Wrecker Service, Inc.,  
1213 Constitution Road SE, Atlanta, GA 30316**

The vehicles subject to liens as stated above are identified as:

Vehicle Year: 2004  
Vehicle Make: PACE  
Model: AMERICAN  
Vehicle ID #: 40LFB061X4P096344  
Vehicle License #: N/A State: N/A

Vehicle Year: 2003  
Vehicle Make: HONDA  
Model: ACCORD  
Vehicle ID #: 1HGCM66533A043108  
Vehicle License #: 7235LM State: SC22

Vehicle Year: 1999  
Vehicle Make: VOLKSWAGON  
Model: BEETLE  
Vehicle ID #: 3VWCC21CXXM405862  
Vehicle License #: N/A State: N/A

Vehicle Year: 1978  
Vehicle Make: MERCURY  
Model: COUGAR  
Vehicle ID #: 8H93H630760  
Vehicle License #: N/A State: N/A

Vehicle Year: 2011  
Vehicle Make: NISSAN  
Model: ALTIMA  
Vehicle ID #: 1N4BL2AP1BN511378  
Vehicle License #: RML8203  
State: GA22

Vehicle Year: 2006  
Vehicle Make: DODGE  
Model: STRATUS  
Vehicle ID #: 1B3EL46X86N246784  
Vehicle License #: N/A State: N/A

Vehicle Year: 2003  
Vehicle Make: HYUNDAI  
Model: SANTE FE  
Vehicle ID #: KM8SC13D63U449440  
Vehicle License #: N/A State: N/A

Vehicle Year: 2016  
Vehicle Make: JEEP  
Model: WRANGLER  
Vehicle ID #: 1C4BJWDG1GL116705  
Vehicle License #: AGM5994 State: WI21

Vehicle Year: 2017  
Vehicle Make: POLARIS  
Model: RANGER  
Vehicle ID #: 3NSRTE871HG964898  
Vehicle License #: N/A State: N/A

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

**Business Name:**  
**City Wide Wrecker Service, Inc.**  
**Address: 1213 Constitution Road, SE**  
**Atlanta, GA 30316**  
**Telephone #: 404-622-5351**  
#0000654379:3/29-2AS

ABANDONED MOTOR VEHICLE  
ADVERTISEMENT NOTICE

You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at  
**2481 Old Covington Hwy SW Conyers, GA 30012**

The vehicles subject to liens as stated above are identified as:

Honda 2005 Accord  
1HGCM56495A100416 TAG# TDC6108 GA

Ford 2003 Explorer  
1FMZU62K83UA03458 TAG# CRG6912 GA

Chevrolet 2011 CRUZE  
1G1PH5S95B7118595 TAG# CTK4577 GA

Hyundai 2014 Accent  
KMHCT4AE9EU607242 TAG # RSC4423 GA

Dodge 1994 Dakota  
1B7FL26X9RW101520 TAG # RYF2326 GA

Jeep 2021 Cherokee  
1C4PJMCB2MD161531 TAG # <unknown>

Honda 2007 Accord  
1HGCM56787A162564 TAG # CPA6536 GA

Ford 2011 F150  
1FTFW1CT1BKD81045 TAG # CQV7704 GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

**Quick Drop Impounding, Towing, and Recovery**  
**2481 Old Covington Hwy SW**  
**Conyers GA 30012**  
**678-210-0245**  
#0000654344:3/29-2EP

ABANDONED MOTOR VEHICLE  
PETITION ADVERTISEMENT



03/23/2023

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Fulton County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is:

180 Harriet Street Atlanta, GA 30315

Anyone with an ownership interest in a vehicle listed herein may file an answer to this petition on or before 04/16/2023.

Answer forms may be found in the Magistrate Court Clerk's office located at 185 Central Avenue SW Atlanta, GA 30303. Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com)

MAKE	MODEL	YEAR	VIN	STATE	CASE NO
ACURA	ILX	2013			
	19VDE1F5XDE009094				
CHEVY	NO TAG	GA			23MV105009
	TAHOE	2009			
CHEVY	1GNEC23319R161388				
	RZX5881	GA			23MV105001
CHEVY	CRUZE	2015			
	1G1PC5SB2F7181340				23MV105013
CHEVY	072R63	NV			
	SILVERAD	2013			
HONDA	1GCRCE00DZ294777				
	RQQ9268	GA			23MV105002
HONDA	CIVIC	2013			
	19XFB4F37DE000345				
KIA	CAV1263	GA			23MV104998
	OPTIMA	2015			
NISSAN	5XXGM4A76FG474418				
	1A0MNMD AL				23MV104999
NISSAN	XTERRA	2011			
	5N1AN0NW1BC521485				
NISSAN	RFA3466	GA			23MV105008
	ALTIMA	2010			
TOYOTA	1N4AL2AP0AN403389				
	RSQ3128	GA			23MV105003
TOYOTA	CAMRY	2008			
	4T1BK46K28U572397				
TOYOTA	RWE3210	GA			23MV105012
	4RUNNER	2006			
	JTEZU14R468060699				
	TBD9678	GA			23MV105000
#0000654341:3/29-2EP					

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the MAGISTRATE Court of FULTON County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **3096 CAMPBELLTON ROAD ATLANTA GA.** Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **MAR 29**

Answer forms may be found in the MAGISTRATE Court Clerk's office located at: 136 PRYOR ST SW ATLANTA GA. Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com). Vehicle Make: JEEP Year: 2016 Model: GRAND CHEROKEE Vehicle ID # 1CARJFBGXFC854180 Magistrate Court Case No. **22MV103737** Vehicle Make: NISSAN Year: 2013 Model: SENTRA Vehicle ID # 3N1AB7AP7DL764636 Magistrate Court Case No. **23MV103957** Vehicle Make: DODGE Year: 2011 Model: CHARGER Vehicle ID # 2B3CL3CGXBH607764 Magistrate Court Case No. **23MV103738** Vehicle Make: CHRYSLER Year: 2007 Model: 300 Vehicle ID # 2C3LA43R67H692139 Magistrate Court Case No. **23MV103958**

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the MAGISTRATE Court of FULTON County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **1385 ENGLISH ST NW ATLANTA GA 30318** Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **MAR 29**

Answer forms may be found in the MAGISTRATE Court Clerk's office located at: 136 PRYOR ST SW ATLANTA GA. Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com). Vehicle Make: MERCEDES Year: 2012 Model: ML CLASS Vehicle ID # 4JGDA5HB0CA033124 Magistrate Court Case No. **23MV103956** Vehicle Make: MERCEDES Year: 2004 Model: E500 Vehicle ID # WDBUF83J94X116151 Magistrate Court Case No. **23MV103954**

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the MAGISTRATE Court of FULTON County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **5304 LEXMARK CIR SW ATLANTA GA** Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before:

MAR 29

Answer forms may be found in the MAGISTRATE Court Clerk's office located at: 136 PRYOR ST SW ATLANTA GA. Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com). Vehicle Make: TOYOTA Year: 2002 Model: 4-RUNNER Vehicle ID # JT3GN86R420254340 Magistrate Court Case No. **23MV103953** Notice of Abandoned Motor Vehicle The following vehicle was initially removed from 2747 STN MTN LITHONIA RD LITHONIA GA It is presently located at **5039 ROSSEVELT RD** UNION CITY GA in possession of **D&S COLLISON**. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia Law. Year Make Model VIN 2008 BMW 5-SERIES WBANW13528CZ74734 Notice of Abandoned Motor Vehicle The following vehicle was initially removed from 2747 STN MTN LITHONIA RD LITHONIA GA It is presently located **1903 PIEDMONT CIR NE ATLANTA GA** in possession of **MB COLLISON**. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia Law. Year Make Model VIN 2020 TOYOTA YARIS 3MYDLBYV0LY712542

Notice of Abandoned Motor Vehicle

The following vehicle(s) was (were) initially removed from 4900 BUFFINGTON RD COLLEGE PARK GA 30349 It is (they are) presently located at **4525 ROOSEVELT HWY** COLLEGE PARK GA 30349 in possession of **SAMPLES TRANSPORTATION SERVICE INC.** Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia Law. Year Make Model Color VIN 2003 BMW X5 BLUE 5UXFA535X3LV82959 2004 VOLKSWAGEN JETTA BLUE WVVSL61J64W153351 2005 BMW 525i BLACK WBANA53525B861048 2005 HONDA ELEMENT SILVER 5J6YH27655L033318 2008 INFINITI G35 SILVER JNKBV61E28M220847 2008 TOYOTA CAMRY GREY 4T1BE46K98U765881 2004 TOYOTA COROLLA GOLD 1NXBR32E64Z245999

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at:

SOUTHSIDE WRECKER 679 Hwy 29 S, Newnan, GA 30263

The vehicles subject to liens as stated above are identified as:

1. YEAR: 2020 MAKE: DODGE MODEL: CHALLENGER COLOR: BLACK VIN: 2C3CDZBT0LH161434 PLATE NUMBER: CPF2845 STATE: GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: SOUTHSIDE WRECKER Address: 679 Hwy 29 S Newnan, GA 30263 Telephone #: (770) 964-8220 #0000653706:3/29-2EP

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at:

SOUTHSIDE WRECKER 679 Hwy 29 S, Newnan, GA 30263

The vehicles subject to liens as stated above are identified as:

1. YEAR: 2001 MAKE: NISSAN MODEL: ALTIMA COLOR: WHITE VIN: 1N4DL01D11C233515 PLATE NUMBER: N/A STATE: N/A 2. YEAR: 2013 MAKE: GREAT DANE MODEL: TRAILER COLOR: WHITE VIN: 1GRAP0627DK233155 PLATE NUMBER: 367172Z STATE: ME

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: SOUTHSIDE WRECKER Address: 679 Hwy 29 S Newnan, GA 30263 Telephone #: (770) 964-8220 #0000652384:3/22-2AS

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Forsyth County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **1160 Tidwell Rd, Alpharetta GA 30004.** Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **April 12th, 2023** Answer forms may be found in the Magistrate Court Clerk's office located at: 1090 Tibble Gap Rd, Cumming GA 30040 Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com). 23MGC-0410 GRAY 2007 BMW X3 WBXPC93417WJ00238 TAG# RNZ7145 GA 23MGC-0406 GOLD 2000 TOYOTA SIENNA 4T3ZF13C8YU288326 TAG# S136352 GA 23MGC-0414 GRAY 2009 HONDA ACCORD 1HGCP26819A035852 TAG# TGF4899 GA 23MGC-0413 SILVER 2015 KIA SORENTO 5XYKT3A60FG621164 TAG# RVC7560 GA 23MGC-0412 SILVER 2007 MAZDA MAZDA 3 JM1BK12F171744981 TAG# TEN2849 GA 23MGC-0365 WHITE 2012 SUZUKI GRAND VITARA

JS3TE0D77C4100231 TAG# RLK9215 GA 23MGC-0367 BLUE 2000 CHEVROLET EXPRESS 1GCHG35RXY1152431 TAG# PSI7719 GA 23MGC-0415 RED 2016 PETERBUILT CONVENTION-AL 1XPBDP9X2GD298090 TAG# C150CV GA 23MGC-0368 BEIGE 1996 BUICK CENTURY 1G4AG55M3T6478418 TAG# N/A 23MGC-0361 BLACK 2003 TOYOTA COROLLA 2T1KR32E73C134281 TAG# RXQ3276 GA 23MGC-0363 WHITE 2006 TOYOTA 4 RUNNER JTEZU14R160082206 TAG# CQC4995 GA 23MGC-0366 RED 2002 FORD RANGER 1FTYR10U32PB57601 TAG# TDL8574 GA 23MGC-0364 2021 CHEVROLET SPARK KL8CD6SA6MC731460 TAG# CJF3374 GA

ABANDONED AUTO SALE

O.C.G.A 11-1-201 The following vehicle(s) have been deemed abandoned and filed with the Fulton County Magistrate Court to be sold at public auction. The public auction will be held at

2810 Regina Dr. NW, Atlanta, GA 30318

The date and time of the auction will be:

4/17/2022@ 10:00 AM

This notice is given pursuant to Georgia Law.

YEAR	MAKE	MODEL	COLOR
	VIN NUMBER		
2007	CHRYSLER 300	WHITE	
	2C3KA63H07H834774		
2012	DODGE CHARGER	WHITE	
	2C3CDXBG0CH131616		
#0000654343:3/29-2EP			

The vehicles in the attached list have been declared abandoned and will be sold at Public Auction on **04/11/2023 10:00 AM** per Ga. Code 40-11-2. A-Tow **180 Harriet Street 404.577.6566** ONLINE ONLY. Go to [www.atowinc.com/auctions](http://www.atowinc.com/auctions) for additional information.

04/11/2023 10.00 AM 180 Harriet Street

Year	Make	Model
	Tag	VIN
1997	FORD	F150
	PD6DIT	1FTEX17L4VNB33622
1997	JEEP	CHEROKEE
	NONE	1J4FT78S0VL522126
1997	NISSAN	SENTRA
	TCM3825	1N4AB41D6VC758122
1997	SATURN	4 DOOR
	NO TAG/	1G8ZH5282VZ264060
1998	MERCEDE	C430
	RUR4690	WDBJF70F8WA672163
1999	HONDA	CIVIC
	RNX8935	1HGEJ6672XL044909
1999	PONTIAC	FIREBIRD
	RWY8098	2G2FS22K0X2218712
1999	TOYOTA	AVALON
	TDW8717	4T1BF18B9XU348221
1999	TOYOTA	RAV4
	TET3786	JT3GP10V7X7058138
2000	ACURA	TL
	TBR1932	19UUA5660YA017086
2000	BMW	328
	RWX7410	WBADM6346YGV00946
2000	DODGE	DURANGO
	NMY7082	1B4HR28Y6YF220246
2000	HONDA	CIVIC
	TDD0090	1HGEJ667XYL013702
2000	HONDA	CIVIC
	GBC521	1HGEJ8240YL043413
2000	NISSAN	ALTIMA
	PXX1807	1N4DL01D7YC214168
2000	PONTIAC	GRAND PRIX
	CSQ5894	1G2WP52K5YF192353
2000	TOYOTA	COROLLA
	RJY9554	1NXBR12E4YZ385091
2000	TOYOTA	COROLLA
	RYK2696	1NXBR12E4YZ312240
2000	TOYOTA	CAMRY
	TDW0059	4T1BG28K7YU623301
2001	BUICK	REGAL
	RYB7728	2G4WB52K711283966
2001	FORD	EXPLORER
	XUT895	1FMYU60E21UC16332
2001	HONDA	ACCORD
	UFK896	1HGCG66801A149269
2001	NISSAN	ALTIMA
	NONE	1N4DL01D31C197049
2001	NISSAN	PATHFINDER
	RYH7545	JN8DR09X31W579964
2002	BMW	745i
	241BGD	WBAGL63452DP54978
2002	CHEVY	SURBURBAN
	TCX3640	1GNEC16Z62J230073
2002	DODGE	DAKOTA
	PD87KK	1B7GL12X82S641166
2002	FORD	TAURUS
	CTQ1911	1FAFP52222A235326
2003	CADILLAC	CTS
	DRIVE OUT	
		1G6DM57N030132803
2003	FORD	MUSTANG
	RXA8447	1FAFP44443F354668
2003	NISSAN	ALTIMA
	TAZ3269	1N4AL11DX3C345564
2003	TOYOTA	AVALON
	TBI9099	4T1BF28B63U272537
2004	BMW	325i
	TCZ7398	WBAEV334X4KR32110
2004	CADILLAC	CTS
	TGU9292	1G6DM577340121555
2004	CHEVY	IMPALA
	NO TAG	2G1WP551X49259538
2004	CHRYSLER	TOWN &
	RZA9115	2C4GP54L24R518957
2004	DODGE	DAKOTA
	TEI4317	1D7FL36K54S679680
2004	HONDA	ACCORD
	RYV5402	3HGCM563X4G701762
2005	ACURA	RL
	TFK5600	JH4KB16545C007873
2005	ACURA	TL
	TER8624	19UUA66205A007687
2005	BUICK	LESABRE

CUD5433	1G4HR54K85U155277
CHEVROL	EQUINOX
RDN7403	2CNDL63F556188181
CHEVROL	TAHOE
TAH3904	1GNEC13V45J239201
FORD	500
CBS693	1FAFP25185G148789
HONDA	ACCORD
TAJ4567	1HGCM72375A013400
HONDA	ODYSSEY
RA MOTORS	
	5FNRL387X5B051693
KIA	SORENTO
TCY8602	KNDJD733155366843
MAZDA	TRIBUTE
NO TAG	4F2YZ04155KM55756
MERCURY	MONTERO
RWF0166	2MRZA21265BJ03359
NISSAN	SENTRA
6679QK	3N1CB51D85L523916
PONTIAC	G6
RTU8785	1G2ZG528554123753
TOYOTA	CAMRY
TCI3107	4T1BE32K35U097930
CADILLAC	CTS
227SYB	1G6DM57T560106300
HONDA	ACCORD
RXI5240	1HGCM563X6A175098
KIA	RIO
NA	KNADE163266058155
LINCOLN	ZEPHYR
RYL2604	3LNHM26166R668733
MERCEDE	ML500
NONE	4JGBB75E46A031184
MITSUBIS	ECLIPSE
P4119962	4A3AK34T26E058284
NISSAN	ALTIMA
DRIVE OUT	
	1N4AL11D76N314264
NISSAN	MAXIMA
N/A	1N4BA41E36C832887
PONTIAC	VIBE
JJJ257	5Y2SL658X6Z405689
VW	JETTA
NONE	3VWDF71K36M621552
BUICK	LACROSSE
CBS4733	2G4WD552071109543
HONDA	ACCORD
RXP1306	1HGCM567X7A103709
NISSAN	SENTRA
CUF7199	3N1AB61E87L692908
PONTIAC	G6
PCH9720	1G2ZF58B274195647
TOYOTA	CAMRY
RXD4657	4T1BE46K17U105672
TOYOTA	SOLARA
RPL4724	4T1CA30P77U135449
BMW	328i
CRZ3861	WBAVA33598KX86146
BUICK	ENCLAVE
TDC7530	5GAER23788J170436
CHEVROL	IMPALA
CUL8675	2G1WT58N281360619
CHEVROL	IMPALA
NO TAG	2G1WT58N689139946
CHEVROL	TRAIL
RUU6143	1GNDT13S982129535
CHEVY	MALIBU
DRIVE OUT	
	1G1ZH57B084256866
CHRYSLER	SEBRING
RQX0211	1C3LC45K88N642894
DODGE	AVENGER
LRBT38	1B3LC46RX8N237726
HYUNDAI	ACCENT
TAS0704	KMHCN46C38U259539
INFINITI	M35
CL27191	JNKAY01E48M602068
LINCOLN	MKZ
TET6790	3LNHM28TX8R642184
MAZDA	3
TDA8080	JM1BK32F681806789
MAZDA	6
RWX0767	1YVHP80C285M33853
MERCEDE	E350
NONE	WDBUF56X78B343906
NISSAN	ALTIMA
9Y85S8	1N4AL21E38N551576
NISSAN	ALTIMA
37BMHV	1N4AL24EX8C216824
PONTIAC	TORRENT
CNR3685	2CKDL43F986040315
CHEVY	IMPALA
HRB8655	2G1WA5EK8A1219771
HONDA	CIVIC
WSE236	2HGFA1F50AH578386
NISSAN	MAXIMA
RCR5997	1N4AA5AP7AC833570
NISSAN	MURANO
NO TAG	JN8AZ1MWWXAW135276
TOYOTA	SCION
RJQ9002	JTKDE3B7XA0308608
MINI	COOPER
RSQ4602	WMWVSU3C56BT098049
AUDI	A6
36A	WAUBGAFXCXCN004427
CHEVROL	CRUZE
CUC5171	1G1PJ5SC3C7281988
NISSAN	ALTIMA
RWB6680	1N4AL2AP6CC112927
VOLKSWA	PASSAT
TBZ7572	1VWAH7A38CC086494
VW	PASSAT
CGN1222	1VWAP7A32CC092696
CHRYSLER	200
NO TAG	1C3CCBBBXDN669002
DODGE	CHARGER
NA	2C3CDXBG4DH730732
GMC	ARCADIA
CND6617	1GKKVTKD5DJ136284
NISSAN	ALTIMA
CIJ3064	1N4AL3AP2DC907738
NISSAN	LEAF
XKZ033	1N4AZ0CP3DC401863
CHEVROL	SONIC LT
CPX2758	1G1JC5SH4E4229737
TOYOTA	PRIUS
PVZ4536	JTDZN3EU7EJ004439
YAMAHA	XV6CC



	NO TAG	JYA56E009FA007285
2018	HYUNDAI	ELANTRA
	6W42Y1	5NPD846F3JH234347
2018	TOYOTA	COROLLA
	RZP3485	2T1BURHE7JC086853
2020	CHEVY	MALIBU
	CUY2548	1G1ZD5ST0LF101436
2020	KIA	RIO
	JHU4942	3KPA24AD2LE353259
2021	NISSAN	ALTIMA
	27680869	1N4BL4DV0M357531
#0000654342:3/29-2EP		

MISCELLANEOUS PROPERTY

NOTICE OF SERVICE BY PUBLICATION  
IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA

FULTON COUNTY SHERIFF PATRICK “PAT” LABAT, PETITIONER, v.

CECELIA H. Barrett; Castleberry Point Condominium Association, Inc.; Stonecreek Pavers, Inc.; THE CITY OF ATLANTA, GEORGIA; THE FULTON COUNTY, GEORGIA TAX COMMISSIONER; AND ANY AND ALL PARTIES CLAIMING INTEREST IN THE EXCESS PROCEEDS GENERATED FROM THE OCTOBER 4, 2022 TAX SALE FOR PROPERTY LOCATED AT 333 NELSON STREET SW, UNIT 225, ATLANTA, FULTON COUNTY, GEORGIA WITH A TAX PARCEL ID NUMBER 14-0084-0004-117-8, RESPONDENTS, CIVIL ACTION FILE NO. **2023cv376332**

To: Stonecreek Pavers, Inc  
c/o Mark M. Henderson, Registered Agent  
10801 River Plantation Dr.  
Austin, TX 78747

AND ANY AND ALL PARTIES CLAIMING INTEREST IN THE EXCESS PROCEEDS GENERATED FROM THE OCTOBER 4, 2022 TAX SALE FOR PROPERTY LOCATED AT 333 NELSON STREET SW, UNIT 225, ATLANTA, FULTON COUNTY, GEORGIA WITH A TAX PARCEL ID NUMBER 14-0084-0004-117-8.

You are hereby notified that, pursuant to an Order Directing Service by Publication entered on March 8, 2023 by the Honorable Rachel Krause, a Petition for Interpleader in the above-referenced matter was filed by the Fulton County Sheriff Patrick “Pat” Labat on February 16, 2023 in the Superior Court of Fulton County.

The Fulton County Sheriff Patrick “Pat” Labat filed this Petition to distribute excess funds received from an October 4, 2022 non-judicial tax sale of the real property known as 333 Nelson Street SW, Unit 225 with a Parcel ID Number 14-0084-0004-117-8. YOU ARE HEREBY GIVEN NOTICE of this action and directed to O.C.G.A. § 9-11-4(f)(1)(C), which commands you to file with the Clerk of Superior Court of Fulton County and serve upon Condemnor’s attorney J. Nicholas Gaba, Jr., Gregory, Doyle, Calhoun & Rogers, LLC, 49 Atlanta Street, Marietta, Georgia 30060 an answer or other response to the above-described Petition for Interpleader within 60 days of the date of the above-referenced Order Directing Service by Publication. WITNESS, the Honorable Rachel Krause of said Court. This, the 15TH day of MARCH, 2023. Cathlene Robinson, CLERK OF SUPERIOR COURT OF FULTON COUNTY

NOTICE OF SERVICE BY PUBLICATION  
IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA

FULTON COUNTY SHERIFF, PATRICK “PAT” LABAT, Petitioner, v.

UNKNOWN HEIRS TO THE ESTATE OF ARCHER WILLIAM CROKETT, et al., Respondents, CIVIL ACTION FILE NO. **2022CV366468**

To: ANY AND ALL PARTIES CLAIMING INTEREST IN THE EXCESS PROCEEDS GENERATED FROM THE DECEMBER 5, 2006 TAX SALE FOR PROPERTY LOCATED AT 656 BANKS AVENUE SW, ATLANTA, GEORGIA, PARCEL ID NUMBER 14-0102-0002-035-2 You are hereby notified that, pursuant to an Order Directing Service by Publication filed on March 3, 2023 (“Order”) by the Honorable Scott McAfee, a Petition for Interpleader (“Petition”) in the above-referenced matter was filed by Fulton County Sheriff, Patrick “Pat” Labat (“Petitioner”) on June 20, 2022 in the Superior Court of Fulton County. The purpose of the Petition is to distribute excess funds received from a non-judicial tax sale of the real property known as 656 Banks Avenue SW, Atlanta, Georgia, Parcel Identification #14-0102-0002-035-2. You are hereby given notice of this action and directed to O.C.G.A. §9-11-4(f)(1)(C) which commands you to file with the Clerk of the Superior Court of Fulton County and serve upon the Petitioner’s attorney, Brandon D. Wagner, Lueder, Larkin & Hunter, LLC, 5900 Windward Parkway, Suite 390, Alpharetta, GA 30005, an Answer within sixty (60) days of the date of the Order referenced above.

WITNESS, the Honorable Scott McAfee of said Court. This, the 3rd day of March, 2023  
HON. CATHALENE TINA ROBINSON, CLERK OF SUPERIOR COURT

BUSINESS

ARTICLES OF INCORPORATION

Notice of Intent to Incorporate

Notice is given that Articles of Incorporation, which will incorporate **Dedicated Radon Testing, Inc.**, have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 1201 West Peachtree Street, NW, Suite 2350, Atlanta, GA 30309, and its initial registered agent at such address is Anderson Registered Agents (Inc.).

Notice of Intent to Incorporate

Notice is given that Articles of Incorporation, which will incorporate **ISA Foods ICD, Inc.**, have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 1000 Abernathy Road, NE, Suite 600, Atlanta, GA 30328, and its initial registered agent at such address is Phil Loveland.

Notice of Intent to Incorporate

Notice is given that Articles of Incorporation, which will incorporate **W.O.W. (Women of Wisdom, Inc.)**, have been delivered to the Secretary of State for filing in accordance with the Georgia Business/Non Profit Corporation Code. The initial registered office of the corporation will be located at 3800 Camp Creek Pkwy, Blg 1400, Suite 116, #55, Atlanta, GA, 30331, and its initial registered agent at such address is Tabitha Obieniu.

ARTICLES OF DISSOLUTION

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE  
A CORPORATION

Notice is given that a notice of intent to dissolve **LU INVESTMENT COMPANY**, a Georgia corporation (“Corporation”) with its registered office at 4950 Candacraig, Alpharetta, GA 30022, will be delivered to the Secretary of State for filing in accordance with O.C.G.A. Section 14-2-1403.1.

All persons with claims against the Corporation shall file their claims, with all supporting documentation at the registered office of the Corporation within ninety (90) days after the filing of the notice of the intent to dissolve, and that, unless such claims are presented within such time period, except for claims that are contingent at the time of the filing of the notice of the intent to dissolve, a claim against the Corporation will be barred unless a proceeding to enforce the claim is commenced within two (2) years after publication of this notice, as provided in O.C.G.A. Section 14-2-1407(b).

TRADE NAME

APPLICATION TO REGISTER A BUSINESS  
TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA  
COUNTY OF FULTON

The undersigned hereby certifies that he is conducting a business in the City of Roswell, County of Fulton, State of Georgia under the name of:

RLB Hospitality

and that the nature of the business is Hospitality Consulting and that said business is composed of the following: (Limited Liability Company) Business address:

**RLB Ventures, LLC  
P.O. Box 767773  
Roswell, GA 30076**

This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.

APPLICATION TO REGISTER A BUSINESS  
TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA  
COUNTY OF FULTON

The undersigned hereby certifies that it is conducting a business in the City of Atlanta, County of Fulton, State of Georgia under the name of:

Doug’s North Carolina BBQ

and that the nature of the business is Restaurant and that said business is composed of the following: (Limited Liability Company) Business address:

**Cog & Hill Investment Group LLC  
1235 Chattahoochee Ave NW, STE 130  
Atlanta, Georgia 30318**

This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.

APPLICATION TO REGISTER A BUSINESS  
TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA  
COUNTY OF FULTON

The undersigned hereby certifies that it is conducting a business in the City of Roswell, County of Fulton, State of Georgia under the name of:

Safari

and that the nature of the business is vacation rental services and that said business is composed of the following: (Limited Liability Company) Business address:

**Solem Consulting LLC  
300 Colonial Center Parkway, Ste 100N  
Roswell, GA 30076**

This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.

APPLICATION TO REGISTER A BUSINESS  
TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA  
COUNTY OF FULTON

The undersigned hereby certifies that it is conducting a business in the City of Atlanta, County of Fulton, State of Georgia under the name of:

Hikma 503B

and that the nature of the business is Supplier of generic injectable medicines and that said business is composed of the following: (Corporation) Business address:

**Hikma Injectables USA Inc.  
200 Connell Drive  
Berkeley Heights, NJ 07922**

This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.

APPLICATION TO REGISTER A BUSINESS  
TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA  
COUNTY OF FULTON

The undersigned hereby certifies that she is conducting a business in the City of Atlanta, County of Fulton, State of Georgia under the name of:

Dianthe Studio

and that the nature of the business is technology services and that said business is composed of the following: (Limited Liability Company) Business address:

**Dianthe Studio  
925B Peachtree St NE  
#405**

This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.

APPLICATION TO REGISTER A BUSINESS  
TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA  
COUNTY OF FULTON

The undersigned hereby certifies that they are conducting a business in the City of East Point, County of Fulton, State of Georgia under the name of:

JEC Entertainment Group

and that the nature of the business is Music/Video Production Label and that said business is composed of the following: (Corporation) Business address:

JEC Creates, Inc.

**3645 Marketplace Blvd, Suite 130-592  
East Point, GA 30344**

This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.

APPLICATION TO REGISTER A BUSINESS  
TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA  
COUNTY OF FULTON

The undersigned hereby certifies that they are conducting a business in the City of Atlanta, County of Fulton, State of Georgia under the name of:

Balboa Capital

and that the nature of the business is sales financing and that said business is composed of the following: (Corporation) Business address:

**Ameris Bank  
3490 Piedmont Road NE Ste 1550  
Atlanta, GA 30305**

This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.

APPLICATION TO REGISTER A BUSINESS TO BE,  
CONDUCTED UNDER A TRADE NAME

The undersigned hereby certifies that it. is conducting a business in the City of Atlanta, County of Fulton, State of Georgia under the name of:

Bitch Memoir

and that the nature of the business is Retail Store - Internet selling (including independent sales on auction site) and that said business is composed of the following LLC:

**B Memoir LLC  
980 Howell Mill Road NW, 11th Floor  
Atlanta, Georgia 30318**

#0000654312:3/29-2EP

The undersigned hereby certify that they are conducting a business in the City of Alpharetta, County of Fulton, State of Georgia under the name of

CAPTRUST

and that the nature of the business is investment advisors, and that said business is composed of the following partnership:

**CapFinancial Partners, LLC  
4208 Six Forks Rd., Ste. 1700  
Raleigh, NC 27609**

#0000653095:3/22-2EP

The undersigned hereby certify that they are conducting a business in the City of Atlanta, County of Fulton, State of Georgia under the name of

**Nouveau Georgia, LLC d/b/a  
Nouveau Elevator Georgia**

and that the nature of the business is elevator installation, maintenance and repair, and that said business is composed of the following corporation:

**Nouveau Enterprises, Inc.  
47-55 37th St.  
Long Island City, NY 11101**

#0000654351:3/29-2EP

ALCOHOLIC BEVERAGES

**APPLICATION HAS BEEN MADE BY FAMILY DOLLAR #25059 , OWNER FAMILY DOLLAR STORES OF GEORGIA, LLC AT 3310 DOGWOOD RD, HAPEVILLE, GA 30354 FOR THE ISSUANCE OF A 2023 ALCOHOL BEVERAGE OFF- PREMISE CONSUMPTION OF BEER AND WINE. A PUBLIC HEARING WILL BE HELD BY HAPEVILLE MAYOR AND COUNCIL ON APRIL 4TH, AT 6:00 PM, AT HAPEVILLE MUNICIPAL COMPLEX AT 700 DOUG DAVIS DRIVE, HAPEVILLE, GEORGIA 30354.**  
#0000654325:3/29-2EP

MISCELLANEOUS BUSINESS NOTICE

Minister Gooden, Brittney Carol is conducting business in Fulton County under the name SHAI SYRAH.

Minister Gooden, Brittney Carol u/d the SHAI SYRAH Trust has established the following 508(c)(1)(a) Ministries:

SHAI MAAT SYRAH Ascension (Faith in God) Ministry  
Stone of Zion (Faith in God) Ministry  
For more information please contact: shaisyrahministry@protonmail.com

Termination Publication  
Notice - REQUEST FOR CLAIMS

Notice is given that the Managers and the Members of A&W COMMERCIAL PROPERTIES, LLC, a Georgia limited liability company with its registered agent being, MendenFreiman RA Services, Inc., and its registered office being 5565 Glenridge Connector NE, Suite 1000, Atlanta, Fulton County, GA, 30342, have determined to terminate and wind up said limited liability company in accordance with the Georgia Limited Liability Company Act. Any party having a claim with A&W COMMERCIAL PROPERTIES, LLC must promptly file a statement of claim with A&W COMMERCIAL PROPERTIES, LLC, c/o Margaret Alexander Brenner, Manager, 1220 Oakhaven Drive, Roswell, GA 30075, containing the following information: (a) name of claimant, or agent of claimant, that may be contacted concerning the claim; (b) address where claimant, or agent of claimant, may be contacted concerning the claim; (c) telephone number(s) where claimant, or agent of claimant, may be contacted during normal business hours concerning the claim; (d) other means of contact, such as electronic mail, where claimant, or agent of claimant, may be contacted concerning the claim; (e) description and amount of the claim; (f) the date(s) of the transaction or events giving rise to the transaction; and (g) any other information concerning the claim. Except for claims that are contingent at the time of the filing of the statement of commencement of winding up or that arise at after the filing of the statement of commencement of winding up, a claim against A&W COMMERCIAL PROPERTIES, LLC not otherwise barred will be barred unless a proceeding to enforce such claim is com-

menced within two years after the publication of this notice.

GOVERNMENT NOTICES

INVITATION TO BID

FULTON COUNTY  
ADVERTISEMENT FOR PROPOSAL

Sealed proposals for **23RFP138337A-CJC Mobile Wellness Clinic Services** for the Fulton County Senior Services Department will be accepted online through BidNet Direct <https://www.bidnetdirect.com/georgia/fultoncounty> on or before **Tuesday, April 25, 2023 at 11:00 a.m.** local (Eastern) time on the stated date.

Proposer's names will be publicly read at 11:05 A.M. local (Eastern) time, online virtually via a zoom link.

**Join Zoom Link** <https://zoom.us/j/98451977965>

Meeting ID: 984 5197 7965

One tap mobile

+14703812552,,98451977965# US (Atlanta)

+14702509358,,98451977965# US (Atlanta)

Dial by your location

+1 470 381 2552 US (Atlanta)  
+1 470 250 9358 US (Atlanta)  
+1 312 626 6799 US (Chicago)  
+1 646 518 9805 US (New York)  
+1 646 558 8656 US (New York)  
+1 651 372 8299 US (Minnesota)  
+1 786 635 1003 US (Miami)  
+1 267 831 0333 US (Philadelphia)  
+1 301 715 8592 US (Washington DC)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 602 753 0140 US (Phoenix)  
+1 669 219 2599 US (San Jose)  
+1 669 900 9128 US (San Jose)  
+1 720 928 9299 US (Denver)  
+1 971 247 1195 US (Portland)  
+1 206 337 9723 US (Seattle)  
+1 213 338 8477 US (Los Angeles)

Meeting ID: 984 5197 7965

Find your local number: <https://zoom.us/j/aw5xu3fkl>

**Scope of Work:** Fulton County, Georgia (“County”) is seeking a qualified contractor with substantial knowledge and experience to provide Mobile Wellness Clinic services. This is a Medicare benefit service for seniors age 65 and older.

Through the issuance of this Request for Proposal (“RFP” and/or “Proposals”), the County is soliciting Proposals from qualified Proposers for Mobile Wellness Clinic services.

Proposals provided in response to this RFP that comply with the submittal requirements set forth in Section 4.0, including all forms and certifications, will be evaluated in accordance with the criteria and procedures described in Section 5.0. Based on the results of the evaluation, the County will award the Mobile Wellness Clinic Services project to the most advantageous Proposer(s) based on the cost and the evaluation factors set forth in the RFP.

In order to obtain complete information about this solicitation, please click the link below where this document and supporting documents can be downloaded, <https://www.bidnetdirect.com/georgia/fultoncounty>

**Fee:** N/A

**Term of Contract:** One (1) Year, with Two (2) one (1) year renewal options

**A Pre-Proposal Conference**, an online virtual Conference, will be held on **Monday, April 10, 2023, at 10:00 A.M.** local time, to provide bidders with information regarding the project and to address any questions.

**Join Meeting Link:**

Link: <https://zoom.us/j/97287241818>

Meeting ID: 972 8724 1818

One tap mobile

+14702509358,,97287241818# US (Atlanta)

+14703812552,,97287241818# US (Atlanta)

Dial by your location

+1 470 250 9358 US (Atlanta)  
+1 470 381 2552 US (Atlanta)  
+1 646 518 9805 US (New York)  
+1 646 558 8656 US (New York)  
+1 651 372 8299 US (Minnesota)  
+1 786 635 1003 US (Miami)  
+1 267 831 0333 US (Philadelphia)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 669 900 9128 US (San Jose)  
+1 720 928 9299 US (Denver)  
+1 971 247 1195 US (Portland)  
+1 206 337 9723 US (Seattle)  
+1 213 338 8477 US (Los Angeles)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 602 753 0140 US (Phoenix)  
+1 669 219 2599 US (San Jose)

Meeting ID: 972 8724 1818

Find your local number:

<https://zoom.us/j/abNyUv8moU>

If you have any questions regarding this project please contact **Charlie Crockett, CPPB, CAP (404) 612-5807 or Email: [Charlie.Crockett@fultoncountyga.gov](mailto:Charlie.Crockett@fultoncountyga.gov)**.

Fulton County reserves the right to accept or reject any or all bids and to waive technicalities.  
#0000654376:3/29-1KIM

PUBLIC HEARING

**AGENDA  
ZONING REVIEW BOARD  
APRIL 13, 2023**

**6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-22-86** An Ordinance by Councilmember



Dustin Hillis rezoning certain properties in the **Grove Park Community** from R-4A (Single Family Residential) to R-5 (Two Family Residential); and for other purposes.  
NPU J COUNCIL DISTRICT 9

2. **Z-22-93** An Ordinance by Zoning Committee to rezone from I-1/BL (Light Industrial/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/Beltline Overlay) for property located at **710 Ponce de Leon Avenue NE and 712 Ponce de Leon Place NE** fronting 177.38 feet on west side of Ponce de Leon Place beginning at a nail set at the intersection of the western right of way line of Ponce de Leon Place and the northern right of way line of Ponce de Leon Avenue Depth: varies Area: 1.178 acres, Land Lot 17, 14th District, Fulton County, Georgia  
OWNER: 712 PONCE DE LEON LLC  
APPLICANT: PORTMAN HOLDINGS LLC  
NPU F COUNCIL DISTRICT 6

3. **Z-22-94** An Ordinance by Zoning Committee to rezone from C-1/BL (Community Business District/BeltLine Overlay) to PD-MU/BL (Planned Development Mixed Use/BeltLine Overlay) for property located at **718 Ponce de Leon Avenue NE, 738 (aka 726) Ponce de Leon Avenue NE, 752 Ponce de Leon Avenue NE, 756 Ponce de Leon Avenue NE, and 774 Ponce de Leon Avenue NE** fronting 254 feet on east side of Ponce de Leon Place, fronting 448 feet on the north side of Ponce de Leon Avenue and fronting 508 feet on the south side of Maiden Lane beginning at a ½ inch rebar set at the intersection of the northern right of way line of Ponce de Leon Avenue and the eastern right of way line of Ponce de Leon Place Depth: varies Area: 2.696 acres, Land Lot 17, 14th District, Fulton County, Georgia  
OWNER: LBS HOLDINGS, LLC, SONYA WEATHER-BY MCCREE AND NELSON GREEN, WYATT CLAUDE DOMINICK, RUDY'S INC., AND TACO, INC.  
APPLICANT: PORTMAN HOLDINGS LLC  
NPU F COUNCIL DISTRICT 6

4. **Z-23-13** An Ordinance by Councilmember Dustin Hillis to rezone a portion of **1730 Hollywood Road from R-4 (Single Family Residential)** to C-1 (Community Business District); and for other purposes.  
NPU J COUNCIL DISTRICT 9

5. **Z-23-14** An Ordinance by Councilmember Howard Shook to amend SPI-12 (Buckhead/Lenox Stations Special Public Interest) district to add microbrewery and microdistillery as a permitted use in subarea 4; and for other purposes.  
NPU B COUNCIL DISTRICT 7

DEFERRED CASES

6. **Z-22-60** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **2535 Glenwood Avenue SE** fronting 200 feet on the south side of Glenwood Avenue being all that tract or parcel of land lying and being in Land Lot 181 of the 15th District, DeKalb County, Georgia, being lots 35, 36, 37, 38, 39, 40, 41 and 42, Block 52, East Lake Landing Company property, as per plat recorded in Plat Book 6, Page 104, DeKalb County, Georgia records, said property being known as 2535 Glenwood Avenue SE according to the present system of numbering houses in DeKalb County, Georgia Depth: 193.73 feet Area: .889 acres, Land Lot 181, 15th District, DeKalb County, Georgia  
OWNER: EDWARD DAVIS  
APPLICANT: RANDY PIMSLER  
NPU O COUNCIL DISTRICT 5

7. **Z-22-87** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to R-5 (Two Family Residential) for property located at 1238 Memorial Drive SE fronting 50 feet on the north side of Memorial Drive beginning at a point on the north side of Memorial Drive 150 feet west of Vannoy Street Depth: 150 feet Area: 0.172 acres, Land Lot 208, 15th District, DeKalb County, Georgia  
OWNER: GRAVITAS INVESTMENTS LLC  
APPLICANT: SAMUEL ROBERSON  
NPU O COUNCIL DISTRICT 5

8. **Z-23-01** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) and PD-H/BL (Planned Development Housing/BeltLine Overlay) to PD-H/BL (Planned Development Housing/BeltLine Overlay) for property located at **216 Milton Avenue SE, 220 Milton Avenue SE and 224 Milton Avenue SE** fronting 200 feet on the north side of Milton Avenue SE commencing at a point on the north side of Milton Avenue 100 feet northwest from the corner of Milton Avenue and Climax Street Depth: 160 feet Area: 0.367 acres, Land Lot 56, 14th District, Fulton County, Georgia  
OWNER: THE 216 MILTON AVENUE LAND TRUST AND THE COOPER FAMILY TRUST U/A 9/18/12  
APPLICANT: BIG DOOR PROPERTIES LLC  
NPU Y COUNCIL DISTRICT 1

9. **U-22-33** An Ordinance by Zoning Committee for a special use permit for a personal care home pursuant to 16-06.005(1)(g) for property located at **2547 Springdale Road SW** fronting 71.5 feet on the west side of Springdale Road beginning at the southwest corner of Jefferson Avenue and Springdale Drive Depth: 180.8 feet Area: .2973 acres, Land Lot: 101, 14th District, Fulton County, Georgia  
OWNER: ANGELA IKOMONI  
APPLICANT: ANGELA IKOMONI  
NPU X COUNCIL DISTRICT 12

10. **U-22-36** An Ordinance by Zoning Committee for a special use permit for a truck terminal pursuant to 16-17.005(1)(p) for property located at **2500 Forrest Park Road SE** fronting 330 feet on the east side of Forrest Park Road beginning at a "x" cut in the concrete sidewalk on the easterly right-of-way of Forrest Park Road, said point being 701.03 feet as measured in a southerly direction from the intersection of said right-of-way and the southerly right-of-way of Rebel Forest Drive Depth: 660 feet Area: 5.8 acres, Land Lot: 5, 14th District, Fulton County, Georgia  
OWNER: STEPHEN J STRAUSS

APPLICANT: ROBERT H WYATT  
NPU Z COUNCIL DISTRICT 1

END OF AGENDA  
#0000653193:3/29-1AS

MISC. GOVERNMENT NOTICES  
NOTICE OF END OF GAME AND  
FINAL DATE TO REDEEM

The Georgia Lottery Corporation hereby gives notice that **Saturday, December 31, 2022**, is the official end-of-game date and that Friday, March 31, 2023, is the last day on which any prizes won by holders of instant tickets of the following games may be claimed:

Game#	Name
1365	7 Times Lucky
1416	Millionaire Jumbo Bucks
1483	Roses & Riches/Lucky
1509	Triple Play
1512	\$50 Mayhem
1521	Neon 9s
1525	Lucky 7
1564	Magnificent Millions
1583	Atlanta United
1595	CASH
1603	Pink Diamond 7s
1611	Holly Jolly Jackpot
1617	Ca\$h Payout
1627	Icy Hot 7s
1642	Crossword Tripler
1646	50X Lucky
1653	Fat Wallet
#0000633521:3/27-5AS	

INDIVIDUAL  
NAME CHANGE

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA FAMILY DIVISION  
Child(ren): Hugo Bachhuber  
Petitioner: Morgan Bridgman and  
Respondent: Ex Parte  
Civil Action File No: **2023CV376879**  
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)  
Morgan Bridgman filed a petition in the Superior Court of Fulton County, on 03/01/2023 to change the name of the following child(dren) from: **Hugo Mark Bridgman Bachhuber to Hugo Mark Bachhuber Bridgman**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated: 03/01/2023

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA FAMILY DIVISION  
Child(ren): Montrell Rashawn Hurston  
Petitioner: Stacy Barton and  
Respondent: Ex parte  
Civil Action File No: **2023CV376704**  
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)  
Stacy Barton filed a petition in the Superior Court of Fulton County, on 02/24/2023 to change the name of the following child(dren) from: **Montrell Rashawn Hurston to Montrell Rashawn Barton**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated: 2/24/2023

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of  
Angela Reliford,  
Petitioner  
Civil Action File No: **2023CV376909**

NOTICE OF PETITION TO CHANGE  
NAME OF ADULT  
Angela Reliford filed a petition in the Superior Court of Fulton County, on March 2nd, 2023 to change the name from **Angela Reliford to Karma-Karruechi Innocent Kardashian**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated: 3-2-2023  
#0000650769:3/8-4kwil

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of:  
Brent O'Bryant Baker,  
Petitioner.

Civil Action File No: **2023CV376715**

NOTICE OF PETITION TO  
CHANGE NAME OF ADULT  
Brent O'Bryant Baker filed a petition in the Superior Court of Fulton County on February 24, 2023, to change the name from **Brent O'Bryant Baker to O'Bryant Baker**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated: February 24, 2023  
#0000650477:3/8-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of:  
Chameca Shareese Helm,  
Petitioner.

Civil Action File No: **2023CV374577**

NOTICE OF PETITION TO  
CHANGE NAME OF ADULT  
Chameca Shareese Helm filed a petition in the Superior

Court of Fulton County on November 29, 2022, to change the name from **Chameca Shareese Helm to Miracle Shareese Estis**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated November 29, 2022  
#0000654299:3/29-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of Children  
Abdu-Rahmane Djigo  
Mamadou Amadou Djigo  
Petitioner,  
Civil Action File No: **2023CV376320**  
NOTICE OF PETITION TO CHANGE  
NAME OF MINOR CHILD  
Mamadou Amadou Djigo filed a petition in the Superior Court of Fulton County on February 16, 2023 to change the name from **Abdu-Rahmane Djigo to Amadoll Djigo**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated: February 16, 2023  
#0000650475:3/8-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of Children  
Miana-Grace Marie Boozer  
Trinity Samil Boozer

Amina J. Williams  
Petitioner,  
v.  
Jamil Boozer  
Respondent.

Civil Action File No: **2023CV377218**

NOTICE OF PETITION TO CHANGE  
NAME OF MINOR CHILD  
Amina J. Williams filed a petition in the Superior Court of Fulton County on March 8, 2023 to change the name from **Miana-Grace Marie Boozer to Miana-Grace Marie Williams and Trinity Samil Boozer to Trinity Samil Williams**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated: March 8, 2023  
#0000651843:3/15-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of:  
Courtney Danielle Traylor,  
Petitioner.

Civil Action File No: **2023CV376918**

NOTICE OF PETITION TO  
CHANGE NAME OF ADULT  
Courtney Danielle Traylor filed a petition in the Superior Court of Fulton County on March 2nd, 2023, to change the name from: **Courtney Danielle Traylor to Cameacha' Danielle Traylor**. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Dated: 3-2-2023  
#0000650776:3/8-4kwil

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of:  
Davonte James Warren,  
Petitioner.

Civil Action File No: **2023CV376789**

NOTICE OF PETITION TO  
CHANGE NAME OF ADULT  
Davonte James Warren filed a petition in the Superior Court of Fulton County on February 27, 2023, to change the name from **Davonte James Warren to Davonte James Hendricks**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated: February 27, 2023  
#0000650478:3/8-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re to the Name Change of:  
Jeanlle Tiffany Mariah Cust,  
Petitioner.

Civil Action File No: **2023CV377839**

NOTICE OF PETITION TO  
CHANGE NAME OF ADULT  
Jeanlle Tiffany Mariah Cust filed a petition in the Superior Court of Fulton County on March 23, 2023, to change the name from **Jeanlle Tiffany Mariah Cust to Jeanelle Tiffany Mariah Cust**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated March 23, 2023  
#0000654307:3/29-4EP

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
Eli Fisher Rubenstein, Petitioner  
Civil Action File No: **2023CV377753**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT  
Eli Fisher Rubenstein filed a petition in the Superior Court of Fulton County on 03/20/2023, to change the name from: **Eli Fisher Rubenstein to Willow Fisher Rubenstein**. Any interested party has the right to appear in this said case and file objections within 30 days

after the Petition was filed.  
Dated: 3/22/2023

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
Harlan Alford, Petitioner  
Civil Action File No: **2023CV377124**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT

Harlan Alford filed a petition in the Superior Court of Fulton County on 02/27/2023, to change the name from: **Harlan Ray Alford to Anya Marie Alford**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.  
Dated: 02/27/2023

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
KEITH ROBERT SEGOBIANO, Petitioner  
Civil Action File No: **2023CV377754**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT

KEITH ROBERT SEGOBIANO filed a petition in the Superior Court of Fulton County on 03/22/2023, to change the name from: **KEITH ROBERT SEGOBIANO to KEITH GRAY WOLF**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.  
Dated: 03/22/2023

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
Loletta Reid, Petitioner  
Civil Action File No: **2023CV377182**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT

Loletta Reid filed a petition in the Superior Court of Fulton County on 02/15/2023, to change the name from: **Loletta Reid to Loletha Reid**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.  
Dated: 03/08/2023

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
Monquetta Shermain Freeman, Petitioner  
Civil Action File No: **2023CV377188**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT

Monquetta Shermain Freeman filed a petition in the Superior Court of Fulton County on 03/08/2023, to change the name from: **Monquetta Shermain Freeman to Summer Reign Henning**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.  
Dated: 03/08/2023

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
Niara khabir, Petitioner  
Civil Action File No: **2023cv377450**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT

Niara khabir filed a petition in the Superior Court of Fulton County on 3/15/2023, to change the name from: **Niara khabir to Hazel roberson**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.  
Dated: 3/15/2023

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
Rachel Allen, Petitioner  
Civil Action File No: **2023CV375625**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT

Rachel Allen filed a petition in the Superior Court of Fulton County on 1/31/23, to change the name from: **Rachel Allen to Rachel Baker**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.  
Dated: 3/23/23

SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
In re the Name Change of:  
Sydney Marie Halinski, Petitioner  
Civil Action File No: **2023CV377768**  
NOTICE OF PETITION TO CHANGE  
NAME OF ADULT

Sydney Marie Halinski filed a petition in the Superior Court of Fulton County on 3/21/2023, to change the name from: **Sydney Marie Halinski to Sydney Marie Stearns**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.  
Dated: 3/16/2023

NOTICE TO APPEAR

Duran Houston v. Dyneshia Bush **2022CV373515**, Fulton County Superior Court  
To: Dyneshia Bush (address and whereabouts unknown)  
By way of Order for Service by Publication, signed by the Family 2 Judge in Fulton County Superior Court, Family Division on March 21, 2023, You are hereby notified that the above referenced Petitioner has filed suit against you in the Fulton County Superior Court regarding a Petition for Contempt. You are further notified that a hearing date, in which your presence is required, is set for June 16, 2023 at 11:30a.m. via zoom. Furthermore, attending mediation is required prior to the date of this hearing.  
You are required to file with the Clerk of Superior Court and the Petitioner Attorney, a response within sixty (60) days from the date of the Order, pursuant to O.C.G.A. §9-11-4(f)(1)(C). Petitioner's Attorney name and address is as follows:  
Christopher Coleman, Esq.  
Box 965161



2886 Sandy Plains Road  
Marietta, Georgia 30066  
WITNESS, The Family 2 Judge, Fulton County Superior Court  
On this 23rd day of March, 2023  
/s/  
CLERK OF SUPERIOR COURT

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA**  
ALLIANCE FUNDING GROUP, a California corporation,  
Plaintiff,  
v.  
SILVER STAR LOGISTICS INC and JUSTIN EMANUEL  
GANT,  
Defendants.  
Civil Action File No.  
**2022CV370983**  
**NOTICE OF SERVICE BY PUBLICATION  
ON JUSTIN EMANUEL GANT**

To: Justin Gant  
2625 Piedmont Road, NE, Ste. 16  
Atlanta, Georgia 30324  
To: Silver Star Logistics Inc  
c/o Justin Gant  
3201 Lenox Road NE, Apt. 17  
Atlanta, Georgia 30324  
To: Silver Star Logistics Inc  
c/o Justin Gant  
4115 Spring Creek Lane  
Atlanta, Georgia 30350  
You are hereby notified that plaintiff Alliance Funding Group filed its Complaint for Breach of Finance Agreement against defendants Silver Star Logistics Inc and Justin Emanuel Gant on September 30, 2022, seeking damages for breach of contract and attorney's fees in the above-styled action in the Superior Court of Fulton County, Georgia.  
BY ORDER FOR SERVICE BY PUBLICATION on Justin Emanuel Gant, entered by the Court on February 23, 2023, you are hereby required to file with the Clerk of Superior Court of Fulton County and serve upon Plaintiff's counsel, Tyler W. Henderson, Jones & Walden LLC, 699 Piedmont Ave., NE, Atlanta, GA 30308, an answer to the Complaint within sixty (60) days of February 23, 2023.  
WITNESS, the Honorable Charles M. Eaton, Jr., Judge of said Court.  
This 27th day of February, 2023.

Clerk, Superior Court of Fulton County

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA**  
CIVIL ACTION NO. **2021CV351490**  
AVENSONG COMMUNITY ASSOCIATION, INC.,  
PLAINTIFF VS.  
VENKATA M. NAKARIKANTI, DEFENDANT.  
TO: VENKATA M. NAKARIKANTI, 1060 GLEN MILL COURT, MILTON, GEORGIA 30004 (LAST KNOWN ADDRESS)

**NOTICE OF PUBLICATION**  
By order for service by publication dated the 6th day of March, 2023. You are hereby notified that on the 11th day of July, 2021, Avensong Community Association, Inc. filed suit against you for damages and then the Complaint was amended on the 7th day of October, 2021 to include a count of judicial foreclosure of the property located at 245 Cello Court, Alpharetta, Georgia 30004. You are required to file with the Clerk of the Superior Court, and to serve upon: Plaintiff's Attorney, Brittany R. Brock, Lueder, Larkin, & Hunter, LLC 5900 Windward Parkway, Suite 390, Alpharetta, GA 30005, an answer in writing within sixty (60) days of the date of the order of publication.  
WITNESS the Honorable Shukura Ingram, Judge of the Superior Court for Fulton County.  
CLERK OF SUPERIOR COURT FULTON COUNTY, STATE OF GEORGIA.

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
FULTON COUNTY SHERIFF,**

PATRICK LABAT,  
**Petitioner,**  
v.  
CELENE DAVENPORT AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, NEARLY A DIME, INC., DR. ARTHUR FERDINAND, IN HIS OFFICIAL CAPACITY AS TAX COMMISSIONER OF FULTON COUNTY, GEORGIA, ANY AND ALL PARTIES THAT MAY CLAIM AN INTEREST IN THE EXCESS FUNDS GENERATED FROM THE SEPTEMBER 6, 2022 TAX SALE FOR PROPERTY LOCATED AT 3688 CASCADE PALMETTO HWY, ATLANTA (TAX PARCEL: 09C-0602-0037-012-2),  
**Respondents.**

CIVIL ACTION FILE NO. **2023CV376289**

**NOTICE OF SERVICE BY PUBLICATION**

**To Respondents: Any and All Parties Claiming Interest in the Excess Proceeds Generated From the September 6, 2022 Tax Sale for Property Located at 3688 Cascade Palmetto Hwy, Atlanta, Parcel ID Number 09C-0602-0037-012-2:** Please take notice that Petitioner Fulton County Sheriff, Patrick Labat ("Petitioner") has filed a Summons and Petition for Interpleader in the Superior Court of Fulton County, Georgia in the above-captioned case.  
Respondents are hereby commanded to file their Answer to the Petition within 60 days of the date of the Order Directing Service by Publication, or by May 15, 2023, with the **Clerk of Superior Court of Fulton County, 136 Pryor Street, Room C155, Atlanta, GA 30303, and serve a copy of their Answer on Petitioner's counsel Bradley A. Hutchins, at WEISSMAN PC, One Alliance Center, 4th Floor, 3500 Lenox Road, NE, Atlanta, Georgia 30326.**  
Witness, the Judge of Fulton County Superior Court.  
This 16th day of March, 2023.

By: Cathelene Robinson  
Clerk of Superior Court of Fulton County, Georgia  
#0000653007:3/22-4EP

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA  
FULTON COUNTY SHERIFF,**

PATRICK LABAT,  
**Petitioner,**  
v.  
WILLIE MAE JONES FKA WILLIE GLASS AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, MARY ELIZABETH JONES WADE AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, CHARLIE JONES AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, GEORGIA DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, DR. ARTHUR FERDINAND, IN HIS OFFICIAL CAPACITY AS TAX COMMISSIONER OF FULTON COUNTY, GEORGIA, UNITED STATES OF AMERICA, ANY AND ALL PARTIES THAT MAY CLAIM AN INTEREST IN THE EXCESS FUNDS GENERATED FROM THE SEPTEMBER 6, 2022 TAX SALE FOR PROPERTY LOCATED AT 0 LADD STREET SW, ATLANTA (TAX PARCEL: 14 -0138-0003-060-7),  
**Respondents.**

CIVIL ACTION FILE NO. **2023CV376055**

**NOTICE OF SERVICE BY PUBLICATION**

**To Respondents: (1) Willie Mae Jones fka Willie Glass and/or His or Her Known or Unknown Heirs at Law; (2) Mary Elizabeth Jones Wade and/or Her Known or Unknown Heirs at Law and (3) Any and All Parties Claiming Interest in the Excess Proceeds Generated From the September 6, 2022 Tax Sale for Property Located at 0 Ladd Street SW, Atlanta, Parcel ID Number 14 -0138-0003-060-7:** Please take notice that Petitioner Fulton County Sheriff, Patrick Labat ("Petitioner") has filed a Summons and Petition for Interpleader in the Superior Court of Fulton County, Georgia in the above-captioned case.  
Respondents are hereby commanded to file their Answer to the Petition within 60 days of the date of the Order Directing Service by Publication, or by May 15, 2023, with the **Clerk of Superior Court of Fulton County, 136 Pryor Street, Room C155, Atlanta, GA 30303, and serve a copy of their Answer on Petitioner's counsel Bradley A. Hutchins, at WEISSMAN PC, One Alliance Center, 4th Floor, 3500 Lenox Road, NE, Atlanta, Georgia 30326.**  
Witness, the Judge of Fulton County Superior Court.  
This 17th day of March, 2023.

By: Cathelene Robinson  
Clerk of Superior Court of Fulton County, Georgia  
#0000652966:3/22-4AS

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA**  
JEFFREY ANTLEY d/b/a ALPINE PLUMBING,  
Plaintiff,  
CIVIL ACTION  
vs.  
FILE NO. **2022CV371396**  
KEN WILSON, PAUL A. LANGE & KAREN M. LANGE,  
Defendant.

**NOTICE OF PUBLICATION**  
To KEN WILSON ("Defendant") By Order for Service by Publication dated the 28th day of February 2023 you are hereby notified that on the 13th day of October 2022 the Plaintiff herein filed suit against you for Damages. You are required to file with the Clerk of the SUPERIOR Court of FULTON County, and to serve upon the Plaintiff's attorney, Philip Ladin at Ladin and Associates 3104 Creekside Village Dr. Suite 104 Kennesaw, GA 30144, an answer in writing within sixty (60) days of the date of the Order of Publication.  
Service By Process  
Page 1

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA**

LATONYA RAZZAQ AND  
OMAR RAZZAQ,  
Plaintiff, **CIVIL ACTION FILE NO.  
2022-CV-367678**  
v.  
MARQUEZ DEVONTE ROBERTS,  
Defendant.

**NOTICE**

TO: MARQUEZ DEVONTE ROBERTS

By order of the Court for service by publication dated February 27, 2023, you are hereby notified that on July 20, 2022, the Plaintiff, LATONYA RAZZAQ AND OMAR RAZZAQ, filed petition against you for custody. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorney, Stephen L. Coxen, The Coxen Firm, LLC, P.O. Box 467, Covington, Georgia 30015-0467, an answer in writing within sixty (60) days of February 27, 2023.

Witness, the Honorable Shermela J. Williams,  
Judge of Fulton County Superior Court.

This 3rd day of March, 2023.

**Cathelene Robinson**  
CLERK, SUPERIOR COURT  
FULTON COUNTY, GEORGIA  
#0000650488:3/8-4kwil

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA**

MORTGAGE ASSETS MANAGEMENT,  
LLC,  
Plaintiff,  
v. **CIVIL ACTION  
FILE NO. 2023CV374962**

WALTER L. MITCHELL, MAXINE J. MITCHELL AND SECRETARY OF HOUSING AND DEVELOPMENT,  
Defendants.

**NOTICE OF PUBLICATION**

TO:

1. Walter L. Mitchell, Individually; and  
2. Maxine J. Mitchell, Deceased, Via Walter L. Mitchell as the Administrator and Sole Heir of the Estate of Maxine J. Mitchell; and  
3. All parties, known or unknown, who have or claim any adverse right, title or interest in or to the Subject Property, should be served via publication.

By Order for Service by Publication, filed on this Court's docket on March 2, 2023, you are hereby notified that on January 17, 2023, Mortgage Assets Management, LLC (hereinafter, "Plaintiff") filed a Complaint for Reformation, Declaratory Judgment and Equitable Relief in the Superior Court of Fulton County.

You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorneys, Tania R. Tuttle, Sarah C. Monico, Brett M. Ledermeier and McLain & Merritt, PC an Answer in writing within sixty (60) days of the date of the Order for Publication; by May 2, 2023.

This day 3rd of March, 2023.

**Clerk, Cathelene Robinson  
Fulton County Superior Court**

Prepared by:  
Tania R. Tuttle  
Georgia State Bar No. 720348  
11625 Rainwater Drive, Suite 125  
Alpharetta, GA 30009  
Phone: (770) 200-7000  
Fax: (770) 200-7001  
ttuttle@mmatlaw.com  
smonico@mmatlaw.com  
bledermeier@mmatlaw.com  
#0000650626:3/8-4kwil

**IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA**

TOWD POINT MORTGAGE TRUST 2018-6,  
U.S. BANK NATIONAL ASSOCIATION,  
AS INDENTURE TRUSTEE,  
**Petitioner,**

v.

KERRY M. SEVERIN, CYNTHIA H. SEVERIN,  
and CAPITAL ONE BANK (USA), N.A.,  
**Respondents.**

**Case No. 2022CV372476**

**TO: KERRY M. SEVERIN**  
**NOTICE OF PUBLICATION**

By Order for Service by Publication, dated the 28th day of February, 2023, and filed on this Court's docket the 28th day of February, 2023, you are hereby notified that on the 8th day of November 2022, TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, filed a Complaint naming you as a party-in-interest.

You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorneys, Tenise C. Chung and Hannah C. Davenport of Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, Georgia 30071, an Answer in writing within sixty (60) days of the date of the Order for Publication.

WITNESS, the Honorable Craig L. Schwall,  
Sr., Judge of this Superior Court.

This 2nd day of March, 2023.

**Cathelene "Tina" Robinson**  
CLERK OF SUPERIOR COURT  
FULTON COUNTY, GA  
#0000650471:3/8-4EP

**IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION**

**SHINIKKA HICKS and KERRA  
CALLAWAY,**  
Plaintiffs,  
vs. **Civil Action No.  
1:22-cv-02189-ELR**  
**1715 NORTHSIDE DRIVE, INC., et al.,  
Defendant.**

**NOTICE OF SERVICE BY PUBLICATION**

TO:  
Carmen Popovitch, 1586 Peachtree Battle Ave., NW, Atlanta GA 30327 Alexander Popovitch, 1586 Peachtree Battle Ave., NW, Atlanta GA 30327 Brianja Janae Simmons, 7282 Walton Hill, Fairburn, GA 30213

By Order for service by publication dated the 7th day of February 2023 and pursuant to O.C.G.A. § 9-11-4, you are hereby notified that on June 1, 2022, Plaintiff's Shinikka Hicks and Kierra Callaway filed a lawsuit against you under the Fair Labor Standards Act, 29 U.S.C. § 201 et seq. to recover unpaid minimum wages. You are required to file with the Clerk of the District Court, and to serve upon Plaintiffs' counsel, Nina Maja Bergmar, at 135 Auburn Ave. NE, Ste. 210, Atlanta, GA 30303, an Answer or a motion under Rule 12 of the Federal Rules of Civil Procedure in writing within sixty (60) days of the date of the order for publication. If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint.

By Order of the Honorable Eleanor L. Ross,  
Judge of the United States District Court for the Northern District of Georgia.

This 21st day of Feb. 2023.

Kevin P. Weimer  
District Court Executive and Clerk of the Court  
United States District Court  
Northern District of Georgia  
Atlanta Division  
#0000650799:L3/8-4kwil

**NOTICE OF SERVICE BY PUBLICATION  
IN THE SUPERIOR COURT OF FULTON COUNTY,  
STATE OF GEORGIA**

PATRICK LABAT, solely in his capacity as Sheriff of Fulton County, Petitioner,  
v.  
PARTH CHAHWALA N/K/A PARTH PATEL, et al, Respondents  
CIVIL ACTION FILE NO. **2023CV375202**  
To: PARTH CHAHWALA N/K/A PARTH PATEL  
You are hereby notified that, pursuant to an Order Directing Service by Publication filed on March 20, 2023, by the Honorable Rachel R. Krause, a Petition for Interpleader in the above-referenced matter was filed by Patrick Labat, solely in his capacity as Sheriff of Fulton County, on January 20, 2023, in the Superior Court of Fulton County. The purpose of the Petition is to distribute excess funds received from a non-judicial tax sale of the real property known as 976 CALLAHAN ST NW, ATLANTA, GEORGIA (Sale File #1122-52387, Parcel Identification #17 -0260-0002-077-5). You are hereby given notice of this action and directed to O.C.G.A. § 9-11-4(f)(1)(C) which commands you to file with the Clerk of Superior Court of Fulton County and serve upon Petitioner's attorney, Allison C. Jett, Jett Law Group, LLC, 2987 Clairmont Road, Suite 350, Atlanta, GA 30329, an answer within 60 days of the date of the Order referenced above.

**NOTICE OF SERVICE BY PUBLICATION  
IN THE SUPERIOR COURT OF FULTON COUNTY,  
STATE OF GEORGIA**

PATRICK LABAT, solely in his capacity as Sheriff of Fulton County, Petitioner,  
v.  
UNKNOWN HEIRS OF CORDELIA MITCHELL, et al, Respondents  
CIVIL ACTION FILE NO. **2023CV375040**  
To: i) UNKNOWN HEIRS OF CAROLYN PEOPLES A/K/A CAROLYN PEOPLE  
ii) UNKNOWN HEIRS OF CORDELIA MITCHELL  
iii) UNKNOWN HEIRS OF DAISY HILL  
iv) UNKNOWN HEIRS OF DELIA BORDERS  
v) UNKNOWN HEIRS OF ELSA JOHNSON

You are hereby notified that, pursuant to an Order Directing Service by Publication filed on March 20, 2023, by the Honorable Charles Eaton, a Petition for Interpleader in the above-referenced matter was filed by Patrick Labat, solely in his capacity as Sheriff of Fulton County, on January 19, 2023, in the Superior Court of Fulton County. The purpose of the Petition is to distribute excess funds received from a non-judicial tax sale of the real property known as 1182 BRONX ST NW, ATLANTA, GEORGIA (Sale File #1122-52287, Parcel Identification #14 -0142-0014-163-0). You are hereby given notice of this action and directed to O.C.G.A. § 9-11-4(f)(1)(C) which commands you to file with the Clerk of Superior Court of Fulton County and serve upon Petitioner's attorney, Allison C. Jett, Jett Law Group, LLC, 2987 Clairmont Road, Suite 350, Atlanta, GA 30329, an answer within 60 days of the date of the Order referenced above.

**NOTICE OF SERVICE BY PUBLICATION  
IN THE SUPERIOR COURT OF FULTON COUNTY,  
STATE OF GEORGIA**

PATRICK LABAT, solely in his capacity as Sheriff of Fulton County, Petitioner,  
v.  
UNKNOWN HEIRS OF SALLIE MAE LAMAR, et al, Respondents  
CIVIL ACTION FILE NO. **2022CV369943**  
To: i) UNKNOWN HEIRS OF SALLIE MAE LAMAR  
ii) WILLIAM E. HILL AND/OR UNKNOWN HEIRS

You are hereby notified that, pursuant to an Order Directing Service by Publication filed on February 27, 2023, by the Honorable Jane C. Barwick, a Petition for Interpleader in the above-referenced matter was filed by Patrick Labat, solely in his capacity as Sheriff of Fulton County, on September 8, 2022, in the Superior Court of Fulton County. The purpose of the Petition is to distribute excess funds received from a non-judicial tax sale of the real property known as 282 THORNTON ST SW, ATLANTA, GEORGIA (Sale File #0822-51504, Parcel Identification #14 -0072-0003-011-8). You are hereby given notice of this action and directed to O.C. G.A. § 9-11-4(f)(1)(C) which commands you to file with the Clerk of Superior Court of Fulton County and serve upon Petitioner's attorney, W. Shannon Sams, W. Shannon Sams Law, PC, 4355 Cobb Pkwy, Ste. J-505, Atlanta, GA 30339, an answer within 60 days of the date of the Order referenced above.

**NOTICE OF SERVICE BY PUBLICATION  
IN THE SUPERIOR COURT OF FULTON COUNTY,  
STATE OF GEORGIA**

PATRICK LABAT, solely in his capacity as Sheriff of Fulton County, Petitioner,  
v.  
RES DISTRESSED ASSET FUND IX, LLC, et al, Respondents  
CIVIL ACTION FILE NO. **2022CV372506**  
To: RES DISTRESSED ASSET FUND IX, LLC  
You are hereby notified that, pursuant to an Order Directing Service by Publication filed on February 24, 2023, by the Honorable Melynee Leftridge, a Petition for Interpleader in the above-referenced matter was filed by Patrick Labat, solely in his capacity as Sheriff of Fulton County, on November 8, 2022, in the Superior Court of Fulton County. The purpose of the Petition is to distribute excess funds received from a non-judicial tax sale of the real property known as 2367 EL PASO RD SW, ATLANTA, GEORGIA (Sale File #0822-51614, Parcel Identification #14F-0065-0002-055-9). You are



hereby given notice of this action and directed to O.C. G.A. § 9-11-4(f)(1)(C) which commands you to file with the Clerk of Superior Court of Fulton County and serve upon Petitioner's attorney, Adam C. Caskey, AC Law, PC, 2275 Marietta Blvd #270-367, Atlanta, GA 30318, an answer within 60 days of the date of the Order referenced above.

NOTICE TO APPEAR - DIVORCE

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA

Petitioner: Darius Green  
and Respondant: Amber hunter  
Civil Action File No: **2022cv370891**

NOTICE OF PUBLICATION

To: Amber hunter  
4302 Inchon Circle  
By Order for Service by Publication dated 1/19/23.  
You are hereby notified that on 09/30/2022, the Petitioner filed suit against you for DIVORCE You are required to file with the Clerk of the Superior Court of Fulton County, and to serve upon the Petitioner Darius Green at this address  
1403 N Druid Hills NE  
an answer to the complaint within sixty (60) days of the date of the first publication of notice.  
Witness the Honorable Tamika Hrobowski-Houston Judge of this Court.  
This 8 day of March , 2023  
Catiline Robinson Clerk, Superior Court of Fulton County

SUPERIOR COURT FULTON COUNTY  
STATE OF GEORGIA FAMILY DIVISION

AMEKIA STEWART  
Plaintiff,

VERSUS

JOVANNE STEWART  
Respondent.

CIVIL ACTION NO. **2022CV373997**

NOTICE OF PUBLICATION

To: JOVANNE STEWART

LKA: 4311 Maybelle Lane, West Palm Beach, FL 33417

You are hereby notified that the above styled action seeking **DIVORCE WITH MINOR CHILDREN** was filed against you in said Court on December 16, 2022, and that by reason of an order for service of summons by publication entered by the Court on **March 7, 2023**, you are hereby commanded and required to file with the Clerk of said Court and Serve upon Petitioner, **AMEKIA STEWART**, whose mailing address is: **108 Crest Ridge Dr., Atlanta, GA 30344**, an Answer to the Complaint within sixty (60) days of the first date of publication of this notice.

WITNESS, the Honorable Tamika Hrobowski-Houston, Judge of said Court,

This the 7th day of MARCH 2023.

**CATHELENE "Tina" ROBINSON**  
Clerk of Superior Court  
#0000651844:3/15-4EP

NAME DECLARATION

IN THE SUPERIOR COURT OF FULTON COUNTY  
STATE OF GEORGIA

Petitioner: Alisha Smith  
v.  
Respondent: Alexandria Williams

CIVIL ACTION NO: **2023CV374976**

NOTICE OF PUBLICATION

TO: Alexandria Williams  
457 Flint Hill Road  
Bessemer, AL 35022

By Order for Service by Publication dated 17th day of March, 2023. You are hereby notified that on the 19th day of January, 2023, the Petitioner filed suit against you for divorce.

You are required to file with the Clerk of the Superior Court of Fulton County and to serve upon the Plaintiff Alisha Smith at this address, 2825 Jerome Road, Atlanta, GA 30349 an answer to the complaint within sixty (60) days of the date of the first publication of notice.

WITNESS: the Honorable Tamika Hrobowski-Houston, Judge of this Court.  
This the 23rd day of March, 2023.

**CATHELENE "Tina" ROBINSON**  
Clerk of Superior Court  
#0000654290:3/29-4EP

PROBATE

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of **Barbara A Johnson** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 22nd day of March, 2023

**Name: Karen S Eskew**  
**Title: Executor**  
**Address: 1505 Champions View Dr, Alpharetta GA, 30004**

All creditors of the Estate of **NADINE HERRMANN JONES LAWTON**, deceased, late of FULTON COUNTY, GEORGIA, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.  
This 23rd day of March, 2023.

**Willis Bryant Jones, Jr. and George Bliss Jones, Co-Executors U/W Nadine Herrmann Jones Lawton**  
**Djuric Spratt P.A.**  
**Ralph R. Morrison**  
**191 Peachtree Street. N.E., Suite 4400**  
**Atlanta, Georgia 30303**  
**(404) 523-8337**

**Michael Footman**  
**PC-2022-003716**

**Letisha Reid**      **Kevin Reid**  
**1796 Satellite Blvd.**  
**Duluth, GA 30097**  
**1205 Avenue Street**  
**McDonough, GA 03253**  
**404-808-9804**      **678-724-5071**

**NOTICE TO CREDITORS AND DEBTORS**

All creditors and debtors of the Estate of **JUANITA ELLERBEE RESPRESS**, deceased late of Fulton County, Georgia, are hereby notified to render in their demands according to Law; and, all persons indebted to said Estate are required to make immediate payment. Said demands and payments to be made to PASLEY NUCE MALLORY & DAVIS, LLC, at the address shown below.

**MATTHEW T. MALLORY**  
**Attorney for the Estate of Juanita Ellerbee Respress**  
**Pasley Nuce Mallory & Davis, LLC**  
**P.O. Box 1168**  
**Thomaston, GA 30286**  
**706-646-3200**

**Notice to Debtors and Creditors**

All creditors of the estate of **Annette Toby Gorvy** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 14th day of March, 2023

**Name: Jillian Rene Diamond and Kenneth Stephen Gorvy**  
**Title: Co-Executors**  
**Address: c/o Galaradi Law, 1418 Dresden Drive, Suite 240, Atlanta, GA 30319**

**Notice to Debtors and Creditors**

All creditors of the estate of **Ben Brooks Turner** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 23rd day of March, 2023

**Name: Elizabeth Turner Kessler**  
**Title: Exectuor**  
**Address: 495 Forest Valley Road, Atlanta, GA 30342**

**Notice to Debtors and Creditors**

All creditors of the estate of **Berry Lummus, Jr.** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 16th day of March, 2023

**Name: Jean Lummus**  
**Title: Administrator**  
**Address: 3285 Benjamin E. Mays Dr. SW Atlanta, Ga 30311**

**Notice to Debtors and Creditors**

All creditors of the estate of **Catherine Dunkle Jones** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 22nd day of March, 2023

**Name: Nancy Turner**  
**Title: Daughter**  
**Address: 2430 BETHANY BND**

**Notice to Debtors and Creditors**

All creditors of the estate of **Cynthia Huguley** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law,

and all persons indebted to said estate are required to make immediate payment.

This 15th day of March, 2023

**Name: Chandra Stewart**  
**Title: Executor of Estate**  
**Address: 160 Ontario Drive Fairburn, GA 30213**

**Notice to Debtors and Creditors**

All creditors of the estate of **Eleanor Daniels** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 8th day of March, 2023

**Name: Sharon Daniels**  
**Title: Executor**  
**Address: 1121 Bellewood Square Dunwoody, GA 30338**

**Notice to Debtors and Creditors**

All creditors of the estate of **Elizabeth F. Hilbert** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 15th day of March, 2023

**Name: Kurt R. Hilbert**  
**Title: Executor**  
**Address: 600 River Bluff Parkway Roswell GA 30075**

**Notice to Debtors and Creditors**

All creditors of the estate of **Frank L Brown** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 1st day of March, 2023

**Name: Dalphanie Brown**  
**Title: Administrator**  
**Address: McDonough, GA**

**Notice to Debtors and Creditors**

All creditors of the estate of **GEORGE RANDALL JONES** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 15th day of March, 2023

**Name: EUGENIA M. JONES**  
**Title: Executor**  
**Address: 320 Fauna Court, Sandy Springs, Georgia 30350**

**Notice to Debtors and Creditors**

All creditors of the estate of **James Carl Schlachter** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 16th day of March, 2023

**Name: Linda E. Bird**  
**Title: Executor**  
**Address: 328 Brownstones Cir NE**

**Notice to Debtors and Creditors**

All creditors of the estate of **Jan Fry Zagoria** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 23rd day of March, 2023

**Name: David Michael Zagoria**  
**Title: Executor**  
**Address: 5180 Roswell Road, South Building, Suite S100, Atlanta, GA 30342**

**Notice to Debtors and Creditors**

All creditors of the estate of **Joanne Mary Hall-Hellen** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 8th day of March, 2023

**Name: Donald Hellen**  
**Title: Administrator**  
**Address: 204 Acklen Park Drive, Suite 203, Nashville, TN 37203**

**Notice to Debtors and Creditors**

All creditors of the estate of **Lillie M. Lummus** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 16th day of March, 2023

**Name: Jean Lummus**  
**Title: Administrator**  
**Address: 3285 Benjamin E. Mays Dr SW Atlanta, GA 30311**

**Notice to Debtors and Creditors**

All creditors of the estate of **Luther Emerson Hornberger**, late of Fulton County, deceased, are here-

by notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 15th day of March, 2023

**Donna Marie Hornberger, Executor, C/O**  
**J. Christopher Miller, Esq.**  
**11800 Amber Park Drive, Suite 130, Alpharetta, Georgia 30009**

**Notice to Debtors and Creditors**

All creditors of the estate of **Margie Neal Lingo** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 15th day of March, 2023

**Name: Angela M. Johnson**  
**Title: Executor**  
**Address: c/o Pamela G. Sullivan, 980 Birmingham Rd, Ste 501-278, Milton, GA 30004**

**Notice to Debtors and Creditors**

All creditors of the estate of **Marilyn Wright Mitchell** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 22nd day of March, 2023

**Name: Kenneth Mitchell**  
**Title: Attorney**  
**Address: 3951 Snapfinger Pkwy, Ste. 555, Decatur, Georgia 30035**

**Notice to Debtors and Creditors**

All creditors of the estate of **Morris Baker**, late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 8th day of March, 2023

**Name: Yolanda Caprice Baker**  
**Title: Administrator**  
**Address: 900 Circle 75 Parkway, Ste. 800, Atlanta, GA 30339**

**Notice to Debtors and Creditors**

All creditors of the estate of **Paul Allen Alford** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 8th day of March, 2023

**Name: Paula Roth, Robert Alford and Daniel Alford C/O Meyerson Law Firm**  
**Title: Executors**  
**Address: 820 Ebenezer Church Road, Suite 105, Sharpsburg, GA 30277**

**Notice to Debtors and Creditors**

All creditors of the estate of **Renny Harvey** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 9th day of March, 2023

**Name: Nicola Robinson**  
**Title: Attorney for Estate**  
**Address: 12461 Veterans Memorial Hwy, Douglasville, GA 30134**

**Notice to Debtors and Creditors**

All creditors of the estate of **Robert C. Brown** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 15th day of March, 2023

**Name: Alice M Brown**  
**Title: personal representative**  
**Address: 6570 Peppermill Lane**

**Notice to Debtors and Creditors**

All creditors of the estate of **Robert Joseph Buczynski** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 1st day of March, 2023

**Name: Heather Ann Farkas**  
**Title: Executor**  
**Address: 4039 Land O Lakes Dr. NE, Atlanta, GA 30342**

**Notice to Debtors and Creditors**

All creditors of the estate of **Ruby Daniels Harris** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 15th day of March, 2023

**Name: John J. McManus**  
**Title: Attorney for the Estate**  
**Address: 4228 First Ave., Suite 14, Tucker, GA 30084**

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**Notice to Debtors and Creditors**  
All creditors of the estate of **Sarah Spiegelman Goldberg** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 1st day of March, 2023  
**Name: Marcia Faye Brown**  
**Title: Executor**  
**Address: 2707 Bryan Place,**  
**Alexandria, VA 22302**

**Notice to Debtors and Creditors**  
All creditors of the estate of **SYBLE LATHAM (A.K.A. SYBLE BEATRICE LATHAM)** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 8th day of March, 2023  
**Name: TOBY J. LATHAM**  
**Title: Administrator with Will Annexed**  
**Address: C/O Amanda Riedling, 192 Church Street,**  
**Marietta, GA 30060**

**Notice to Debtors and Creditors**  
All creditors of the estate of **Zalph Alderman Rochelle**

late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 1st day of March, 2023  
**Name: Lawrence B. Domenico**  
**Title: Attorney for Executor, Antoinette Rochelle Vaughn**  
**Address: 1050 Crowne Pointe Parkway, Suite 1500,**  
**Atlanta, GA 30338**

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF JACKIE NICHOLS, DECEASED  
All creditors of the estate of **JACKIE NICHOLS**, Deceased, late of Fulton County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.  
**Mary Denise Nichols**  
**Executor of**  
**Jackie Nichols, deceased**  
**405 Shade Tree Drive**  
**Stockbridge, GA 30281**  
**Address**  
(Please run this ad in the legal organ newspaper for the above county for four consecutive weeks.)

**NOTICE TO DEBTORS AND CREDITORS**  
STATE OF GEORGIA  
COUNTY OF FULTON  
IN RE: ESTATE OF TAMARA LYNN DIDJURGIS  
All creditors of the estate of **Tarmara Lynn Didjurgis** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 22 day of March, 2023.  
**Brian William Busch**  
**Administrator of**  
**Tarmara Lynn Didjurgis, deceased**  
**1425 Birmingham Rd.**  
**Milton, GA 30004**  
**John B. Miller, Esq.**  
**GA Bar No. 507305**  
**John B. Miller & Associates, P.C.**  
**P.O. Box 675433**  
**Marietta, GA 30006**  
Publish Dates:  
Please run in the Daily Report for four consecutive weeks.  
OCGA 53-7-41 states: "...Every personal representative shall, within 60 days from the date of qualification, publish a notice directed generally to all of the creditors of the estate to render an account of their demands.

The notice shall be published once a week for four weeks in the official newspaper of the county in which the personal representative qualified..."

**NOTICE TO DEBTORS AND CREDITORS**  
**STATE OF GEORGIA,**  
**COUNTY OF HALL.**  
**IN RE: Estate of Aranette Griffin Walker, Deceased**  
**(PC-2022-3038)**  
All creditors of the Estate of Aranette Griffin Walker, deceased, late of Fulton County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.  
This 24th day of March, 2023.  
**Timothy David Walker, Administrator**  
**Estate of Aranette Griffin Walker**  
**Jason E. Voyles**  
**Hulsey, Oliver & Mahar, LLP**  
**P. O. Box 1457**  
**Gainesville, Georgia 30503**  
**(770) 532-6312**  
**#0000654352:3/29-4EP**



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