

DAILY REPORT

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COMMENTARY

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Newsreel

Dominion: Messages Show Fox News Knew Claims Were False

Attorneys for Dominion Voting Systems argued Tuesday that Delaware Superior Court Judge Eric M. Davis should grant summary judgment in its defamation case against Fox News because it's been proven the network's hosts knew the allegations they were broadcasting were unsubstantiated.

Counsel for Fox News and its parent corporation Fox Corp. maintained coverage of tampering allegations around the 2020 presidential election was presented in the proper context.

Susman Godfrey partner Justin Nelson reviewed each of the 20 statements Dominion plans to present as defamatory at trial, which he said internal communications prove Fox News hosts knew were false, meeting the actual malice bar.

"Unlike almost every single other defamation class, we have in their own words that they knew what they were saying was false," Nelson said.

Dominion attorney Rodney Smolla said if Davis accepts Fox's position on neutral reportage protection, it would fly in the face of SCOTUS precedent on defamation law. A statement being made by a source, even if the statement is newsworthy on its own, isn't automatically exempt from defamation liability, he said.

"One who repeats a defamatory statement is responsible for the resulting damage," Smolla said. "The quotations are intertwined with the voice of the outlet itself. There's a kind of tapestry in which the overall message is, 'these things happened.'"

Dominion's attorneys argued Fox News hosts stepped over the line of actual malice by repeatedly booking guests whose statements they should have been able to predict and that they knew to be untrue.

Erin Murphy of Clement & Murphy argued for Fox News and Fox Corp. that the relevant standard isn't whether the allegations made on air can be proven false, but whether a reasonable Fox News viewer would interpret them as being presented as fact.

—Delaware Law Weekly



The plaintiff is represented by Edward Dovin (left) and Allison Ficken of Dovin Ficken. They have requested a trial by jury for compensatory and punitive damages, litigation costs and attorney fees.

Atlanta Personal Injury Lawyer Sued Over Incident at Restaurant

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ATLANTA PERSONAL INJURY attorney Harris Weinstein of the Weinstein Firm, known for his billboard hashtag #WeinsteinWin, has been sued by a restaurant assistant manager who alleges Weinstein punched him when he was trying to defuse an altercation between Weinstein and other café guests in March 2022.

The plaintiff, Tyler Davenport, is represented by Edward Dovin and Allison Ficken of Dovin Ficken. Dav-

enport has requested the court for a trial by jury for compensatory and punitive damages, the cost of litigation and attorney fees.

Weinstein is represented by Jackson Dial of Weinberg Wheeler Hudgins Gunn & Dial. Weinstein's answer and response to the complaint deny all of Davenport's allegations. The response argues that he was acting in self-defense at the time of the incident and that the plaintiff's claims are barred because he was a mutual combatant.

See **PUNCH**, page 2

Punitive Damages Cap Leaves Ga. Litigators to Leverage 'the Unknown'

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AFTER A COLLISION generated by a commercial truck left a Putnam County woman injured, her plaintiff counsel convinced a federal jury to return a nearly \$27 million verdict against the defendants.

But with \$20 million of the verdict being punitive damages in a state that constitutionally caps such recovery at \$250,000, the trial court nixed nearly 74% of the plaintiff's jury award.

Now plaintiff counsel who succeeded at securing the multimillion-dollar verdict in the U.S. District Court for the Middle District of Georgia are detailing how they did it, and why they ultimately opted to settle the matter post-trial.

'Proceeds Without Stopping'

Atlanta attorney Jed Manton of Harris Lowry Manton teamed with firm colleagues Molly E.

See **PUNITIVES**, page 3



Jed Manton (from left), Madeline "Molly" McNeely and Jeffrey R. Harris of Harris Lowry Manton are representing the plaintiff.

Pa. High Court to Hear Case Over Legality of Ga.-Based Pace-O-Matic Gaming Machines

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The case has been stewing in the Commonwealth Court since June 2018, but an avenue to bring the case before the high court only recently appeared.

THE LEGALITY OF gaming devices made by Georgia-based Pace-O-Matic is headed to the Pennsylvania Supreme Court after years of litigation in the Commonwealth Court.

A group of six casinos, represented by Lamb McErlane, was the most recent of several parties involved in the case to file an appeal in the past month. And on Monday, they joined the Pennsylvania Gaming Control Board and the Department

of Revenue in turning to the high court to address the matter.

"We're pleased that the issue has now reached the state's highest court," Lamb McErlane partner Joel Frank said.

The case, captioned *POM of Pennsylvania v. Department of Revenue*, had stewed in the Commonwealth Court since June 2018 until an avenue recently appeared to bring the case before the high court. The appeals centered on a 2019 en banc ruling the Commonwealth Court entered and only became final with POM's discontinuance of the case in February.

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▶ COMMENTARY



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VPPA Claims Are on the Rise in Consumer Privacy Class Action Litigation Trends

ALDO M. LEIVA AND ALEXANDER F. KOSKEY

IT'S NO SECRET that plaintiffs firms have been developing legal theories relating to third-party software technologies used on websites. This includes a recent spike in lawsuits alleging that websites running the Meta "Pixel" code are violating the Video Privacy Protection Act (VPPA) by sharing information about visitors' video-viewing habits and history with Meta. These lawsuits continue the growing trend of consumer privacy class action litigation across the country and represent a significant risk to a wide variety of companies. This article provides an overview of the VPPA and best practices for your company to mitigate these potential risks.

VPPA Overview

The VPPA was enacted by Congress in 1988 after then-Supreme Court nominee Robert Bork's video rental history was leaked to a news organization without his consent. Under the VPPA, a "video tape service provider" is generally prohibited from disclosing the personally identifiable information (PII) of a consumer derived from specific video materials or services without their consent. A video tape service provider includes any person engaged in the business of the rental, sale, or delivery of video tapes or "similar audiovisual materials." The open-ended language of that definition has allowed the VPPA to evolve with technology over the last 35 years and is now being used by plaintiffs counsel to target companies in a variety of industries.

Over a decade ago, an upsurge of lawsuits alleging VPPA violations against online video streaming services, such as Hulu and Netflix, led to an amendment to the VPPA allowing video tape service providers to

disclose PII to third parties after obtaining informed, written consent from consumers.

Evolution of the VPPA and 'Pixel' Litigation

Plaintiffs lawyers are creatively interpreting the definition of businesses that deliver audio visual materials to apply to modern technologies that allow video files to be accessed by website visitors in addition to online sales of DVDs or other visual media. Therefore, under these theories, any business that has a website with video capabilities could potentially be a video tape service provider under the VPPA.

The latest wave of VPPA claims targets businesses with websites that run Meta's Pixel code, alleging that the use of the code results in the disclosure of consumer PII to Meta in violation of the VPPA. Over the last year, this has resulted in claims being asserted against a wide variety of website operators, including news outlets, movie studios, streaming services, professional sports organizations, and e-commerce companies across the country. Notably, many of these claims are being asserted against businesses with websites that are not primarily intended to stream videos or rent, sell, or deliver video media. This was recently evidenced in a January 2023 lawsuit against a major fast-food restaurant alleging violations of the VPPA related to a holiday-themed website operated by the company.

The success of businesses in securing dismissal of VPPA claims has been mixed and is largely dependent upon jurisdiction. The U.S. District Court for the Southern District of New York has adopted a narrow view on the type of information that qualifies as PII, leading to more frequent dismissals of claims. Similarly, federal courts in Rhode

Island and the Northern District of California have also dismissed VPPA claims where the viewed content was live-streamed (as opposed to prerecorded), on the grounds that this scenario fell outside the VPPA's definition of video tape service provider. However, courts in Massachusetts and the Northern District of Georgia have denied motions to dismiss, holding that plaintiffs filed plausible claims under the VPPA and allowed such claims to proceed to discovery.

Potential Damages and Best Practices

Companies that are found to be liable under the VPPA are potentially subject to actual or liquidated damages of at least \$2,500 per affected consumer, punitive damages, attorney fees and costs, and other equitable relief. Therefore, with hundreds of thousands of consumers potentially comprising a class, the potential damages are significant.

The continued increase in VPPA claims is anticipated, given the lack of clear consensus among the courts. Companies should closely monitor VPPA claims as they are evaluated by the courts. Additionally, as a best practice, companies should assess and understand their use of Meta's tracking Pixel, Google Analytics, or any other software technology being used to potentially monitor website traffic or track consumer activity. As part of such assessments, companies should review their policies and procedures, website privacy notices, terms of use, consent forms and other procedures for obtaining opt-in/opt-outs from consumers. ☞

This commentary was first published by Daily Business Review, an ALM affiliate of the Daily Report.

GAMING, from page 1

Frank said that between the 2019 ruling and the recent discontinuance, various disputes involving discovery, motions to intervene and changing legal representation bogged down the case. He said the discontinuance enabled the parties to appeal. However, he is unsure of POM's motivation for discontinuing the case.

Attorneys with Kleinbard and Myers, Brier & Kelly, who represent POM, did not respond to requests for comment.

"Our games have been held by the courts to be legal, and no court has ever held that our game is an illegal gambling device," Matthew Haverstick, a partner at Kleinbard, said in an October statement to The Legal Intel-

ligencer. "I know the casinos wish that wasn't the state of the law, but there it is."

POM initiated the dispute through a 2018 petition for review asking the Commonwealth Court to declare that its games were legal under state law. In response, the Pennsylvania Department of Revenue sought a declaration that POM's games were unlawful slot machines subject to regulation under the Pennsylvania Race Horse Development and Gaming Act.

In its 2019 opinion, the Commonwealth Court determined that the Gaming Act did not apply to POM's machines since the act governed only licensed gambling devices. The ruling, however, did not determine the legality of the devices under the Pennsylvania Crimes Code.

A spokesperson for the DOR, represented by the Pennsylvania Office of the Attorney General, declined to comment.

Following the ruling, which denied the DOR's application for summary relief, the Gaming Control Board and the casinos sought to intervene. The court had not ruled on their intervenor status by the time the case was discontinued.

A representative for the Gaming Control Board, which its in-house attorneys represent, did not respond to requests for comment.

Frank said POM's gaming machines face widespread opposition from various agencies—including the city of Philadelphia, the Pennsylvania State Police and the Bureau of Liquor Control Enforcement—which

contend that POM creates illegal gambling devices.

"It's a widespread issue because they're popping up everywhere," Frank said.

The appellants each presented slightly different questions to the high court. Still, they broadly center on whether the Gaming Act regulates unlicensed slot machines and whether the act supplanted the Crimes Code's regulation of slot machines.

"One of the key components is the interaction and interplay between the Crimes Code and the Gaming Act," Frank said. ☞

Aleeza Furman reports for The Legal Intelligencer and other ALM affiliates of the Daily Report. This article was first published by The Legal Intelligencer.

PUNCH, from page 1

"Mr. Weinstein is disappointed that this very minor incident during which Mr. Davenport was not injured has resulted in a classic shakedown lawsuit. Mr. Weinstein denies the allegations in the lawsuit and is adamant that he only acted in response to Mr. Davenport, a manager at Three Dollar Café on Roswell Road, hurling antisemitic remarks towards him," Dial wrote in an email to the Daily Report. "Mr. Weinstein is considering potential legal action against Mr. Daven-

port and TDC. Mr. Weinstein will not allow himself to be further victimized by a lawsuit and looks forward to having the entire story come to light."

While a police report was not filed, Ficken said the entire incident was caught on video.

In early March, both parties motioned to extend the deadline for discovery until June 1, so Ficken said it's too early to say if and when the case will see its day in court.

Davenport's complaint alleges that Weinstein and his parents were engaged in

a heated verbal conversation while waiting for their food at the Three Dollar Café in Roswell in March 2022, when Weinstein got violent and slapped a burger out of a bystander's hands.

In response, the complaint says Davenport asked Weinstein's party to leave and started filming Weinstein when the situation continued to escalate. When it looked like Weinstein was leaving the restaurant, Davenport followed him out, allegedly to make sure Weinstein was leaving peaceful-

ly. He was not. Weinstein punched Davenport and retreated to his car, where he continued to threaten Davenport by repeatedly shouting "You are done, you are f***ing done" from his window.

The complaint continues that "on information and belief," Weinstein has returned to Three Dollar Café since the incident, "perhaps to follow through on his threats."

The case is Tyler Davenport v. Harris Weinstein, No. 2022CV366991 in the Fulton County Superior Court. ☞

PUNITIVES, from page 1

McNeely and Jeffrey R. Harris, and Macon lawyer Steven R. McNeel of Buzzell, Welsh & Hill to represent plaintiff, Judith Fielder, following the November 2020 crash.

Manton said a commercial freightliner driven by Latium USA Trading employee Michael Turner moved into the then-81-year-old plaintiff's oncoming lane of traffic while attempting to pass a slow-moving vehicle in central Georgia's Putnam County.

"It's a two-lane road, and he comes from the southbound lane into the northbound lane, across the double-yellow [line]. That causes the lead vehicle in the opposite direction to slam on his brakes, and our client then runs into the back of that vehicle that slammed on his brakes," Manton said. "The delivery truck then moves back into the correct lane of travel without contacting any of the vehicles and then proceeds without stopping but is eventually pulled over about 15 miles down the road."

Manton said one of several witnesses to the crash trailed the freightliner from the scene until police intercepted the transporter of commercial and residential building products.

Contending the trucker had been liable for his client's rear-end collision and "numerous broken bones," plaintiff counsel filed a personal injury complaint against Turner, his New York-based employer and their insurer, United States Fire Insurance Co. of New York.

"Defendant Michael Turner is a resident and citizen of Alabama. At all relevant times, Mr. Turner was engaged in the business of transporting products throughout Georgia and/or over the roads of Georgia

on behalf of Latium," the complaint alleged. "Latium is vicariously liable for the actions and inactions of Mr. Turner."

Quintairos, Prieto, Wood & Boyer attorneys Alphonsie Nelson and Craig R. White of Atlanta represented the defendants but did not respond to a Daily Report request for comment.

Plaintiff counsel said the defense duo teamed with Atlanta appellate attorney Gary J. Toman of Weinberg Wheeler Hudgins Gunn & Dial. A request for comment also went unanswered by Toman.

'Threw Him the Keys and Let Him Go'

Plaintiff counsel said the defendants' initial denial of liability stifled negotiation efforts, leading the case trial.

Through discovery, the plaintiff team argued it learned the truck driver had allegedly been taking a personal phone call while wearing headphones and smoking when he'd entered oncoming traffic during his attempt at passing the other vehicle.

Manton said that in the days leading up to the trial, which started Feb. 27, the defendants admitted to "simple negligence" in Turner's operation of the delivery truck and Latium's "hiring and training of their driver."

But rather than focus on the negligence of the driver, plaintiff counsel proceeded to center its trial strategy on the alleged negligence of Latium as Turner's hiring employer.

"As reckless as the driver's individual conduct was, what discovery unearthed was that the company didn't check on any of his background that were on his resume that he provided, which would have showed he

was listing jobs during the time that he was incarcerated," Manton said.

After allegedly employing the driver without conducting a thorough background and reference check, Manton said Latium acknowledged "they don't have any training program for their truck drivers."

"They didn't provide any training on the federal safety regulations for truckers," Manton said. "Other than a 30-minute ride with him—which they didn't even document correctly—they basically threw him the keys and let him go."

Gathered before Judge Tilman E. "Tripp" Self III in the U.S. District Court for the Middle District of Georgia, plaintiff counsel argued jurors should also assess vicarious liability against the trucker's employer because of the "unreasonable amount of territory" Latium scheduled Turner to cover.

"We were able to trace through to figure out what his intended stops were for the day in question," Manton said. "But they failed to maintain his actual hours-of-service logs, which we believe would have shown that he was operating outside the federal regulations."

Punitive Damages Capped

The strategy worked.

After four days of trial, plaintiff counsel said the federal jury awarded over \$4.5 million in compensatory damages after apportioning fault for the collision to the truck driver and his employer at 30% and 60%, respectively.

During the second phase of trial on March 3, the jury returned a \$20 million punitive damages award along with an award for attorney fees of over \$1.8 million against the defendants, per Manton.

Plaintiff counsel applauded the jurors for the time they'd spent "going through the various elements of damages," noting an additional \$250,000 loss of consortium awarded to the plaintiff's husband resulted in a nearly \$7 million compensatory award.

But Manton pointed out that, because of Georgia's \$250,000 cap on punitive damages, his client wouldn't be able to recoup the \$20 million awarded in the secondary phase of trial.

However, the statutory cap had been under appellate review throughout Manton's unaffiliated trial.

With a ruling by the Supreme Court of Georgia regarding the constitutionality of the cap hanging in the balance, Manton said plaintiff counsel leveraged the uncertainty of the cap's future to settle his client's case post-trial.

"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 v. Devereaux* 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." ☞

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Tap Into New Revenue Opportunities With Data-Backed Technology

JUSTIN HENRY | juhenry@alm.com

LAW FIRMS HAVE a plethora of untapped data sets at their disposal that could open the door to new revenue opportunities, according to the leaders of business development teams at Am Law 100 firms.

The key is to harness internal sources to third-party data and garner buy-in from employees throughout the firm.

Easier said than done, said Legalweek 2023 panelists.

For Melissa Prince, chief client value and innovation officer at Ballard Spahr, this meant creating dashboards and reports to present to lawyers at the firm. It took “a lot of trial and error,” Prince said, but it’s getting easier “now that we have something to show for ourselves.”

Law firm teams will embrace data tools if the intelligence teams pitch them on the case for developing new business, not just gaining a greater understanding of existing clients’ business, said Haile Arrindell, who leads the business development team at Latham & Watkins’ New York office.

“We have emerging clients that require us to be on the cutting edge of what’s out there. It makes them a loyal client to the firm,” Arrindell said.

Data harnessing is becoming even more of a priority as law firms learn of the role artificial intelligence can play in augmenting services to clients.



ADOBE STOCK

AI has entered the picture at Orrick, Herrington & Sutcliffe, where innovation project manager Brandon Cork said the firm completed its fourth round of training for its AI system, designed to recognize the general sectors and specific industries of clients in order to anticipate their legal needs.

At the conclusion of round four, Cork said the system could identify client sectors with 90% accuracy and more specific industry labels with 75% accuracy, exceeding the expectations of leaders at the firm. Greater use of the AI improves its ability to categorize clients, creating a positive feedback loop, Cork said.

“We hope to take some of the burden off our marketing teams who were doing that input manually and free them up to do work they would prefer to do than data entry,” Cork said.

The conclusion of the latest round of training comes after the firm ceased working with an outside vendor that helped them develop the AI “brain.” The firm then proceeded to create a user interface for employees that’s similar to other applications.

The key is to harness internal sources to third-party data and garner buy-in from employees throughout the firm. Easier said than done, said Legalweek 2023 panelists.

At Ballard Spahr, Prince said a partner who joined the firm last year helped develop the firm’s LicenSync tool, which provides clients of the firm’s consumer finance and regulatory group with a dashboard to track regulatory compliance deadlines.

“It can be used without Ballard Spahr lawyers, or you can pay for Ballard Spahr administrative teams to monitor licenses,” Prince said. “That has brought in 10 or 12 clients based upon the technology. It really has been a game changer.”

Challenges to harnessing data include choosing between the vast swaths of internal and third-party data and presenting them to stakeholders in a comprehensible way, panelists said. That’s where bringing in different areas of expertise comes into play, Arrindell said.

“Some of that comes from bringing on new people who ask, ‘I’ve never seen this before, why not do this?’ That opens up the door for the ability to challenge that,” she said, pointing to Latham’s lateral partner onboarding process as an example of an area made more robust by harnessing data. “We want to make sure we line up what they think they are bringing over in terms of client book of business and how does that match up with financial information they shared with us.”

Prince said her firm previously took the position that Ballard Spahr was in a better position to build its data-backed technology internally, but now she said the firm is more interested in partnering with vendors and alternative legal service providers to advance the firm’s tech.

However, its period of independence was important to the firm’s tech literacy, Prince said.

But things are so hot in the legal tech sector and the industry’s growing embrace of artificial intelligence that Ballard Spahr lost two of its vendors when they merged into larger companies and could no longer make adjustments to models they had developed at their same pre-merger speed.

“When we needed for them to make quick adjustments in an agile way to the model, that’s where things fell apart,” Prince said.

Panelists said they are working on standardizing use of data across their firms, which is difficult because different practice groups and industry teams have different data needs. Cork said his “biggest challenge internally” is “breaking down silos because everyone uses data differently.”

Arrindell concurred: “Where I sit with business development is how do we get data sets to talk to each other.”

With so much data coming from different firm systems and departments, Prince said she and Ballard’s client value and innovation team recently created a firm-wide “data warehouse.” Decipherable to all at the firm via a “data dictionary,” this warehouse will, hopefully for Prince, aid in the firm’s AI utilization.

“Whether it’s a data warehouse or there’s another way to organize data that you have, it’s only going to become a bigger and bigger issue,” Prince said.

Questions from panel attendants lingered on the question of client management software, specifically which of the available offerings panelists would recommend. Each of the panelists declined to name any specifically though each expressed dissatisfaction with the options they have used.

Asked how they would choose between the various softwares available, Cork suggested developing a list of priorities and choosing based on those. Arrindell suggested asking peer firm leaders for a list of references. 📞

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Shook Lures Merchant & Gould's Leader to Strengthen IP Group

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SHOOK, HARDY & BACON has lured away a midsize law firm's top attorney to join its intellectual property practice group at its Atlanta office.

Kansas City-based Shook, an Am Law 200 firm, hired Chris Leonard, who'd spent the past five years as Minneapolis-based Merchant & Gould's CEO and managing director. He started at Shook Feb. 27 under the role of senior counsel. Leonard, who's been a licensed attorney since 1994 and a patent lawyer since 1997, spent 22½ years of his career at Merchant & Gould. For six years, beginning in 2000, he worked at the firm's Atlanta office, and, prior to becoming CEO, spent seven years on its executive committee.

"I managed the firm throughout the COVID years, and as that drew to a close, I made the decision to step down from management because I wanted to go back to what I had always done as a practicing attorney, which is U.S. and international patent procurement for companies of all sizes and for individual inventors," he said in an interview. "I made the decision that I wanted to spend the rest of my career getting back to that, particularly in the technical areas of electrical software and mechanical technologies."

Leonard added one reason he joined Shook is its "deep technical and experienced bench in IP."



Colin Kelly (left), Shook, Hardy & Bacon's Atlanta office managing partner, said Chris Leonard's experience will serve the firm well.

"But secondly, I have known a number of the Shook attorneys, particularly the very senior attorneys over 20 years because we represented clients in the same technical space but we also represented large clients where both firms represent the same clients," he said. "So I got to know a number of their people. When I made the decision to step down from Merchant & Gould, it was

very easy to move to Shook because of the relationships there.

"But also Shook serves industries that are directly in my technical and legal areas. They do a lot of patent procurement and patent analysis work in the technical areas I specialize in. But ... Shook, Hardy & Bacon, in addition to their really strong IP business, they do amazing work in other areas, such as products

liability, in a wide range of industries including automotive, telecommunications and everything in between, mostly on the defense side."

Colin Kelly, Shook's Atlanta office managing partner, said Leonard's experience will serve the firm well.

"Chris has served in nearly every national law firm management role (including managing partner) throughout his career," he said in an emailed statement. "Having Chris join us not only expands our intellectual property services in Atlanta and nationally—it gives us a deeper bench of thoughtful leadership to support our strategic growth. We have doubled the size of the Atlanta office since we launched in June 2019."

In an emailed statement, Leonard Searcy, an IP attorney and partner with Shook's Atlanta and Kansas City offices, added, "We have known and worked with Chris for many years in the intellectual property space. He brings an impressive array of credentials, especially in IP, which will help us as we continue to expand our IP services nationally, and in particular, the Southeast and Northeast regions of the country."

Email and phone messages sent to a Merchant & Gould spokeswoman seeking comment on Leonard's departure were not returned by deadline. 📧

Everett Catts (@ecattsDR) is the brand editor for the Daily Report and Georgia bureau chief for ALM.

'You and Your Family Shot': Fla. Lawyer Allegedly Threatened Over Accused FTX Crypto Influencer

MICHAEL A. MORA | mmora@alm.com

A CRYPTOCURRENCY influencer, who is among defendants sued last week for \$1 billion in fortunes lost via FTX, is the subject of a status conference for alleged threats and harassment on a Florida attorney.

Lead counsel Adam Moskowitz, the managing partner of the Moskowitz Law Firm in Coral Gables, Florida, said crypto influencers, allegedly like defendant Ben Armstrong, take the position that they are "immune from accountability" for statements made online to their followers.

"Anyone with a computer that's just hiding in their parents' basement, that has millions of followers, could be very dangerous," Moskowitz said. "This guy was sending out my office address, he said he was going to call me during his show, and he was going to track down my family. These are the people that specific companies set up to fuel profits."

Armstrong, who does not have legal counsel listed in the federal docket, did not respond to a call requesting comment. However, on social media, Armstrong said that "he never had contact with anyone at FTX and never even had a reflink," and as a result, a countersuit that will prove his innocence would return "the easiest money anyone ever made."

A "reflink" is a unique URL that companies provide to an influencer in referral marketing programs to track web traffic



J. ALBERT DIAZ/ALM

Chief Judge Cecilia M. Altonaga of the U.S. District Court for the Southern District of Florida entered an order setting the status conference.

to determine if the partnership was worthwhile.

"People think I'm brave because I go directly at people irregardless or [sic] who they are or what position they hold," Armstrong tweeted. "The fact is I always go at people with the truth on my side and nothing to hide. That's what allows me to be so bold. You should try it."

Now, Chief U.S. District Judge Cecilia M. Altonaga, who sits on the Southern District of Florida bench entered an order setting the status conference.

In a separate action, lead-named plaintiff Edwin Garrison sued celebrity endorsers

like Tom Brady, Madonna, and Gwyneth Paltrow, to recoup investor money.

“Anyone with a computer that's just hiding in their parents' basement, that has millions of followers, could be very dangerous. This guy was sending out my office address, he said he was going to call me during his show, and he was going to track down my family. These are the people that specific companies set up to fuel profits.”

—Adam Moskowitz, managing partner, Moskowitz Law Firm, Coral Gables, Florida

Moskowitz is joined by lawyers David Boies and Stephen Zack of Boies Schiller Flexner, as well as additional attorneys, including his law firm partner Joey Kaye.

In the class action filed last week, Garrison sued eight influencers, over their alleged "major role" promoting Sam Bankman-Fried's FTX Trading Ltd., which filed for Chapter 11 bankruptcy protection in November. Garrison alleged "undisclosed payments ranging from tens of thousands of dollars to multimillion-dollar bribes."

To recoup investors' money, Garrison argued in the complaint that his counsel does not have to prove "reliance" or "deceit." Rather, they must show that they suffered damages from first, purchasing an unregistered security, and second, the defendants promoted the unregistered security for their "financial benefit and/or the financial benefit of FTX," he said.

Armstrong, for instance, has more than 1 million followers on Twitter, and more than 1.45 million followers and 244 million views on his "BitBoy Crypto" YouTube channel since its launch in February 2018. A disclaimer on his channel says he is not a "professional advisor."

After Armstrong allegedly encouraged his followers in a post to take action, Garrison said the "most concerning" message they received was by a person who allegedly warned Moskowitz "that 'these people are dangerous' and can result in 'you and your family shot.'"

Moskowitz said he has since filed a report with the authorities.

"This will not stop me from defending my clients," Moskowitz said. "It will make me more vigilant, more dedicated, and I will see this fight until the end." 📧

Michael Mora (@michaelladammora) is a litigation reporter for the Daily Business Review, an ALM affiliate of the Daily Report. This article was first published by Daily Business Review.

A 'Soft Spot': Lawyers See Michael Cohen as Possible Liability if Trump Is Indicted

EMILY SAUL | esaul@alm.com

SHOULD THE MANHATTAN District Attorney's Office indict former President Donald Trump, veteran lawyers agree one of the biggest risks to their case is one man: Michael Cohen.

"Michael Cohen has all the characteristics of the traditional bad guy cooperator," white-collar defense attorney Marc Agnifilo said. "He's been convicted. He has everything to gain by pointing the finger, and everything to gain by making himself valuable. I think that's definitely a soft spot for the government."

While the case that prosecutors are presenting to the grand jury remains unknown, Cohen has appeared numerous times to testify. He most recently appeared at the DA's lower Manhattan office on Monday in the event prosecutors required more of him, according to his attorney Lanny Davis.

Longtime criminal defense lawyer Robert Gottlieb agreed that Cohen's background as well as his penchant for the spotlight could make him a liability as a witness.

"One of the challenges clearly will be the attacks on Michael Cohen's credibility," said Gottlieb, of Robert C. Gottlieb & Associates. "Michael Cohen should stop talking. If I was the prosecutor I would be saying to Michael Cohen to please shut your mouth. Everything he says can only provide Trump with cross-examination material."

A self-described fixer for the former president, Cohen could be testifying in connection with hush money payments issued to adult film star Stephanie Clifford, better known as Stormy Daniels. But given their decades working together, he can also speak to Trump's business patterns and practices.

Both Agnifilo and Gottlieb agree that while Cohen's testimony could not stand alone, he could be a powerful witness if corroborated by documents.

"We can assume the DA's office is doing everything in its power to corroborate Cohen as much as possible," stated Agnifilo, who serves as lead counsel at Brafman & Associates. "But I think the DA's office would have to assume that, uncorroborated, Cohen as a witness is unbelievable."

"It will depend on how much documentary evidence there is to support his testimony, so



DIEGO M. RADZINSCHI/ALM

Michael Cohen, former attorney to President Donald Trump, most recently appeared at the New York district attorney's office Monday in the event prosecutors required more of him.

the case isn't only based on Michael Cohen's credibility alone," Gottlieb added.

Davis said he was aware of the various attempts to paint his client as an unreliable witness, but said his client had only ever lied in service of Trump.

"On July 2, 2018, after 10 years of lying for Donald Trump, not for himself, Michael Cohen turned away and decided to tell the truth," Davis said. "He lied at the instruction and for the benefit of Donald Trump."

Davis added that, should Trump be indicted, jurors will not have to not rely solely on Cohen's testimony.

"There are plenty of documents to back up what [Cohen] will say," he said.

Cohen was disbarred following his August 2018 guilty plea to charges of willful tax evasion; making false statements to a bank; causing an unlawful campaign contribution; and making an excessive campaign contribution.

Davis pointed out that—absent the tax evasion charges—federal prosecutors themselves had described Cohen as acting in service of Trump.

In the event he is a key witness, Cohen's longtime relationship with Trump could also provide the former president and reality TV star a defense.

"If I'm Donald Trump, I can say 'Cohen's handling this, he handles a lot of things for me. I don't know how he's doing things or how

he handled this or that,'" Agnifilo explained. "It's the classic CEO defense in every white-collar case. 'I'm a big picture guy and I don't know how these relatively ministerial matters are handled.'"

“One of the challenges clearly will be the attacks on Michael Cohen's credibility. Michael Cohen should stop talking. If I was the prosecutor I would be saying to Michael Cohen to please shut your mouth. Everything he says can only provide Trump with cross-examination material.”

—Robert Gottlieb, criminal defense attorney

While Trump and his lawyers so far have assailed the case as a political witch hunt, Agnifilo said he didn't think a selective prosecution defense was the best way to approach whatever charges may be forthcoming.

"This case isn't going to be won or lost on slogans, it's going to be won or lost on the ability to pick apart the evidence, attack the legal theory, and show the DA's case lacks merit," he said. "The more that Trump lets this be anything more than the case, the worse he does. I don't think you can beat the drum of selective prosecution. I think juries do that on their own. Selective prosecution all tumbles back into the quality of the evidence. If the evidence is of poor quality, the jury will see that."

Gottlieb noted that he didn't think the life cycle of the case pointed to a selective prosecution argument either.

"Bragg has already demonstrated that he was reluctant to charge Trump based on his refusal to bring charges in the investigation that was headed by Mark Pomerantz," he said, referencing a former special counsel to the DA's office who resigned in protest and went on to write a memoir about the case. "There is no indication other than hot air and rhetoric by partisans that Bragg is motivated in any way by politics."

While the charges sought remain unknown, any indictment brought in connection with the long-public \$130,000 hush-money payment made to Clifford through a phony invoicing scheme could be legally tenuous.

Under New York state law, creating false business records is a misdemeanor. However, falsifying business records can be prosecuted as a felony if a defendant concocted the documents with the intent to commit or conceal "another crime."

But the statute is ambiguous and untested, and it remains unclear if "another crime" applies to federal crimes or only to state crimes. If the office charges the case based on alleged violations of federal election law, the charges could face being knocked down to a misdemeanor on appeal.

John Moscow, a longtime former prosecutor at the Manhattan DA's office and now Senior Counsel at Lewis Baach Kaufmann Middlemiss, said he's been involved in many discussions about whether a "small crime" is worth prosecuting.

"The question is, should you prosecute or not," Moscow explained. "There's some thought that falsifying business records is too small a crime. My thought is it is a very small crime. But your choices are to prosecute or not to prosecute, and if the evidence is there, you've got to prosecute."

Regarding Cohen's credibility, he said he didn't think it would be a huge problem.

"Michael Cohen is supposed to be a liar and a thief. Okay, he wasn't my liar and thief, he was Trump's," Moscow said. "The whole point is he isn't pure—he's Trump's."

Agnifilo said he thought indicting Trump could be a risky move.

"It's a high-stakes prosecution without a lot of reward for the DA's office," he said. "I don't think it's gonna be a rock-crusher of a case."

On Tuesday, Trump's civil attorney Alina Habba described Cohen as a "convicted felon" who "has gone into Congress and lied."

"Former President Trump and possibly future President Trump has been completely unfairly treated, this is a politicization of our justice system," said Habba. "It would be a very grave mistake for them to indict President Trump."

Meanwhile, downtown Manhattan braced for possible chaos after Trump on Saturday used social media to proclaim he'd be arrested Tuesday and urged his supporters to protest.

Earlier Tuesday a bomb threat was called into 911 for several courthouses in lower Manhattan, a court spokesman said, including the DA's office.

Bragg on Saturday sent an email to staff in response to Trump's postings, saying he would not "tolerate attempts to intimidate our office or threaten the rule of law in New York."

"In the meantime, as with all our investigations, we will continue to apply the law evenly and fairly, and speak publicly only when appropriate," Bragg wrote.

Trump remains in Florida, his lawyer Joe Tacopina said midday Tuesday. 

Emily Saul (@emily_saul_) is a litigation reporter for the New York Law Journal and other ALM affiliates of the Daily Report. This article was first published by New York Law Journal.

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FULTON COUNTY DAILY REPORT

OPINIONS DAILY

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Georgia Court of Appeals

criminal

READERS: Please note, all opinions are published subject to change upon reconsideration or upon the Court's own motion. Rules of the Supreme Court of Georgia, Rule 48 (h), (i) & Rules of the Court of Appeals, Rule 37 (f), (g). Any opinion that is substantively modified will be republished in *Opinions Daily* as amended.

civil

Contractual Disputes

Bristol Consulting Group, Inc. et al. v. D2 Property Group, LLC et al.
A22A1209 (2/22/2023)

Bristol Consulting and its owner, Donny Hyder, appealed a summary judgment order and jury verdict against them in a civil action arising out of a failed commercial real estate deal. The court affirmed the judgment and verdict.

Hyder assisted D2's owners, John and Brian Dalton, to invest in and manage real estate projects. Hyder proposed a multimillion dollar property deal to the Daltons and assured them he could procure financing. The Daltons invested \$150,000. Hyder represented that he had a right to purchase the property for \$3 million and that he would return \$100,000 when he closed the financing. In exchange for his services, Hyder would receive 25% ownership of the property and a \$1 million cash payout upon completion. The parties did not put their agreement into writing. Hyder entered an agreement to purchase the property for \$1.1 million but did not disclose the lower price to the Daltons. The Daltons borrowed \$230,000 that was to be paid into an escrow account to secure \$12 million in financing, but no financing was secured. The property was transferred into Hyder's company and the Daltons executed personal guarantees to ensure payment of a \$1 million note. A \$2 million bridge loan for the project went into default and the property was not developed. Hyder sued to demand the Daltons to make payments under their personal guarantees. The Daltons filed a counterclaim for fraud, conversion, promissory estoppel, unjust enrichment, and tortious interference. The trial court ruled that the guarantees were void and unenforceable. A jury found for the Daltons on their remaining claims.

In his appeal, Hyder first argued that the trial court erred in denying a motion for mistrial after it allowed the jurors to submit questions to be posed to witnesses. The court reviewed the trial court's processes in allowing those questions and the record on how they were submitted and used. Neither party objected to those instructions. It found no reversible error because the processes complied with the procedures outlined in the Georgia Supreme Court's *Benton v. State* precedent. Hyder next claimed that the trial court erred in denying his motion for a directed verdict as to the Daltons's counterclaim for fraud in the inducement. The court reviewed the elements of that claim and the evidence in the record and rejected Hyder's argument. The evidence showed the Daltons's reliance on Hyder's misrepresentations and the relationship of trust between them that justified their reliance. Hyder last argued that the trial court erred in denying his motion to amend the verdict form. The court summarized the consolidated pretrial order and the parties' agreement as to that order. It reviewed a charge conference discussion concluding that the form should include a single line for total damages over separate damages to correlate with each claim. Hyder argued that the form did not allocate damages among the three potentially liable parties. The court amended the form to include separate lines for each party, but did not separate damages as to each claim. Hyder claimed the form resulted in an inconsistent verdict. The court rejected that argument and affirmed the trial court's judgment and order.

ATTORNEYS: M. O'Neill, (Womble Bond Dickinson (US) LLC), Charlotte, for appellee. Kimberly Ellison, Wayne Kendall, (Wayne B Kendall PC), Fayetteville, for appellant.

JUDGE: Dillard

Education Law • Personal Injury

Griffith v. Robinson
A22A1742 (2/22/2023)

Summary judgment was properly entered against a plaintiff who asserted tort claims based on allegations that the defendant made defamatory statements against the plaintiff in a complaint filed with the Georgia Professional Standards Commission, where the suit was barred

by sovereign immunity and official immunity. The Georgia Court of Appeals affirmed a judgment. Lakeisha Griffith was the principal at a public high school. Eric Robinson was the assistant principal. Robinson filed a complaint with the PSC, alleging, among other things, that Griffith had a criminal arrest record that she had not reported to the PSC. After an investigation, the PSC issued a decision finding probable cause to recommend a 20-day suspension of Griffith's contract for failure to disclose her criminal history and falsifying employment applications. An ALJ reversed on appeal, reasoning that a criminal case against Griffith had been dismissed and her record expunged, and that her failure to disclose the history was an honest mistake based on her mistaken belief that she was not required to report the criminal case following expungement. Griffith sued Robinson, alleging libel, slander, and other torts based on the complaint Robinson filed with the PSC. The trial court granted summary judgment in Robinson's favor on all Griffith's claims, ruling that all the claims were barred by either sovereign or official immunity. The Court of Appeals affirmed. First, as to sovereign immunity, the Georgia Tort Claims Act provides a limited waiver of the state's sovereign immunity for torts of state officers and employees while acting within the scope of their official duties or employment. But that waiver of immunity by the state did not apply in this case because the term "State" as used in the Act does not include school districts. Second, as to official immunity, official immunity is applicable to government officials and employees sued in their individual capacities. Robinson made a prima facie showing of his entitlement to official immunity and established the absence of any evidence from which Griffith could show that he had negligently performed a ministerial act or had performed a discretionary act with malice.

ATTORNEYS: Randall Farmer, (Attorney at Law), Marietta, Russell Britt, (Attorney at Law), Atlanta, Pearson Cunningham, (Hall Booth Smith), Atlanta, for appellee; Brandon White, (Fulton County Office of the Solicitor General), Atlanta, for other party. Lakeisha Griffith, Lilburn, for appellant.

JUDGE: McFadden

Criminal Appeals • Court Administration

Armstrong et al. v. Solicitor General Of Gwinnett County
A22A1537 (2/22/2023)

A recorder's court judge's refusal to sign a document reflecting the solicitor general's election to prosecute a case as a state offense and to transfer a case from recorder's court to state court was not subject to challenge by the state, where the state had no authority to mount such an appeal. The Georgia Court of Appeals reversed a judgment. By statute, a violation of a state traffic law that is also a violation of a local ordinance may, "at the discretion of the local law enforcement officer or prosecutor," be charged as a violation of either the state statute or the local ordinance, under OCGA §40-6-376(a). A dispute arose between the judges of the Gwinnett County recorder's court and the Gwinnett County solicitor general regarding the scope of the solicitor general's authority to select the court in which such cases would be tried. The solicitor general asserted the authority to direct that cases initially charged as ordinance violations be transferred to state court. The solicitor general petitioned for a writ of mandamus and a declaratory judgment. The superior court granted the writ and declaratory relief. The court's order directed the recorder's court judges to timely bind over and transfer cases for prosecution in state court upon the solicitor general's election to pursue prosecutions as state offenses. The judges appealed. The Court of Appeals reversed. The court found that the underlying subject matter in this case concerned rulings in criminal prosecutions from which the state had no statutory authority to appeal. In particular, a recorder's court judge's refusal to sign a document reflecting the solicitor general's election to prosecute a case as a state offense and to transfer a case from recorder's court to state court is not subject to challenge by the state because there is no provision for appeals from such rulings in OCGA § 5-7-1. Further, the solicitor general's petition was not saved by its prayer for declaratory relief. A dispute between the solicitor general and the recorder's court judges is not a controversy between two adverse parties, because a judge acting in an official capacity in a criminal case is not an adverse party with interests antagonistic to those of the state or the defendant, but instead serves in the role

Continued on Next Page

opinions daily

Continued from Last Page

of a neutral decision maker. The superior court was without jurisdiction and should have dismissed the petition without reaching the merits.

ATTORNEYS: Brian Whiteside, Joseph Morales, (Gwinnett County Solicitor's Office), Lawrenceville, Lisamarie Bristol, (Office of the Public Defender), Monroe, for appellee. Walter Britt, (Chandler, Britt & Jay, LLC), Buford, for appellant.

JUDGE: McFadden

Criminal Law • Constitutional Law

Mitchell v. The State
A22A1521 (2/22/2023)

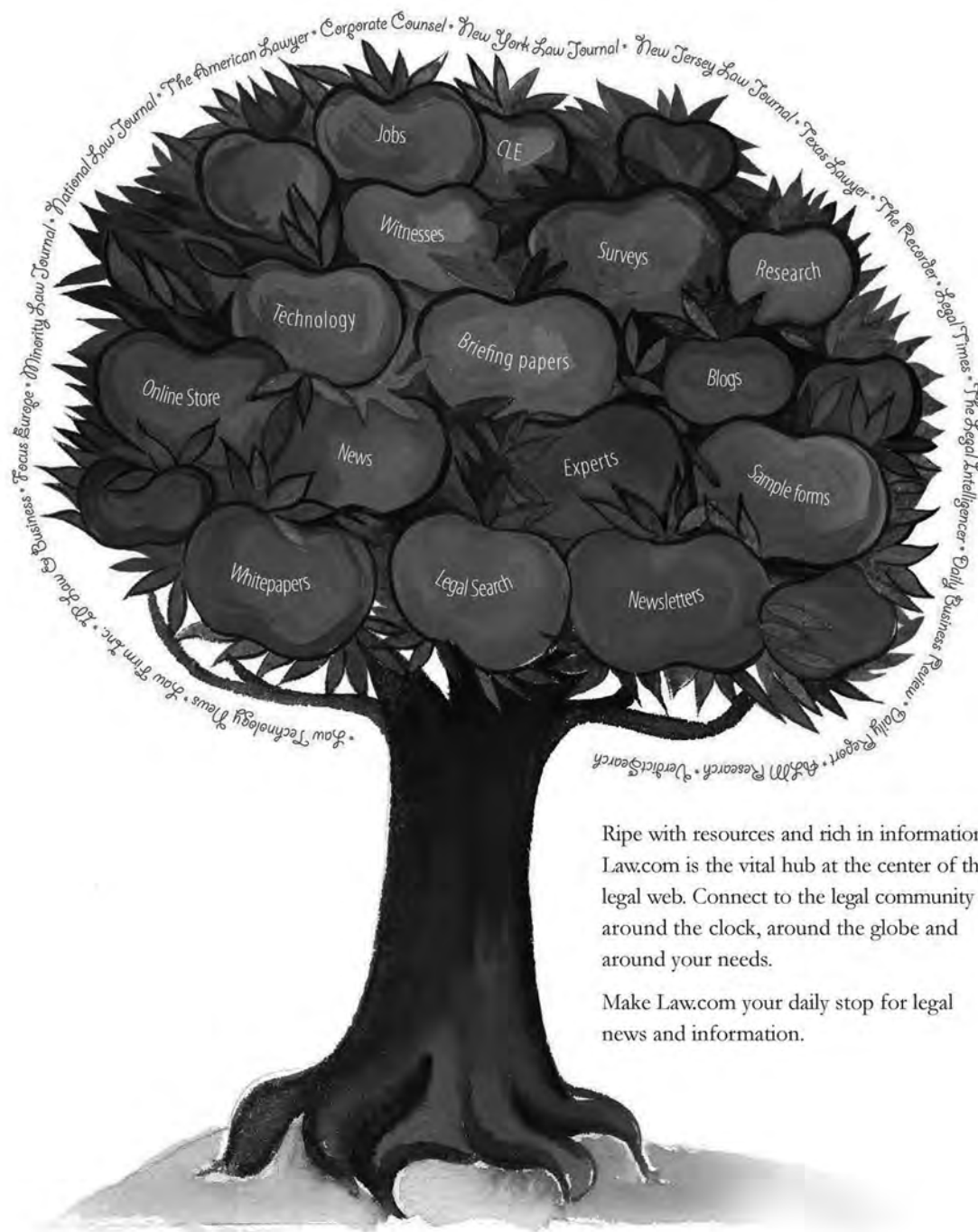
A prosecution witness's false testimony at trial that he had not entered into agreement with the state in order to secure his testimony did not require reversal, where there was other, substantial evidence supporting the jury's guilty verdict. The Georgia Court of Appeals affirmed in part and vacated in part a judgment. Police questioned Brian Jumper regarding his purchase of large amounts of medication containing precursor substances used to manufacture methamphetamine. Jumper told them he bought the pills for Adam Mitchell to manufacture methamphetamine. He entered a guilty plea and was sentenced. The terms of the plead deal required that he testify truthfully at Mitchell's trial for drug manufacturing. But at trial, when Jumper asked if he made "any deals to have to testify or anything that [he was] aware of[.]" he answered that he had not. On appeal of his conviction, Mitchell

contended he should have been granted a new trial because of the false testimony. He also raised claims of merger error and ineffective assistance of counsel. The Court of Appeals affirmed in part and reversed in part. It was undisputed that Jumper testified falsely at trial. However, a warrant search of Mitchell's property had uncovered several items and substances associated with the clandestine manufacture of methamphetamine. The arresting officer testified that Mitchell had admitted he both used and manufactured methamphetamine, that Mitchell detailed how he secured the substances used to manufacture the drug, and that Mitchell secured pills from Jumper and others by paying for them in cash and methamphetamine, which was consistent with Jumper's testimony. Mitchell also, acknowledged that he had hidden drug-making paraphernalia in anticipation of a search. Thus, there was substantial

evidence supporting the verdict. The court vacated as to one of Mitchell's merger claims but denied as to another. The trial court should have merged a count for conspiracy to manufacture methamphetamine with a count for manufacturing methamphetamine. But the trial court did not err in failing to merge counts for possession of altered ephedrine-pseudoephedrine and manufacture of methamphetamine. Those offenses involved different conduct. The appellate court also rejected Mitchell's ineffectiveness of counsel claims. Mitchell failed to establish prejudice.

ATTORNEYS: Christopher Arnt, Bruce Roberts, (District Attorney), LaFayette, for appellee. Karen Brouse, (Brouse Law), Blue Ridge, for appellant.

JUDGE: Doyle



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FULTON COUNTY DAILY REPORT

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**JUDGE
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week
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COURT***Calendars***JUDGE
ADAMS****CRIMINAL DIVISION
CRIMINAL BOND MOTIONS
CALENDAR
3/30/2023
10:00 AM
COURTROOM 4E**

23SC186177 THE STATE OF GEORGIA vs. THOMPSON, CHRISTOPHER, **HARRISON, MEGAN** for Dft.
23SC186189 THE STATE OF GEORGIA vs. BROWN, CLARENCE, **CORREA-JAMISON, MARTHA; HARRISON, MEGAN; LANG, STEPHEN J.** for Dft.
23SC186261 THE STATE OF GEORGIA vs. MOSS, ANTONIO, **CHO, ERIC; PETE, ANTHONY TYRONE** for Dft.
03/08/2023, 03/23/2023, 03/30/2023

**JUDGE
ADAMS
CRIMINAL DIVISION
CRIMINAL MOTIONS CALENDAR
3/30/2023
11:00 AM
COURTROOM 4E**

11:00 AM
21SC178561 THE STATE OF GEORGIA vs. SMITH, VERSHAUN, **HAWKINS, JEFFREY M; RAO, GAUTAM** for Pltff., **FRANCIS, JR, DENNIS C** for Dft.

11:00 AM
22SC180407 THE STATE OF GEORGIA vs. MCGHEE, KEION DEANDRE, **DAVID, KATHERINE L.** for Pltff., **BARBER, JR, MICHAEL D; WRIGHT, DEREK MIKAL** for Dft.
2:30 PM

21SC179171 THE STATE OF GEORGIA vs. COLEMAN, JOSHUA AHMAN, **ABBATE, ADAM; HAWKINS, JEFFREY M** for Pltff., **PETE, ANTHONY TYRONE** for Dft.

2:30 PM
21SC180088 THE STATE OF GEORGIA vs. TIGNER, DIONTRE KENTRELL, **MELNICK, JONATHAN REUVEN** for Dft.
03/13/2023, 03/23/2023, 03/30/2023

**JUDGE
ADAMS
CRIMINAL DIVISION
PLEA CALENDAR
3/30/2023
2:00 PM
COURTROOM 4E**

21SC178862 THE STATE OF GEORGIA vs. VINING, JAIME CHRISTIAN, **ABT, E JAY; COLLINS, LATREVIA MARIE** for Dft.
03/08/2023, 03/23/2023, 03/30/2023

**JUDGE
CARNESALE****CRIMINAL DIVISION
MY JOURNEY MATTERS
3/23/2023
9:30 AM
COURTROOM 5F**

16SC148371 THE STATE OF GEORGIA vs. WALKER, DIAMOND S, **ABBASI, LEAH; WALDROP, ANGELA** for Dft.
18SC157902 THE STATE OF GEORGIA vs. MCCLENDON, PATRICK, **BESKIN, SAMANTHA M.** for Dft.
18SC159581 THE STATE OF GEORGIA vs. WILSON, SHAWN, **WALKER, AVERICK** for Dft.
18SC159841 THE STATE OF GEORGIA vs. SHERIFF, RAVEN, **CHO, ERIC; STUDELSKA, RACHEL** for Dft.
18SC162278 THE STATE OF GEORGIA vs. PATMAN, QUATERIA, **GRIGGS, MIYA Y.** for Pltff., **GRIGGS, MIYA Y.; LUNCHEON, ALICIA; PETTY, ADAM D.** for Dft.
18SC163083 THE STATE OF GEORGIA vs. JACKSON, BRAELIN, **FORTAS, ERIC SCOTT** for Dft.
18SC163947 THE STATE OF GEORGIA vs. CANNADY, HAYWOOD, **PAK, GUNNER; WALLER, JOHNNY C., ESQUIRE** for Dft.
19SC168630 THE STATE OF GEORGIA vs. MOTON, JACOB, **ABBASI, LEAH; HOLMES, RACHEL; MILLER, TARRANCE** for Dft.
19SC173798 THE STATE OF GEORGIA vs. BAUGH, QWATAVIOUS DEMONTE, **BRAY - PD, REONA FLORENCE; JACKSON, KATHRYN** for Dft.

19SC173925 THE STATE OF GEORGIA vs. BROWN, CHRISTIAN, **MCMICHAEL, CAWANNA ANISE** for Dft.
21SC179132 THE STATE OF GEORGIA vs. SIMS, TEIARRA E, **PITTS, E C** for Dft.
22SC180828 THE STATE OF GEORGIA vs. SWINDLE, KEWSI TARIK, **BURKE, STACEY M** for Pltff., **MARKOWITZ, ELIZABETH** for Dft.
03/15/2023, 03/23/2023

**JUDGE
COX****CRIMINAL DIVISION
PUBLISHED CASE
MANAGEMENT
3/23/2023
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, or 404-612-4158.

18SC162357 THE STATE OF GEORGIA vs. HOLLAND, CHEBA SHANA, **ROBINSON, CHRISTINA M** for Pltff., **ADAMS, ED L** for Dft.
22SC180770 THE STATE OF GEORGIA vs. BROOKS, NICHOLAS JARROD, **HOOD, JEFFEREY ANTOINE** for Dft.
22SC183050 THE STATE OF GEORGIA vs. HARRIS, DEANGELO MARQUEL, **BASTIEN, VILLARD, ESQUIRE; RAGAS, ARNOLD M.** for Dft.
22SC185247 THE STATE OF GEORGIA vs. GONZALEZ LOPEZ, HERYC E, **VALENTINE, NAPORSHA** for Pltff., **LUNCHEON, ALICIA; NOBLES, RENARD; SPERLING, JEAN C** for Dft.
22SC185247 THE STATE OF GEORGIA vs. NWAKA, VICTOR, **MATHEW, ELIZABETH** for Dft.
22SC185299 THE STATE OF GEORGIA vs. MOTT, KURTIS ANTONIO, **LEVY, STACY SUSANNE** for Dft.
03/13/2023, 03/23/2023

**JUDGE
COX
CRIMINAL DIVISION
PUBLISHED PLEA AND
ARRAIGNMENT CALENDAR
3/23/2023
10:00 AM
COURTROOM 7F**

The hearing will be conducted via video/telephone conference through the Zoom App access the video conference is <https://zoom.us/j/5366782267>. If your computer does not have a microphone or 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. 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 or 404-612-4158.

20SC177115 THE STATE OF GEORGIA vs. HARRIS, LEONARD FLOYD, **LEVY, STACY SUSANNE** for Dft.
22SC184820 THE STATE OF GEORGIA vs. HARTSFIELD, MICHAEL ANGELO, **BLEND, MARYANN FAITH** for Dft.
23SC186105 THE STATE OF GEORGIA vs. MOORE JR., TOMMY JAMES, **VALENTINE, NAPORSHA** for Pltff., **LEVY, STACY SUSANNE** for Dft.
23SC186113 THE STATE OF GEORGIA vs. RAMIREZ-CRUZ, DONAL
23SC186117 THE STATE OF GEORGIA vs. FLUKER, VANDALE, **BRAY - PD, REONA FLORENCE; COLLINS, SEAN P** for Dft.

23SC186155 THE STATE OF GEORGIA vs. LUPOE, ERNEST, **JERNIGAN - PD, MARANDA** for Dft.
23SC186157 THE STATE OF GEORGIA vs. HEDLEY, JENAY, **MITCHELL, KENNETH, JR.** for Dft.
23SC186163 THE STATE OF GEORGIA vs. MAYBERRY, OLIVER AUGUSTA
23SC186186 THE STATE OF GEORGIA vs. HARRIS, LEONARD FLOYD, **LEVY, STACY SUSANNE** for Dft.
23SC186224 THE STATE OF GEORGIA vs. WEAVER, JOSHUA, **LEVY, STACY SUSANNE** for Dft.
23SC186229 THE STATE OF GEORGIA vs. DENLEY, DEANTHONY, **KENNEBREW, TERK** for Dft.
23SC186232 THE STATE OF GEORGIA vs. HOWELL, KEMONTAY DESHAWN, **VALENTINE, NAPORSHA** for Pltff., **BLEND, MARYANN FAITH** for Dft.
23SC186248 THE STATE OF GEORGIA vs. SIMMONS, ELIJAH, **TESSIER, RANDY** for Dft.
23SC186264 THE STATE OF GEORGIA vs. JACKSON, NICOLE ASHLEY, **BLEND, MARYANN FAITH** for Dft.
23SC186286 THE STATE OF GEORGIA vs. WEAVER, JOSHUA, **HAMM, JAMELL** for Pltff., **LEVY, STACY SUSANNE** for Dft.
23SC186299 THE STATE OF GEORGIA vs. CLOUD, DARIAN, **JERNIGAN - PD, MARANDA** for Dft.
03/13/2023, 03/23/2023

**JUDGE
COX
CRIMINAL DIVISION
PUBLISHED PROBATION
REVOCATION CALENDAR
3/23/2023
10:00 AM
COURTROOM 7F**

The hearing will be conducted via video/telephone conference through the Zoom Applet it The access the video conference is <https://zoom.us/j/5366782267>. If your computer does not have a microphone or 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. 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 OF 404-612-4158.

03SC08283 THE STATE OF GEORGIA vs. STUDIEMEYER, LARRY, **RAFFAUF, J. M.** for Dft.
16SC140423 THE STATE OF GEORGIA vs. STROZIER, RAYMON LEVON
17SC150891 THE STATE OF GEORGIA vs. FOGAH, ETHON CEEJAY, **NEAL, JOHNQUEL** for Pltff., **ARNOLD, WILLIAM; GAFFNEY, MARK R; MANCIAGLI, JEFFREY PAUL** for Dft.
18SC157491 THE STATE OF GEORGIA vs. DUVALL, SAHIR, **POUS, FAYE S.** for Pltff., **CALLIER, MEGHAN; HOLIDAY, DONELL** for

Dft.
19SC165064 THE STATE OF GEORGIA vs. KING, WENDELL, **SNYDER, MARY ELIZABETH** for Dft.
03/14/2023, 03/23/2023

**JUDGE
DUNAWAY****CRIMINAL DIVISION
CRIMINAL MOTIONS - BOOTH 1
3/23/2023
9:30 AM
COURTROOM 4F**

16SC143846 THE STATE OF GEORGIA vs. MOUZON, JOHNNY LEE, **KUO, FRANCES C.** for Dft.
19SC168926 THE STATE OF GEORGIA vs. HANKS, ELLONZO, **ADCOCK, CAITLIN** for Pltff., **SAULSBERRY, BRITTANY L.** for Dft.
22SC183466 THE STATE OF GEORGIA vs. WADE, EARL, **JONES-CONNOR, KELCEE N.** for Pltff., **JOHNSON, ERIC R** for Dft.
22SC183466 THE STATE OF GEORGIA vs. GENTRY, MEYOSHIA LARRYSHA, **JONES-CONNOR, KELCEE N.** for Pltff., **SAULSBERRY, BRITTANY L.** for Dft.
22SC183603 THE STATE OF GEORGIA vs. NAPIER, TRACY LYNN, **SIMMONS, TIFFANY** for Dft.
22SC183603 THE STATE OF GEORGIA vs. HILL, ARIEL ROSE, **WHITE, JASON M** for Dft.
22SC184299 THE STATE OF GEORGIA vs. JONES, VIDA, **JOHNSON, ERIC R** for Dft.
22SC184317 THE STATE OF GEORGIA vs. ROSSER, DENISHA, **WEITNAUER, JOHN** for Pltff., **DURRETT, SARALIENE** for Dft.
22SC184925 THE STATE OF GEORGIA vs. CAIN, RALPHEAL, **JANSEN, LAURA ANN** for Pltff., **SAULSBERRY, BRITTANY L.** for Dft.
03/10/2023, 03/23/2023

**JUDGE
EATON****CRIMINAL DIVISION
FINAL PLEA ADD-ON
3/23/2023
9:30 AM
COURTROOM 5C**

22SC185501 THE STATE OF GEORGIA vs. HATCH, CORSEAN DA'ELONTA, **PROTHRO, GEORGE WALTER; SINGLETON, JORDAN** for Dft.
03/15/2023, 03/23/2023

**JUDGE
EATON
CRIMINAL DIVISION
FINAL PLEA CALENDAR
3/23/2023
9:30 AM
COURTROOM 5C**

18SC159591 THE STATE OF GEORGIA vs. TATE, RICHARD, **ROCKWELL, F. RENEE REGARD** for Pltff., **ROCKWELL, F. RENEE REGARD** for Dft.
20SC174588 THE STATE OF GEORGIA vs. CORBIN, CARLOS ANTONIO, **DRAKE, SCOTT ANDREW** for Dft.
20SC174856 THE STATE OF GEORGIA vs. SINCLAIR, CHRISTOPHER, **BRAY - PD, REONA FLORENCE; DRAKE, TRACY S.** for Dft.
20SC176991 THE STATE OF GEOR-

GIA vs. HARRIS, DAEMON JILAL, **LEWIS, CRAIL A.** for Dft.
21SC178305 THE STATE OF GEORGIA vs. JENNINGS, BERNARD CLINTON, **CARTER, CHARLOTTE H; CHO, ERIC** for Dft.
21SC178805 THE STATE OF GEORGIA vs. HUDSON, MARCUS MAURICE, **CLARK, PHILIP; JOHNSTON, KATELIN** for Dft.
21SC178875 THE STATE OF GEORGIA vs. BELL, ROYCE, **CLARK, PHILIP; CORREA-JAMISON, MARTHA** for Dft.
21SC179046 THE STATE OF GEORGIA vs. MILLER, CHRISTOPHER TERENCE, **MEADORS, ALLEN** for Dft.
21SC179155 THE STATE OF GEORGIA vs. REEVES, NYASIA, **KENDRICK, WILLIAM J., II.** for Dft.
21SC179548 THE STATE OF GEORGIA vs. CALLAWAY, DEREK VINCENT, **WILSON, BRANDON HORNSBY** for Dft.
22SC181891 THE STATE OF GEORGIA vs. HARRIS, DAEMON JILAL, **RONDON, HANNAH; WILSON, BRANDON HORNSBY** for Dft.
22SC182395 THE STATE OF GEORGIA vs. HINTON, WILL, **HUDSON, JACOBY** for Dft.
22SC183237 THE STATE OF GEORGIA vs. LEWIS, ANTONIO, **WILSON, BRANDON HORNSBY** for Dft.
22SC183425 THE STATE OF GEORGIA vs. BELL, ROYCE, **CLARK, PHILIP; TESSIER, RANDY** for Dft.
22SC183700 THE STATE OF GEORGIA vs. WILLIAMS, OCTAVIAN, **WRIGHT, DEREK MIKAL** for Dft.
22SC183913 THE STATE OF GEORGIA vs. SINCLAIR, CHRISTOPHER, **DRAKE, TRACY S.; JONES, TANYA R.** for Dft.
23SC185718 THE STATE OF GEORGIA vs. HARRIS, DAEMON, **ALLEN, NAUTICA** for Dft.
23SC185718 THE STATE OF GEORGIA vs. IRVING, SIRE, **SIMONOV, VESELIN** for Dft.
03/02/2023, 03/23/2023

**JUDGE
EATON
CRIMINAL DIVISION
STATUS HEARING IN-PERSON
3/23/2023
9:30 AM
COURTROOM 5C**

22SC181708 THE STATE OF GEORGIA vs. WYNN, MARSHANI, **JERNIGAN - PD, MARANDA** for Dft.
22SC185020 THE STATE OF GEORGIA vs. BIGBY, PRISCILLA, **CLARK, PHILIP** for Dft.
22SC185020 THE STATE OF GEORGIA vs. DE MARR, ROGER MAURICE, **WILSON, BRANDON HORNSBY** for Dft.
03/08/2023, 03/23/2023

**JUDGE
EDWARDS****CRIMINAL DIVISION
ZOOM JAIL CALENDAR
3/23/2023
1:30 PM
COURTROOM 8E**

20SC174792 THE STATE OF GEORGIA vs. YOUNG, MIQUEL MARIO, **MARKS, RICHARD WILLIAM; SULLY, JESSICA** for Dft.
21SC178913 THE STATE OF GEORGIA vs. DOWE, PATRICE, **ADAMS, JASON; THOMAS, BRANDON PIERRE** for Pltff., **BRAY - PD, REONA FLORENCE; WRIGHT, DEREK MIKAL** for Dft.
21SC179819 THE STATE OF GEOR-

court information

GIA vs. RUTLAND, DAMIEON, **WILLIAMS, THOMAS** for Pltff., **SCOTT, BETRICE A.** for Dft.
21SC179819 THE STATE OF GEORGIA vs. RUTLAND, DAMIEON, **WILLIAMS, THOMAS** for Pltff., **SCOTT, BETRICE A.** for Dft.
22SC182186 THE STATE OF GEORGIA vs. DOWE, PATRICE, **WRIGHT, DEREK MIKAL** for Dft.
22SC183809 THE STATE OF GEORGIA vs. ARNOLD, REGINALD QUARTEZ, **BARBER, JASMINE N** for Dft.
22SC183867 THE STATE OF GEORGIA vs. BURCH, HAKEEM DEMAJEN, **BARBER, JASMINE N** for Dft.
23SC185598 THE STATE OF GEORGIA vs. DAVIS, CHARLIE WESTON, **BARBER, JASMINE N** for Dft.
23SC186063 THE STATE OF GEORGIA vs. GIBBS, WALTER, **HUNTER, MARIA** for Pltff., **SULLY, JESSICA** for Dft.
23SC186082 THE STATE OF GEORGIA vs. GAYMON, ISAIAH, **SULLY, JESSICA** for Dft.
02/17/2023, 03/23/2023

JUDGE EDWARDS
CRIMINAL DIVISION
ZOOM PLEA AND
ARRAIGNMENT CALENDAR
3/23/2023
1:30 PM
COURTROOM 8E

19SC170469 THE STATE OF GEORGIA vs. WILLIAMS, DALE MAURICE, **RIVERA, SHIRLISE; ROBERTS, RENEE** for Dft.
19SC171891 THE STATE OF GEORGIA vs. BENJAMIN, LARENZ AKEEM, **ADAMS, ED L; COWAN, MILES S.** for Dft.
22SC182027 THE STATE OF GEORGIA vs. HOUGH, JEFFON QUARTEZ, **BARBER, JASMINE N; BRAY - PD, REONA FLORENCE; MILLER, SUESAN A** for Dft.
22SC183530 THE STATE OF GEORGIA vs. THOMPSON, ESTELLA MARIE, **MORRIS, DONITA** for Pltff., **SULLY, JESSICA** for Dft.
22SC184438 THE STATE OF GEORGIA vs. SHORTER, ROSS ADAM, **HUNTER, MARIA** for Pltff., **BARBER, JASMINE N; CAMPBELL, CHRISTOPHER** for Dft.
22SC184458 THE STATE OF GEORGIA vs. CULBREATH, LENORRIS, **HUNTER, MARIA** for Pltff., **BARBER, JASMINE N** for Dft.
22SC184470 THE STATE OF GEORGIA vs. HALL, JULISA, **HUNTER, MARIA** for Pltff., **JERNIGAN - PD, MARANDA; SULLY, JESSICA** for Dft.
22SC184476 THE STATE OF GEORGIA vs. STEPHENS, TRAVORRIS, **CHO, ERIC; FORTAS, ERIC SCOTT** for Dft.
22SC184527 THE STATE OF GEORGIA vs. LAFONE, DALE EUGENE, **WILLINGHAM, JAZMIN** for Pltff., **KILGORE, HERMAN MADDOX** for Dft.
22SC184587 THE STATE OF GEORGIA vs. SOUMAHORO, ADAMA, **ROBERTS, RENEE** for Dft.
22SC184587 THE STATE OF GEORGIA vs. MUSA, TUNKARA, **BARBER, JASMINE N** for Dft.
22SC184642 THE STATE OF GEORGIA vs. DUBOSE, ANN, **THOMAS, TRAVIS** for Pltff., **TEVIS, BRIAN** for Dft.
22SC184667 THE STATE OF GEORGIA vs. BANKS, BRANDON, **HUNTER, MARIA** for Pltff., **BARBER, JASMINE N** for Dft.
22SC184672 THE STATE OF GEORGIA vs. COSS, JOSEPH, **HUNTER, MARIA** for Pltff., **JERNIGAN - PD, MARANDA; ROSENBLUM, BRANDON M** for Dft.
22SC184689 THE STATE OF GEORGIA vs. WHITE, BRIANNA, **BARBER, JASMINE N** for Dft.

22SC184692 THE STATE OF GEORGIA vs. WILLIAMS, LEE, **HUNTER, MARIA** for Pltff., **FEGAN, NICOLE** for Dft.
22SC184826 THE STATE OF GEORGIA vs. SYMISTER, LEONARDO CHARLES, **HUNTER, MARIA** for Pltff., **RICHARDSON, MAX** for Dft.
22SC184937 THE STATE OF GEORGIA vs. SHELTON, STEVEN LAMONT, **HUNTER, MARIA** for Pltff., **BARBER, JASMINE N** for Dft.
22SC184987 THE STATE OF GEORGIA vs. GEYER, MATTHEW, **MAR-KOWITZ, ELIZABETH; SMITH, W SCOTT** for Dft.
01/31/2023, 03/23/2023

JUDGE EDWARDS
CRIMINAL DIVISION
ZOOM SPECIAL HEARING JAIL
CALENDAR
3/23/2023
9:30 AM
COURTROOM 8E

19SC168867 THE STATE OF GEORGIA vs. FINCH, KELVIN, **COBB, JENNIFER L.; PATEL, SIRI** for Pltff., **BARBER, JASMINE N; JERNIGAN - PD, MARANDA** for Dft.
20SC176843 THE STATE OF GEORGIA vs. PAINTER, GREGORY WILLIAM, **DAILEY, JEREMY B.** for Pltff., **BRAY - PD, REONA FLORENCE; SULLY, JESSICA** for Dft.
21SC177526 THE STATE OF GEORGIA vs. TATE, SAYVON, **ADAMS, JASON; IQBAL, SHAMMA** for Pltff., **RIVERA, SHIRLISE; ROBERTS, RENEE** for Dft.
22SC180736 THE STATE OF GEORGIA vs. FORTNER, LEONARD TERRANCE, **ADAMS, JASON** for Pltff., **BARBER, JASMINE N; SAMPSON, IDIONGO E.** for Dft.
22SC182480 THE STATE OF GEORGIA vs. PARKER, TYLER, **SULLY, JESSICA** for Dft.
22SC182647 THE STATE OF GEORGIA vs. BROWN, SHONTAE, **BARBER, JASMINE N** for Dft.
22SC183808 THE STATE OF GEORGIA vs. GOODEN, DAVID, **MORRIS, DONITA** for Pltff., **SHAFER, ANN T** for Dft.
22SC184732 THE STATE OF GEORGIA vs. GRACE, RICKY, **HUNTER, MARIA** for Pltff., **RICHARDSON, MAX** for Dft.
22SC185437 THE STATE OF GEORGIA vs. HILL, PAUL, **HUNTER, MARIA** for Pltff., **MELNICK, JONATHAN REUVEN** for Dft.
22SC185453 THE STATE OF GEORGIA vs. DAVIS, EROS, **CHO, ERIC; SCHEIB, DENNIS R.** for Dft.
22SC185469 THE STATE OF GEORGIA vs. WALKER, JAMAL DENZEL, **THOMAS, TRAVIS** for Pltff., **BARBER, JASMINE N** for Dft.
22SC185493 THE STATE OF GEORGIA vs. JONES, HONI KEISHA, **RICHARDSON, MAX** for Dft.
22SC185519 THE STATE OF GEORGIA vs. DEM, MAKIOU, **CHO, ERIC; MURPHY, JOSEPH CRAIG** for Dft.
22SC185551 THE STATE OF GEORGIA vs. BHATIA, SAMIR, **HUNTER, MARIA** for Pltff., **CAZZOLI, ROBERT; KOHN, LAWRENCE; MERCHANT, ASHLEIGH BARTKUS** for Dft.
23SC185749 THE STATE OF GEORGIA vs. SMITH, TEVIN, **BRIDGES, RODERICK KEITH** for Pltff., **GORDON, RACHEL; MARKOWITZ, ELIZABETH; PATTERSON, JACKIE; RHODES, NELSON** for Dft.
23SC185749 THE STATE OF GEORGIA vs. GASTON, JUWUAN MALIK, **BRIDGES, RODERICK KEITH** for Pltff., **HOOVER, R. SHAWN** for Dft.
02/02/2023, 03/23/2023

JUDGE EDWARDS
CRIMINAL DIVISION
IN PERSON CRIMINAL MOTIONS
CALENDAR
5/19/2023
9:30 AM
COURTROOM 8E

22SC182240 THE STATE OF GEORGIA vs. WILSON, TRESHON
03/23/2023, 05/19/2023

JUDGE MANNING

CIVIL DIVISION
MANNING ESTABLISHMENT
3/23/2023
9:30 AM
COURTROOM ZOOM

2018CS017986 TAYLOR, JACE vs. SHERRELL, DAVID C, **REEDER, KATHRYN COX** for Dft.
2019CS019742 BOYLES, JA'COBEY MARKEL vs. DUFFY, TRAVIS S, **REEDER, KATHRYN COX** for Dft.
2019CS020676 KNIGHT, ZY'MARION IMIR vs. JONES, DARIOUS MICHAEL, **KELEHEAR, LISA A.** for Pltff.
2021CS021387 THE GEORGIA DEPARTMENT OF HUMAN SERVICES, EX REL, AMOR HARRIS vs. ROSS, AMIR F, **KELEHEAR, LISA A.** for Pltff.
2022CS021859 THE GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL, LADONNA SONDOS vs. SPENCE, BOBBY K, **KELEHEAR, LISA A.** for Pltff.
03/15/2023, 03/23/2023

JUDGE MCAFFEE

CRIMINAL DIVISION
CRIMINAL VIRTUAL/IN-PERSON
STATUS CONFERENCE
3/30/2023
11:00 AM
COURTROOM 5A

13SC117192 THE STATE OF GEORGIA vs. ELDER, NOBLE J, **SELLERS, NIKIA L.** for Pltff., **JENKS, RACHEL** for Dft.
14SC130718 THE STATE OF GEORGIA vs. PEAN, NIGEL, **SELLERS, NIKIA L.** for Pltff., **BRAY - PD, REONA FLORENCE; JONES, ALISSA LEA; SIMONOV, VESELIN** for Dft.
15SC137384 THE STATE OF GEORGIA vs. ZACHARY, TERRY LAMAR, **SELLERS, NIKIA L.** for Pltff., **JONES, ALISSA LEA; SIMONOV, VESELIN** for Dft.
18SC163871 THE STATE OF GEORGIA vs. MOSS, DEMARKO MARQUEZ, **BRAY - PD, REONA FLORENCE; KEMPTER, CHRISTINA M; ROBINSON, THOMAS STERLING** for Dft.
19SC164828 THE STATE OF GEORGIA vs. PITTMAN, BRANDON, **MARKS, RICHARD WILLIAM; RAFFAUF, J. M.** for Dft.
20SC177086 THE STATE OF GEORGIA vs. BURNS, KING AARON JAMES, **RAO, GAUTAM** for Pltff., **RAFFAUF, J. M.; WILLIAMS, ERICA M.** for Dft.
20SC177192 THE STATE OF GEORGIA vs. CHUONG, AUSTIN, **HILES, BRICE R.** for Pltff., **FINDLING, SAMANTHA; JERNIGAN - PD, MARANDA; SHAH, KALPIN B; WILLIAMS, ERICA M.** for Dft.
A55296 THE STATE OF GEORGIA vs. GOSS, ANTHONY, **BELL, JERILYN; FRANKLIN, BROOKS S; HEAD-THOMAS, ALICIA CONSTANCE;**

HOOVER, R. SHAWN; PROKESCH, EMILY for Dft.
03/23/2023, 03/30/2023

JUDGE MCAFFEE
CRIMINAL DIVISION
VIRTUAL/IN-PERSON PLEA & ARRAIGNMENT
3/30/2023
9:00 AM
COURTROOM 5A

21SC179164 THE STATE OF GEORGIA vs. TYER, AMBER
22SC183627 THE STATE OF GEORGIA vs. NEWTON, TEPORISE, **THIERRY, OVERTON CLAYTON, JR.** for Dft.
22SC183627 THE STATE OF GEORGIA vs. NEWTON, TEPORISE, **THIERRY, OVERTON CLAYTON, JR.** for Dft.
22SC184068 THE STATE OF GEORGIA vs. THOMAS, ERIC DEANTE
22SC184576 THE STATE OF GEORGIA vs. HALL, COURTNEY, **CORREA-JAMISON, MARTHA** for Dft.
22SC184576 THE STATE OF GEORGIA vs. FLEMMING, JAKARIOUS, **HOOVER, R. SHAWN** for Dft.
23SC186098 THE STATE OF GEORGIA vs. SHELTON, AARON, **SIMONOV, VESELIN** for Dft.
23SC186333 THE STATE OF GEORGIA vs. MURRAY, ALISTEIR, **CHO, ERIC; MELNICK, JONATHAN REUVEN** for Dft.
23SC186395 THE STATE OF GEORGIA vs. YOUNG, MARCQUELL, **COLLINS, LATREVA MARIE** for Dft.
23SC186401 THE STATE OF GEORGIA vs. GLANTON, CURTIS, **ADAMS, ED L; ROSENHOOVER, SARAH, ESQUIRE** for Dft.
23SC186425 THE STATE OF GEORGIA vs. ESTRELLA-CARRILLO, FERNANDO, **CHO, ERIC** for Dft.
03/23/2023, 03/30/2023

JUDGE MCBURNEY

CRIMINAL DIVISION
BOND HEARING
3/23/2023
1:30 PM
COURTROOM 8D

05SC25952 THE STATE OF GEORGIA vs. DARDEN, JEREMIE; SWANN, TRISTAN, **DEFENDER, PUBLIC; DOERING-CD, DAVID WILLIAM; GOPMAN, MICHELLE LARA** for Dft.
19SC165274 THE STATE OF GEORGIA vs. HILL, WILLIAM ALLEN, **FOREMAN, TRAVIS O.; SNYDER, MARY ELIZABETH** for Dft.
22SC184731 THE STATE OF GEORGIA vs. SIMS, MARQUAE, **GOUDY, IVORY N; KYLES, LACI** for Dft.
22SC184938 THE STATE OF GEORGIA vs. WYATT, SCOTTY, **CHO, ERIC; FEELEY, LEE** for Dft.
23SC185785 THE STATE OF GEORGIA vs. DYSON, AZARIA, **FEELEY, LEE; LANG, STEPHEN J.** for Dft.
03/06/2023, 03/23/2023

JUDGE MCBURNEY
CRIMINAL DIVISION
PLEA AND ARRAIGNMENT
3/23/2023
1:00 PM
COURTROOM 8D
Public Access: <https://www.fultoncourt.org/judges/virtualhearings.php>

22SC184420 THE STATE OF GEORGIA vs. GUETTER, CHRISTOPHER, **CHO, ERIC; FEELEY, LEE** for Dft.
22SC184713 THE STATE OF GEORGIA vs. FURLOW, DENZEL XAVIER, **WOOD, LACI** for Dft.

22SC184713 THE STATE OF GEORGIA vs. YOUNG, RAVEN ALEXIS, **BRYANT, KENYA M** for Dft.
22SC185234 THE STATE OF GEORGIA vs. RHODES, QUENDARIUS RAYMONE, **MERRELL, RASHEED D** for Dft.
22SC185351 THE STATE OF GEORGIA vs. ELLIOT, CHASE LATRICE, **DIXON, HALLIE SCOTT** for Pltff., **SPEARMAN, KATRYNA LYN** for Dft.
22SC185392 THE STATE OF GEORGIA vs. ARIAS, FRANCISCO ALBERTO, **GHAZI, DAVID N** for Dft.
23SC186018 THE STATE OF GEORGIA vs. STOKES, DAMAZZI, **WOOD, LACI** for Dft.
23SC186024 THE STATE OF GEORGIA vs. CRUMP, DEQUARIUS, **LEWIS, CRAIL A.; SARFARAZI, PARISA** for Dft.
23SC186042 THE STATE OF GEORGIA vs. BRADLEY, BOBBY CLIFF, **BRAY - PD, REONA FLORENCE; GARDNER, SHANADO LAMAR; HARVEY, BRUCE STEVEN** for Dft.
23SC186080 THE STATE OF GEORGIA vs. FRISON, XAVIER, **WOOD, LACI** for Dft.
03/06/2023, 03/23/2023

JUDGE NON-COMPLEX 2

CRIMINAL DIVISION
NC2 CASE MANAGEMENT
CALENDAR
3/23/2023
10:00 AM
COURTROOM 1D

07SC53336 THE STATE OF GEORGIA vs. ELLERBEE, VINCENT
12SC114144 THE STATE OF GEORGIA vs. BELL, MARCUS, **ANTONIO, BROOK** for Dft.
16SC145718 THE STATE OF GEORGIA vs. JOHNSON, CAMERON DENZEL, **CLAYTON, W. CARTER; LONGMIRE, ROBERTA** for Dft.
18SC159188 THE STATE OF GEORGIA vs. LEMONS, DARRELL DERRELL, **ATKINSON-BROWN, NATALIE S** for Pltff., **BASSETT, KATELIN; RASHEED, A'NIANEFERA M** for Dft.
19SC166150 THE STATE OF GEORGIA vs. WIMBY, ROBERT, **BADR, AYA** for Dft.
19SC169350 THE STATE OF GEORGIA vs. KNIGHTON, JAQUAVIOUS FARAJI, **BADR, AYA; VALMOND, JADE VALYN** for Dft.
19SC170550 THE STATE OF GEORGIA vs. HARRIS, JADA, **WIGHT, THOMAS DEE** for Pltff., **BERNARD, GINA; RONDON, HANNAH** for Dft.
19SC172792 THE STATE OF GEORGIA vs. HARRISON, ANTWANE JAMAWL, **ROCKWELL, F. RENEE REGARD** for Dft.
20SC175014 THE STATE OF GEORGIA vs. MUTHOKA, LAYELI WAMBUI, **MARKOWITZ, ELIZABETH** for Dft.
21SC177959 THE STATE OF GEORGIA vs. CLARK, BRANDON LAMAR, **BASSETT, KATELIN** for Dft.
21SC179812 THE STATE OF GEORGIA vs. ANDERSON, RYAN MICHAEL, **CLARK, CHRISTINIA C.** for Pltff., **CORREA-JAMISON, MARTHA; MARKOWITZ, ELIZABETH** for Dft.
21SC180023 THE STATE OF GEORGIA vs. JACKSON, DWAYNE ALLEN, **MARKOWITZ, ELIZABETH** for Dft.
22SC180918 THE STATE OF GEORGIA vs. MCMICHAEL, JOSEPH KYLE, **MARKOWITZ, ELIZABETH** for Dft.
22SC181197 THE STATE OF GEORGIA vs. MCCLEROY, TIMOTHY D'CARLO, **MARKOWITZ, ELIZABETH** for Dft.
22SC181755 THE STATE OF GEORGIA vs. HILL, JOVANNA MONIQUE,

CLARK, CHRISTINIA C. for Pltff., **MARKOWITZ, ELIZABETH** for Dft.
22SC181884 THE STATE OF GEORGIA vs. CUMMINS, JAYLEN, **CLARK, CHRISTINIA C.** for Pltff., **MARKOWITZ, ELIZABETH; MERRELL, RASHEED D** for Dft.
22SC183024 THE STATE OF GEORGIA vs. PHILLIPS, KEVIN, **FINDLING, SAMANTHA** for Dft.
22SC183024 THE STATE OF GEORGIA vs. TANNER, ANTHONY LAMONT, **LANG, STEPHEN J.** for Dft.
22SC183245 THE STATE OF GEORGIA vs. GARLINGTON, MARVIN DOWAN, **MARKOWITZ, ELIZABETH** for Dft.
22SC183264 THE STATE OF GEORGIA vs. TINCH, KESHONNA, **MAR-KOWITZ, ELIZABETH** for Dft.
22SC183636 THE STATE OF GEORGIA vs. BROWN, NATALIE TAYLOR, **ATKINSON-BROWN, NATALIE S** for Pltff., **FINDLING, SAMANTHA** for Dft.
22SC184173 THE STATE OF GEORGIA vs. WRIGHT, TOMMY, **JONES, DAVID** for Dft.
22SC184181 THE STATE OF GEORGIA vs. COFIELD, SETH, **FORTAS, ERIC SCOTT** for Dft.
22SC185137 THE STATE OF GEORGIA vs. JENKINS, KEQWAUN, **ATKINSON-BROWN, NATALIE S** for Pltff., **JOHNSTON, KATELIN** for Dft.
22SC185182 THE STATE OF GEORGIA vs. JOHNSON, JARON, **BADR, AYA; PERRY, LAURYN; SAMPSON, IDIONGO E.** for Dft.
22SC185239 THE STATE OF GEORGIA vs. JOHNSON, ROJARIS, **ATKINSON-BROWN, NATALIE S** for Pltff., **MERRELL, RASHEED D; TOLES, CHRISTOPHER** for Dft.
22SC185269 THE STATE OF GEORGIA vs. GALLEGOS, ANGELA, **ATKINSON-BROWN, NATALIE S** for Pltff., **BASSETT, KATELIN** for Dft.
22SC185316 THE STATE OF GEORGIA vs. DAVIS, ALONZO ANTONIO, **ATKINSON-BROWN, NATALIE S** for Pltff., **FINDLING, SAMANTHA** for Dft.
22SC185332 THE STATE OF GEORGIA vs. RENDER, DEMARREUN VIRGIL, **KIM, JUDY** for Dft.
22SC185401 THE STATE OF GEORGIA vs. MACK, DEANDRE CHRISTIAN, **DARK, TERRELL D; KANE, DANIEL** for Dft.
22SC185409 THE STATE OF GEORGIA vs. WEAVER, JAMARCUS, **BASSETT, KATELIN** for Dft.
03/06/2023, 03/23/2023

JUDGE NON-COMPLEX 2
CRIMINAL DIVISION
NC2 FINAL PLEA CALENDAR
IN-PERSON
3/23/2023
1:30 PM
COURTROOM 1D

14SC131154 THE STATE OF GEORGIA vs. LEWIS, LASONYA LATRICE, **LAWRENCE, KARA S.** for Pltff., **MARKOWITZ, ELIZABETH** for Dft.
19SC167002 THE STATE OF GEORGIA vs. FLOWERS, KAHILIL, **CHO, ERIC; FINDLING, SAMANTHA; GAITHER, FRANK M., JR.** for Dft.
20SC176156 THE STATE OF GEORGIA vs. FORSHEE, GLEN ELDON, **HADDAD, JUWAYN; JOHNSTON, KATELIN** for Dft.
20SC176182 THE STATE OF GEORGIA vs. CREAMER, RICHARD DEANGELO, **EDELMAN, LISANNE E.; FINDLING, SAMANTHA; VAIL, PD, BRUCE DAVID** for Dft.
21SC178443 THE STATE OF GEORGIA vs. MCADAMS, HEATH, **CLAYTON, W. CARTER; MARKOWITZ, ELIZABETH** for Dft.
22SC181028 THE STATE OF GEORGIA vs. CROWDER, STANCER, **GOUDY, IVORY N; RONDON,**

court information

HANNAH for Dft.
22SC181293 THE STATE OF GEORGIA vs. PELLETIER, SUE, **FIACCO, NATALIE; SMITH, W SCOTT** for Dft.
22SC182466 THE STATE OF GEORGIA vs. MONROE-TRIPLETT, BRENDA, **CLARK, CHRISTINIA C.** for Pltff., **GOUDY, IVORY N; MARKOWITZ, ELIZABETH** for Dft.
22SC183607 THE STATE OF GEORGIA vs. NELSON, COREY ALLEN, **ATKINSON-BROWN, NATALIE S** for Pltff., **BASSETT, KATELIN** for Dft.
22SC183631 THE STATE OF GEORGIA vs. TAYLOR, THOMAS DARYL, **RONDON, HANNAH** for Dft.
22SC183980 THE STATE OF GEORGIA vs. HOUSER, KAYLN
03/06/2023, 03/23/2023

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.com>

org/. The Dockets are a reflection of what was entered the prior day.

JUDGE BESSEN

CRIMINAL DIVISION
SPECIALLY SET CRIMINAL
MOTIONS CALENDAR
3/27/2023
1:30 PM
COURTROOM 3D

The following cases are scheduled for a **SPECIALLY SET CRIMINAL MOTIONS CALENDAR** on March 27, 2023 at 1:30 p.m. before Judge Diane E. Bessen in Courtroom 3-D. Anyone wishing to discuss their case or enter a plea should contact ASG Latara Sauri at Latara.Sauri@fulton-countyga.gov for cases ending in even numbers or ASG Tandeka Sitole for cases ending in odd number at Tandeka.Sitole@fulton-countyga.gov. Attorneys must file a waiver of clients presence, prior to motions date and be approved by the Judge. Otherwise, all parties are required to appear for the motions hearing. All pleas will be entered on that day. If your case requires the services of a court reporter and/or will exceed half 1/2 hour, please contact the Litigation Manager, Ayesha Hardy at 404 613-7763, or by email ayesha.hardy@fulton-countyga.gov two business days prior to court date. **PLEASE NOTE: A COURT REPORTER MAY NOT BE AVAILABLE TO RECORD PROCEEDINGS WITHOUT ADVANCED NOTICE. CONTINUANCES WILL ONLY BE GRANTED FOR LEGAL CAUSE.**

21CR007304J THE STATE OF GEORGIA vs. SKOLE, MICHAEL THOMAS, **RYAN, KEVIN GERARD** for Dft.
03/22/2023, 03/23/2023, 03/27/2023

JUDGE
BESSEN
CRIMINAL DIVISION
SPECIALLY SET CRIMINAL JURY
TRIAL CALENDAR
3/30/2023
9:00 AM
COURTROOM 3D

The following case has been scheduled for a **SPECIALLY SET CRIMINAL JURY TRIAL CALENDAR** before Judge Diane E. Bessen on March 30, 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 Latara Sauri at Latara.Sauri@fulton-countyga.gov for cases ending in even number or ASG Tandeka Sitole at Tandeka.Sitole@fulton-countyga.gov for cases ending in odd number. 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 Clerks 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 Litigation Manager, Ayesha Hardy at 404 613-7763 or you may send an email to ayesha.hardy@fulton-countyga.gov, two business days prior to trial no later than 4:00pm. **PLEASE NOTE: PENDING MOTIONS WILL BE HEARD ON THE TRIAL DATE. CONTINUANCES WILL ONLY BE GRANTED FOR LEGAL CAUSE.**

21CR000164J THE STATE OF GEORGIA vs. COBB, MAREA, **GAFFNEY, MARK RICHARD** for Dft.
03/22/2023, 03/23/2023, 03/30/2023

JUDGE ORCA

CIVIL DIVISION
ORCA CIVIL NON-JURY TRIAL

3/23/2023
9:00 AM
COURTROOM G40

The following cases have been set on a non-jury trial calendar before the Presiding Judge in Courtroom G40 of the Fulton County Courthouse, located at 160 Pryor Street, S.W. Atlanta Georgia 30303 for March 23, 2023 at 9:00 AM. 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. All questions or announcements should be directed to the Court's Law Clerk, Mr. James Barnett, at james.barnett@fulton-countyga.gov and Chief Deputy Clerk Mr. DeAndre Moore at deandre.moore@fulton-countyga.gov.

19DD000163 KOTA, VIJAY vs. COLLABORATE LLC, **WITTERMAN, RICHARD E., JR.** for Pltff., **CHRISTMAN, LORI JEAN; LEVENSON, LOUIS; WOOD, JERE F.** for Dft.

19EV002685 LEWIS, MICHAEL vs. 770 HARD CASH; HARRIS, DEREK, **DALZIEL, CHARLES MEREDITH** for Pltff., **MESSER, DAVID M; PASKE, R KYLE** for Dft.
22EV000246 1ST FRANKLIN FINANCIAL CORPORATION vs. HART, GREGORY, **1ST FRANKLIN FINANCIAL CORPORATION** for Pltff., **HART, GREGORY** for Dft.
22EV001171 MIDLAND CREDIT MANAGEMENT, INC. vs. EDWARDS, CINDY, **BOWMAN-DUMITRASCU, ASHLEY** for Pltff., **EDWARDS, CINDY** for Dft.
22EV001570 RECHECK FUNDING LLC vs. BROWN, SHARINA, **GREENE, DANIEL A** for Pltff.
22EV002509 DAVENPORT, CAROL BYRD; DAVENPORT, THOMAS vs. YANOVER PAINTING & REMODEL-

ING, **DAVENPORT, CAROL BYRD; DAVENPORT, THOMAS** for Pltff., **ROLLINS, LAURA; STROUD, G. SETH** for Dft.
22EV002775 HELLAMS, ALESIA vs. HELLAMS, CHRISTOPHER J; WILIAMS, ARICA
22EV004650 RANDALL, SHAKENDRA vs. BRAY, PAIGE N.; HINTON, DERRICKA, **LAKEISHA R RAN-DALL, ESQ** for Pltff., **BRAY, PAIGE N.; HINTON, DERRICKA** for Dft.
03/07/2023, 03/16/2023, 03/23/2023

JUDGE
ORCA
CRIMINAL DIVISION
ORCA B STATUS CONFERENCE
3/23/2023
1:30 PM
COURTROOM G33
Zoom Link Join Zoom Virtual Hearing <https://zoom.us/j/97462965575pwdYk45Q3hJWkJSTmU1WXXVHMmwwK0x2UT09> Meeting ID: 974 6296 5575 Passcode: 783310

20CR001490E THE STATE OF GEORGIA vs. WISE, CHARLES JOHN, **GAITHER, FRANK M., JR.; WILSON, KRISTI W.** for Dft.
03/21/2023, 03/22/2023, 03/23/2023

JUDGE
ORCA
CRIMINAL DIVISION
ORCA E - SHOW CAUSE
3/30/2023
9:00 AM
COURTROOM G33

19CR007925C THE STATE OF GEORGIA vs. DELBRIDGE, ANTHONY M, **FORD, CHARLES EDWARD; GIDDINGS, SAMIA PATRICE** for Dft.
19DF000138C THE STATE OF GEORGIA vs. HUDSON, DONALD LYNN, **BROWN, TERI ELLIS; RAFFAUF, J. M.** for Dft.
20CR002218C THE STATE OF GEORGIA vs. GLENN, NICHOLAS
20CR002221C THE STATE OF GEORGIA vs. BUTTS, ROBERT
20CR002743C THE STATE OF GEOR-

GIA vs. THURSTONE, CHRISTOPHER LEON
20CR002767C THE STATE OF GEORGIA vs. ROBERTSON, TERRY
20CR002910C THE STATE OF GEORGIA vs. THOMAS, MICHAEL A
20CR002951C THE STATE OF GEORGIA vs. TATE, RICKY, **FORD, CHARLES EDWARD; RAFFAUF, J. M.; WHITFIELD, ALLISON** for Dft.
20CR002976C THE STATE OF GEORGIA vs. SANCHEZ, ELIAS GARCIA
20CR002994C THE STATE OF GEORGIA vs. NELSON, DAVID, **HANEY, LINDSAY LEIGH; HOFFMAN, SARAH B; ROTHMAND, BRENDA** for Dft.

20CR003049C THE STATE OF GEORGIA vs. MITCHELL, DARRIN
20CR003080C THE STATE OF GEORGIA vs. SATTERWHITE, ADRIANA
20CR003368C THE STATE OF GEORGIA vs. RODRIGUEZ, ANGEL FELIX
20CR003426C THE STATE OF GEORGIA vs. VAUGHNER, FREDRICK
20CR003471C THE STATE OF GEORGIA vs. BETSILL, JENNIFER
20CR003486C THE STATE OF GEORGIA vs. MCCCLAIN, COURTNEY
20CR003542C THE STATE OF GEORGIA vs. CAMPBELL, AMBERLY
20CR003545C THE STATE OF GEORGIA vs. GILMER, BRIAN JAMES
20CR003572C THE STATE OF GEORGIA vs. LANGFORD, LACASHA
20CR003686C THE STATE OF GEORGIA vs. ABRAMS, WALTER MAURICE, **FORD, CHARLES EDWARD** for Dft.

20CR004198C THE STATE OF GEORGIA vs. FINCH, JUSTIN M
20CR004282C THE STATE OF GEORGIA vs. CHANDLER, DEQUAVIOUS
20CR004366C THE STATE OF GEORGIA vs. SANTIAGO FLORENTINO, LORENZO
20CR004394C THE STATE OF GEORGIA vs. THORNTON, RASHAWN LAMAR
20CR004396C THE STATE OF GEORGIA vs. RIDGES, KEITH
20CR004423C THE STATE OF GEORGIA vs. BARTLETT, EDWARD FRANKLIN
20CR004841C THE STATE OF GEORGIA vs. SHROPSHIRE, ANTOINE D
20CR004891C THE STATE OF GEORGIA vs. HILL, MARLIS DEON
03/06/2023, 03/23/2023, 03/30/2023

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.

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DAILY
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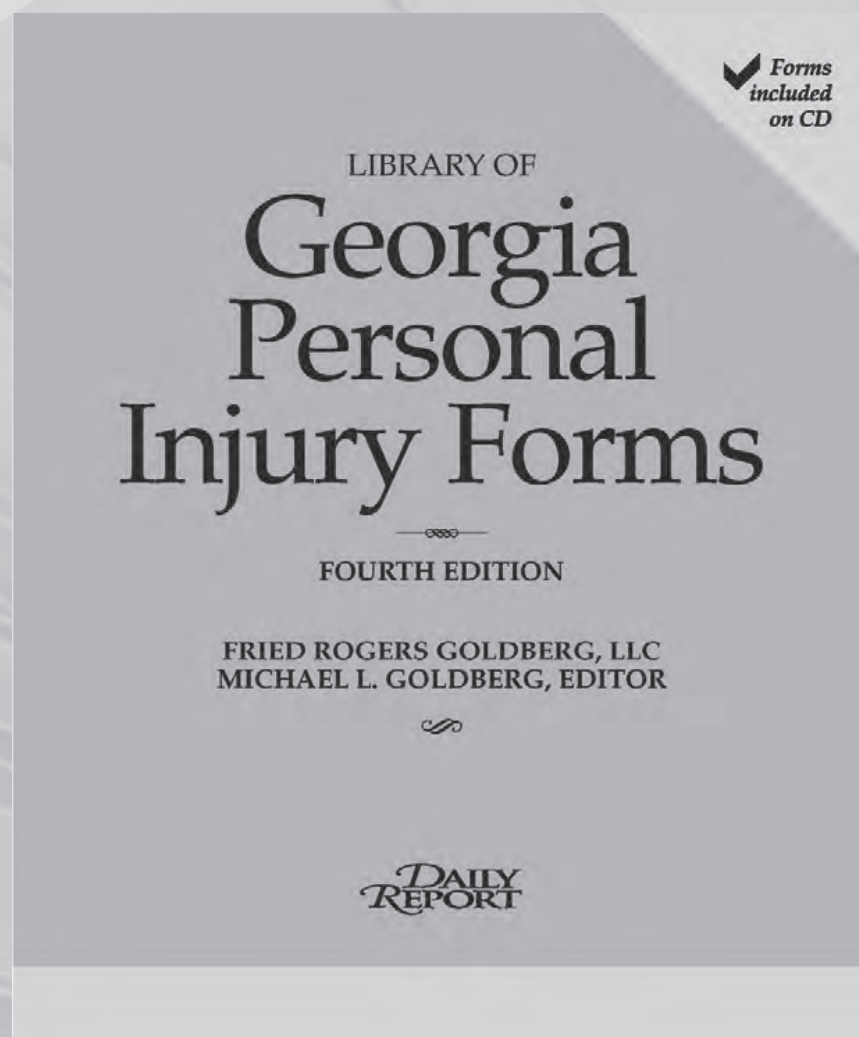
DAILY REPORT

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Edited by Michael L. Goldberg

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Articles of Merger.....	\$40.00
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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

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

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, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Bruce Morris** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LoanDepot.Com, LLC, its successors and assigns, dated 3/16/2020 and recorded in Deed Book 61401 Page 235 Fulton County, Georgia records; as last transferred to or acquired by loanDepot.com, LLC, conveying the afterdescribed property to secure a Note in the original principal amount of \$220,500.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on **April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL 9F LAND LYING AND BEING IN LAND LOT 79 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT #3007 OF 400 WEST PEACHTREE, A CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR 400 WEST PEACHTREE, A CONDOMINIUM, RECORDED IN DEED BOOK 45595, PAGE 510 ET SEQ. FULTON COUNTY, GEORGIA, RECORDS, AS THE SAME MAY BE AMENDED. THIS CONVEYANCE IS MADE SUBJECT TO THE DECLARATION AND ALL MATTERS REFERENCED THEREIN, ALL MATTERS SHOWN ON THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGE 398, AFORESAID RECORDS, AS THE SAME MAY BE AMENDED, AND THE FLOOR PLANS RECORDED IN CONDOMINIUM FLOOR PLANS BOOK 36, PAGE 620, FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY BE AMENDED. THIS CONVEYANCE IS MADE SUBJECT ALSO TO THE 400 WEST PEACHTREE, A MASTER CONDOMINIUM, AND ALL MATTERS REFERENCED THEREIN, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR 400 WEST PEACHTREE, A MASTER CONDOMINIUM, RECORDED IN DEED BOOK 45595, PAGE 422, ET SEQ. FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY BE AMENDED, AND ALL MATTERS SHOWN ON THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGE 396, AFORESAID RECORDS, AS THE SAME MAY BE AMENDED, AND THE FLOOR PLANS RECORDED IN CONDOMINIUM FLOOR PLANS BOOK 36, PAGE 597, AS THE SAME MAY BE AMENDED, FULTON COUNTY, GEORGIA RECORDS.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **400 W Peachtree St Nw 3007, Atlanta, GA 30308** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): **Bruce Morris** or tenant or tenants. LoanDepot.com, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

LoanDepot.com, LLC loanDepot.com, LLC 5465 Legacy Dr. Suite 400, Plano TX 75024 Phone- 866-970-7105 E-mail- lossmitigation@loandepot.com

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

loanDepot.com, LLC
as agent and Attorney in Fact for
Bruce Morris

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
2111-019A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2111-019A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Bryan A. Gaisford** to Wachovia Bank, National Association dated 1/12/2007 and recorded in Deed Book 44364 Page 255 Fulton County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, NA, s/b/m Wachovia Bank, NA, conveying the after-described property to secure a Note in the original principal amount of \$174,244.29, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on **April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 1283 OF DISTRICT 2, SECTION 2, FULTON COUNTY, GEORGIA, BEING LOT(S) 45, CRABAPPLE WALK SUBDIVISION, UNIT 2, AS PER PLAT RECORDED IN FULTON COUNTY, GEORGIA RECORDS.
BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 03/19/1997, IN BOOK 22339, PAGE 82.
KNOWN AS: 2525 ASHTON DR

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. 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 Security

ty Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **2525 Ashton Dr., Roswell, GA 30076** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): **Bryan Anthony Gaisford** or tenant or tenants.

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

Wells Fargo Bank, NA, s/b/m Wachovia Bank, NA
as agent and Attorney in Fact for
Bryan A. Gaisford

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1000-17773A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17773A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Chadnezzer Felton and Sabrina Cato** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns, dated 8/3/2006 and recorded in Deed Book 43230 Page 432 Fulton County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB, conveying the afterdescribed property to secure a Note in the original principal amount of \$116,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fulton County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on **April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 9F DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 10, OF CYPRESS POINTE SUBDIVISION, PHASE A, UNIT NO. III, AS PER PLAT RECORDED IN PLAT BOOK 284, PAGE 5, FULTON COUNTY, GEORGIA RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **4782 Main Street, Union City, GA 30291** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): **Sabrina L Cato** or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-28CB
as agent and Attorney in Fact for
Chadnezzer Felton and Sabrina Cato

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1263-2886A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2886A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Eric C. Smith** to Mortgage Electronic

Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns dated 6/4/2018 and recorded in Deed Book 58870 Page 252 Fulton County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$144,750.00, 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 (or such other area as designated by Order of the Superior Court of said county), within **the legal hours of sale on April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 154, 155 AND 156 OF THE 9F DISTRICT, CITY OF EAST POINT, FULTON COUNTY, GEORGIA, BEING LOT 4, BLOCK P, HERITAGE PARK OF EAST POINT SUBDIVISION, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 246, PAGES 59-60, FULTON COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO; BEING KNOWN AS 4313 BEN HILL ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN FULTON COUNTY GEORGIA.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **4313 Ben Hill Rd, Atlanta, GA 30349** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Eric C. Smith and Makia Lashay Howard or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing
as agent and Attorney in Fact for

Eric C. Smith

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2892A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2892A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Michael Little** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Caliber Home Loans, Inc., its successors and assigns, dated 3/15/2016 and recorded in Deed Book 56012 Page 371 and modified at Deed Book 59280 Page 626 and Deed Book 65859 Page 79 Fulton County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the afterdescribed property to secure a Note in the original principal amount of \$220,924.00, 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 (or such other area as designated by Order of the Superior Court of said county), within **the legal hours of sale on April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 143 and Land Lot 166, of the District 9F, Fulton County, Georgia, being Lot 81 of Sierra Estates Subdivision, Phase 1, (FNA Newport Bend), per plat thereof recorded in Plat Book 379, pages 14-20, Fulton County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **394 Mossycup Dr, Fairburn, GA 30213-2231** together with all fixtures

and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michael Little or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing
as agent and Attorney in Fact for

Michael Little

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2864A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2864A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Paula Clark** to Southeast Mortgage of Georgia, Inc. dated 3/7/2018 and recorded in Deed Book 58564 Page 91 Fulton County, Georgia records; as last transferred to or acquired by Georgia Housing and Finance Authority, conveying the after-described property to secure a Note in the original principal amount of \$148,194.00, 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 (or such other area as designated by Order of the Superior Court of said county), within **the legal hours of sale on April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 117 of the 7th District of Fulton County, Georgia, being Lot 128, THE PARKS AT CEDAR GROVE SUBDIVISION, UNIT 2, PHASE 1, as per plat recorded in Plat Book 261, Pages 24-31, Fulton County, Georgia records, to which reference is hereby made for the purpose of incorporating the same herein.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **7535 Waverly Loop, Fairburn, GA 30213** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Paula Clark or tenant or tenants.

State Home Mortgage is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

State Home Mortgage Loss Mitigation 60 Executive Park S. NE Atlanta, GA 30329-2231 404-679-0624

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

Georgia Housing and Finance Authority
as agent and Attorney in Fact for

Paula Clark

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

2130-021A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2130-021A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Rabahuddin Syed** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Success Mortgage Partners, Inc., a Michigan Corporation, its successors and assigns, dated 9/13/2019 and recorded in Deed Book 60566 Page 459 Fulton County, Georgia records; as last transferred to or acquired by NewRez LLC dba Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$349,600.00, 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 (or such other area as designated by Order of the Superior Court of said county), within **the legal hours of sale on April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, being more particularly described as follows: That certain Condominium Unit Number # 337, and rights appurtenant thereto as described in that certain Declaration of Condominium for THE BLOCK LOFTS AT PONCEY HIGHLANDS, A CONDOMINIUM, dated June 29, 2004, recorded July 22, 2004, in Deed Book 38065, Page 352, records of Fulton County, Georgia, as amended from time to time, and as depicted by that certain plat recorded in Condominium Plat Book 16, Page 194, aforesaid records, as amended from time to time; and in accordance with those floor plans found in Condominium Floor Plan Book 29, Pages 222-235, as amended from time to time, together with said Units appurtenant percentage of undivided interest in the common elements of THE BLOCK LOFTS AT PONCEY HIGHLANDS, A CONDOMINIUM, as provided by said Declaration, which Declaration, Plat, Plans and allied instruments and amendments executed thereto, are incorporated herein by reference as a part of the description of the property described hereby.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **747 Ralph McGill Blvd Ne Unit 337, Atlanta, GA 30312** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Rabahuddin Syed or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

NewRez LLC dba Shellpoint Mortgage Servicing
as agent and Attorney in Fact for

Rabahuddin Syed

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2443A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2443A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Sanders G Lyons** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Mortgage Network, Inc., its successors and assigns dated 4/29/2004 and recorded in Deed Book 37667 Page 146 and modified at Deed Book 56732 Page 194 Fulton County, Georgia records; as last transferred to or acquired by Select Portfolio Servicing, Inc., conveying the after-described property to secure a Note in the original principal amount of \$118,750.00, 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 (or such other area as designated by Order of the Superior Court of said county), within **the legal hours of sale on April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 14TH FF DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 6, BLOCK A, UNIT THREE OF HERITAGE VALLEY SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 72, PAGE 86, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **1710 Fairburn Road SW, Atlanta, GA 30331** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sanders G Lyons or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

Select Portfolio Servicing, Inc.
as agent and Attorney in Fact for

Sanders G Lyons

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1012-14929A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14929A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Tiffany Baskett** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Christensen Financial, Inc., its successors and assigns dated 4/9/2018 and recorded in Deed Book 58671 Page 594 Fulton County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the afterdescribed property to secure a Note in the original principal amount of \$147,272.00, 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 (or such other area as designated by Order of the Superior Court of said county), within **the legal hours of sale on April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 14FF DISTRICT, FULTON COUNTY, GEORGIA, AND BEING LOT 15 WESTCHASE GLEN, AS PER PLAT RECORDED IN PLAT BOOK 286, PAGES 62-65, FULTON COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **5851 Westchase St, Atlanta, GA 30336-2912** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Tiffany Baskett or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which

might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

PHH Mortgage Corporation
as agent and Attorney in Fact for
Tiffany Baskett

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1017-5899A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5899A

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

Pursuant to the Power of Sale contained in a Security Deed given by **Verna A Bair** to BANK OF AMERICA, N.A. dated 1/16/2008 and recorded in Deed Book 46245 Page 515 Fulton County, Georgia records; as last transferred to or acquired by Bank of America, N.A. s/b/m BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, conveying the after-described property to secure a Note in the original principal amount of \$160,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fulton County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on **April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All That Tract or Parcel of land lying and being in Land Lot 227, 14th District, Fulton County, Georgia being Lot 148, Stoney Pointe (formerly known as Stoney Ridge), as per plat recorded in plat Book 293, Pages 99-102, Revised in plat Book 308, Pages 19-22, Fulton County, Georgia Records, which plat is hereby incorporated herein by reference.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **2849 Ridgeview Drive, Atlanta, GA 30331** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Verna A. Bair and Maria Jimenez or tenant or tenants.

Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

Bank of America, N.A. s/b/m BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP
as agent and Attorney in Fact for
Verna A Bair

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1016-5432A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5432A

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

Pursuant to the Power of Sale contained in a Security Deed given by **Yvens Resilard** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns dated 8/9/2006 and recorded in Deed Book 43320 Page 377 Fulton County, Georgia records; as last transferred to or acquired by J.P. Morgan Mortgage Acquisition Corp., conveying the after-described property to secure a Note in the original principal amount of \$176,584.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on **April 4, 2023** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153 OF THE 14FF DISTRICT, FULTON COUNTY, GEORGIA, AND BEING LOT 384, AMHURST SUBDIVISION, PHASE TWO, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 290, PAGES 51-61, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **3385 Amhurst Parkway, College Park, GA 30349** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Yvens Resilard or tenant or tenants.

Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 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 immediately above.

J.P. Morgan Mortgage Acquisition Corp.
as agent and Attorney in Fact for
Yvens Resilard

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1208-3788A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3788A

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **OLAFEMI GIBSON** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** AS GRANTEE, AS NOMINEE FOR SUNTRUST MORTGAGE, INC, dated September 19, 2008, recorded September 24, 2008, in Deed Book **47210, Page 282**, 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 Nineteen Thousand and 00/100 dollars (**\$119,000.00**), 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 THE CITY OF ATLANTA AND BEING IN LAND LOT 83 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF RHODES STREET SAID POINT OF BEGINNING BEING 306 AND 2/3 FEET EAST OF THE NORTHEASTERN INTERSECTION OF RHODES STREET AND VINE STREET WHICH POINT OF BEGINNING IS ALSO AT THE SOUTHEAST CORNER OF A PARCEL, NOW OR FORMERLY OWNED BY LEROY W. HARRIS; RUNNING THENCE EAST ALONG THE NORTH SIDE OF RHODES STREET, A DISTANCE OF 31 AND 1/3 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A PARCEL OF LAND MORE OR FORMERLY OWNED BY FRED ROSS, WHICH POINT IS 62 FEET WEST, ALONG THE NORTH SIDE OF RHODES STREET, FROM THE CORNER FORMED BY THE NORTH SIDE OF RHODES STREET AND WEST SIDE OF WALNUT STREET; RUNNING THENCE NORTH ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND NOW OR FORMERLY OWNED BY FRED ROSS, PARALLEL WITH THE WEST SIDE OF WALNUT STREET, CONTINUING ALONG THE WEST LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY MRS. ELTAS GAY LOGAN, A TOTAL DISTANCE OF 10

FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY MISS GERTRUDE LIBERSON, WHICH POINT IF 100 FEET SOUTH OF THE SOUTH SIDE OF DELBREDGE STREET; RUNNING THENCE WEST ALONG THE SOUTH SIDE OF THAT PARCEL OF LAND NOW OR FORMERLY OWNED BY MISS GERTRUDE LIBERSON, PARALLEL WITH THE SOUTH SIDE OF DELBRIDGE STREET CONTINUING ALONG THE SOUTH LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY LOUIE BURSON AND ADEL BURSON, A TOTAL DISTANCE OF 33 AND 1/3 FEET, MORE OR LESS TO THE EAST LINE OF PARCEL OF LAND NOW OR FORMERLY OWNED BY LEROY HARRIS, 106 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Said legal description being controlling, however the property is more commonly known as **587 RHODES ST NW, ATLANTA, GA 30314**.

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 **OLAFEMI GIBSON**, 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
OLAFEMI GIBSON

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. FAY-22 05629-2 Ad Run Dates 03/09/2023, 03/16/2023, 03/23/2023, 03/30/2023 #0000646668:3/09-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Catquella Patric Farmer** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, its successors and assigns, dated April 30, 2020, recorded in Deed Book 61574, Page 671, Fulton County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 66541, Page 58, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED SEVENTY--TWO AND 0/100 DOLLARS (\$218,572.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on **the first Tuesday in April, 2023**, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

Note, however, that such 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 in possession of the property is **Catquella Patric Farmer** and **Ronald Farmer** or a tenant or tenants and said property is more commonly known as **7737 Rudder Cir, Fairburn, Georgia 30213**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Guild Mortgage Company LLC
as Attorney in Fact for
Catquella Patric Farmer

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 194 OF THE 13TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 63 OF OLC JONESBORO LANDING, PHASE I, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 331, PAGES 79-88 FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL: 13-0194-LL-136-2 MR/jay 4/4/23

Our file no. 22-10399GA - FT17

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NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Christina Lyn Blake Lovett** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Panorama Mortgage Group, LLC dba Legacy Home Loans, its successors and assigns, dated November 25, 2019, recorded in Deed Book 60863, Page 589, Fulton County, Georgia Records, as last transferred to Data Mortgage, Inc. dba Essex Mortgage by assignment recorded in Deed Book 64931, Page 34, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND NINE HUNDRED TWENTY--FOUR AND 0/100 DOLLARS (\$220,924.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on **the first Tuesday in April, 2023**, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Data Mortgage, Inc. dba Essex Mortgage is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Data Mortgage, Inc. dba Essex Mortgage, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484.

Note, however, that such 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 in possession of the property is **Christina Lyn Blake Lovett** or a tenant or tenants and said property is more commonly known as **5035 Scarborough Road Southwest, Atlanta, Georgia 30349**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Data Mortgage, Inc. dba Essex Mortgage
as Attorney in Fact for
Christina Lyn Blake Lovett

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, Georgia 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 160 of the 9F District, Fulton County, Georgia, being Lot 2, of THE ESTATES AT SCARBOROUGH SUBDIVISION, as per Plat recorded in Plat Book 268, Pages 95-97, Fulton County, Georgia Records, which recorded Plat is incorporated herein and made a part hereof by reference.

Commonly Known As: 5035 SouthWest Scarborough Road, Atlanta, GA 30349 Parcel ID: 09F-3400-0150-415-3 MR/ca 4/4/23

Our file no. 22-07808GA - FT18

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NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **DeAngalo T Mitchell** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Success Mortgage Partners, Inc., its successors and assigns, dated March 31, 2016, recorded in Deed Book 56008, Page 577, Fulton County, Georgia Records, as last transferred to The Money Source, Inc. by assignment recorded in Deed Book 65953, Page 552, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FOUR THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$134,800.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

THE MONEY SOURCE INC. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: The Money Source Inc., 500 South Broad Street, Building 100, Suite A, Meriden, CT 06450, 4806162741.

Note, however, that such 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 in possession of the property is DeAngalo T Mitchell or a tenant or tenants and said property is more commonly known as **220 Highdite Circle, Atlanta, Georgia 30349**. Should a conflict arise between the property address and the legal description the legal description will control.

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 MONEY SOURCE INC.as Attorney in Fact for
DeAngalo T Mitchell

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 96 of the 13th District, Fulton County, Georgia, being Lot 5, The Reserve At Morning Creek Subdivision, as per plat recorded in Plat Book 316, Pages 97-112, Fulton County Records, said plat being incorporated herein by reference thereto.

Tax Map/Parcel ID: 13-0096-LL-454-8

MR/mac 4/4/23

Our file no. 22-06836GA - FT17

20:00:022023-03-03T19:54:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Donald Scott Smith and Mary Reynolds-Smith** to HOME Banc MORTGAGE CORPORATION, dated December 1, 2006, recorded in Deed Book 44042, Page 502, Fulton County, Georgia Records, as last transferred to U.S. Bank National Association, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2007-1, Mortgage Pass-Through Certificates by assignment recorded in Deed Book 60338, Page 147, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED TWENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$825,000.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the

undersigned.

U.S. Bank National Association, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2007-1, Mortgage Pass-Through Certificates is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

Note, however, that such 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 in possession of the property is Donald Scott Smith, Mary Reynolds-Smith and Paper Profits LLC or a tenant or tenants and said property is more commonly known as **3085 Slaton Drive NW, Atlanta, Georgia 30305**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

U.S. Bank National Association, as Indenture**Trustee, in trust for Holders of the HomeBanc****Mortgage Trust 2007-1,****Mortgage Pass-Through Certificates**

as Attorney in Fact for

Donald Scott Smith and Mary Reynolds-Smith

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, Georgia 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 17TH DISTRICT IN FULTON COUNTY, GEORGIA, BEING LOT 7 OF THE COACHES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 128, PAGE 68 FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.

MAP REFERENCE #17-0099-0015-004-1

MR/jay 4/4/23

Our file no. 5710519 - FT1

17:20:452023-02-21T19:10:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Gladys Clay-Butts** to Unity Mortgage Corp., dated September 6, 1996, recorded in Deed Book 21560, Page 90, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 43943, Page 694, Fulton County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 by assignment recorded in Deed Book 51533, Page 190, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SIX THOUSAND ONE HUNDRED FIFTY AND 0/100 DOLLARS (\$126,150.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such 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 in possession of the property is Gladys Clay-Butts and Estate of Gladys Clay-Butts or a tenant or tenants and said property is more commonly known as **2070 Enon Mill Drive, Atlanta, Georgia 30331**.

Should a conflict arise between the property address and the legal description the legal description will control.

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.

Government Loan Securitization Trust 2011-FV1,**U.S. Bank Trust National Association, not in its****individual capacity but solely as Delaware trustee****and U.S. Bank National Association, not in its****individual capacity but solely as Co-Trustee**

as Attorney in Fact for

Gladys Clay-Butts

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 77 of the 14FF District, Fulton County, Georgia, being Lot 131, ENON PINES, UNIT FOUR (f/k/a Whispering Pines) as per plat recorded in Plat Book 181, page 48, Fulton County records, which plat is hereby referred to and made a part of this description.

MR/meh 4/4/23

Our file no. 23-10589GA - FT7

17:20:022023-02-14T19:22:00Z

2

age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Jeffrey L Thompson** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., its successors and assigns, dated August 30, 2016, recorded in Deed Book 56602, Page 180, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 65356, Page 364, Fulton County, Georgia Records, as last transferred to Lakeview Loan Servicing LLC by assignment recorded in Deed Book 60943, Page 27, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY THOUSAND FIVE HUNDRED SIXTY-TWO AND 0/100 DOLLARS (\$240,562.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Lakeview Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such 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 in possession of the property is Jeffrey L Thompson or a tenant or tenants and said property is more commonly known as **210 Ambrosia Way, Atlanta, Georgia 30349**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Lakeview Loan Servicing LLC

as Attorney in Fact for

Jeffrey L Thompson

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS LOT 110, PHASE 2C, UNION CROSSING SUBDIVISION, IN PLAT BOOK 286, PAGES 88-95, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. PARCEL: 14F-100-LL-222-5 SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

MR/ca 5/2/23

Our file no. 23-11070GA - FT2

19:20:012023-03-16T19:11:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Joan H Mitchell and Sylvester Mitchell** to Wachovia Bank, National Association, dated January 30, 2008, recorded in Deed Book 46448, Page 670, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND SEVEN HUNDRED SIXTY-FIVE AND 0/100 DOLLARS (\$127,765.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

Note, however, that such 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 in possession of the property is Estate of Joan H Mitchell, Estate of Sylvester Mitchell and Sylvester Mitchell or a tenant or tenants and said property is more commonly known as **4477 Clement Dr SW, Atlanta, Georgia 30331**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Wells Fargo Bank, N.A., successor by merger to**Wachovia Bank, National Association**

as Attorney in Fact for

Joan H Mitchell and Sylvester Mitchell

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

THE FOLLOWING PROPERTY:

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 50 OF DISTRICT 14F, FULTON COUNTY, GEORGIA, BEING LOT(S) 30, BOULDER PARK SUBDIVISION, UNIT 3, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 51, FULTON COUNTY GEORGIA RECORDS.

BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED IN BOOK -, PAGE -.

KNOWN AS: 4477 CLEMENT DR SW

PARCEL: 14F-0050-0001-047

MR/mac 4/4/23

Our file no. 22-09069GA - FT5

17:20:482023-02-21T19:48:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Julio Chinchilla** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Change Lending, LLC., its successors and assigns, dated February 25, 2022, recorded in Deed Book 65349, Page 639, Fulton County, Georgia Records, as last transferred to NexBank by assignment recorded in Deed Book 66508, Page 430, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FOURTEEN THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$314,400.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

NexBank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such 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 in possession of the property is Julio Chinchilla or a tenant or tenants and said property is more commonly known as **195 14th St Ne 2401, Atlanta, Georgia 30309**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

NexBank
as Attorney in Fact for
Julio Chinchilla

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
All that tract or parcel of land lying and being in Land Lot 106 of the 17 District, Fulton County, Georgia, in the City of Atlanta and being more particularly described as follows:

Condominium Unit 2401 of Mayfair Renaissance, A Condominium, a Condominium as more particularly described and delineated in the Declaration of Condominium for Mayfair Renaissance, a Condominium, recorded in Deed Book 31633, Page 10, et seq., Fulton County, Georgia Records, as amended.

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 14, Pages 121-122, aforesaid Records, as amended; and the floor plans recorded in Floor Plan Condominium Book 17, Pages 60-125, aforesaid Records, as amended.

MR/chr 4/4/23
Our file no. 22-09988GA - FT7
17:10:302023-02-07T21:48:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Julius L Banks** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage, its successors and assigns, dated January 13, 2016, recorded in Deed Book 55781, Page 624, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 58963, Page 666, Fulton County, Georgia Records, as last transferred to U.S. Bank National Association by assignment recorded in Deed Book 57552, Page 274, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED TWENTY-SIX AND 0/100 DOLLARS (\$117,826.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within **the legal hours of sale on the first Tuesday in April, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. BANK NATIONAL ASSOCIATION

is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301-0005, 855-698-7627.

Note, however, that such 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 in possession of the property is **Julius L Banks** or a tenant or tenants and said property is more commonly known as **6311 Byrd Rd, Union City, Georgia 30291**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

U.S. BANK NATIONAL ASSOCIATION

as Attorney in Fact for
Julius L Banks

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 75 OF THE 9TH LAND DISTRICT OF FORMERLY FAYETTE, NOW FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS THAT CERTAIN 7.257 ACRE PARCEL DEPICTED ON THAT CERTAIN SURVEY PREPARED BY S. A. GASKINS & ASSOCIATES, LLC, LAND SURVEYORS. SAID PARCEL IS DESCRIBED AND DEPICTED ON SAID SURVEY AS FOLLOWS:

BEGIN AT A 1/2 INCH REBAR SET AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY OF LAND LOT 75 AND THE NORTHERLY RIGHT OF WAY OF BYRD ROAD (40 FOOT RIGHT OF WAY); THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 78 DEGREES 22 MINUTES 11 SECONDS WEST 81.04 FEET TO A 1/2 INCH REBAR SET; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 47 DEGREES 47 MINUTES, 13 SECONDS WEST 41.83 FEET TO A 1 INCH PIPE; THENCE RUN NORTH 33 DEGREES, 39 MI-

NUTES, 09 SECONDS WEST 246.85 FEET TO A 1/2 INCH REBAR FOUND; THENCE RUN NORTH 86 DEGREES 34 MINUTES, 45 SECONDS WEST 539.15 FEET TO A 1 INCH PIPE; THENCE RUN NORTH 0 DEGREES 25 MINUTES, 34 SECONDS EAST 360.78 FEET TO A 1 INCH PIPE; THENCE RUN SOUTH 86 DEGREES 10 MINUTES 29 SECONDS EAST 778.72 FEET TO A 1/2 INCH REBAR FOUND ON THE EASTERLY BOUNDARY OF LAND LOT 75; THENCE RUN ALONG SAID LAND LOT LINE SOUTH 0 DEGREES 34 MINUTES 54 SECONDS EAST 558.26 FEET TO THE POINT OF BEGINNING.

MR/jay 4/4/23
Our file no. 22-06456GA - FT8
19:00:062023-02-24T18:47:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Kasib Majeed** to Mortgage Electronic Registrations Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC dba Motive Lending, its successors and assigns, dated October 30, 2015, recorded in Deed Book 55598, Page 420, Fulton County, Georgia Records, as last transferred to AmeriHome Mortgage Company, LLC by assignment recorded in Deed Book 59752, Page 406, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND FOUR HUNDRED THIRTY-FIVE AND 0/100 DOLLARS (\$247,435.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within **the legal hours of sale on the first Tuesday in April, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

AmeriHome Mortgage Company, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cenlar FSB, Attn: FC Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

Note, however, that such 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 in possession of the property is **Kasib Majeed** or a tenant or tenants and said property is more commonly known as **5415 Cochran Mill Rd, Fairburn, Georgia 30213**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

AmeriHome Mortgage Company, LLC

as Attorney in Fact for
Kasib Majeed

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
All that certain tract or parcel of land lying and being in Land Lot 14 of the 7th District, Fulton County, Georgia, being Lot 26, Castlewood Subdivision, Phase IV, as per plat thereof recorded in Plat Book 151, Page 62, Fulton County, Georgia, records which recorded plat is incorporated herein by reference and made a part of this description.

Tax Parcel ID#: 07-0101-0015-011-3

The right, if any, of the United States of America to redeem said land within 120 days from the date of the foreclosure sale held on April 4, 2023, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719).

MR/mac 4/4/23
Our file no. 20-03728GA - FT7
19:30:022023-02-24T19:16:00Z

2
age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Linda D Ntiamoah** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Mortgage, A division of Metrocities Mortgage, LLC, its successors and assigns, dated August 6, 2008, recorded in Deed Book 47076, Page 456, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57380, Page 527, Fulton County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 65864, Page 547, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED ONE THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (\$301,650.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within **the legal hours of sale on the first Tuesday in April, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such 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 in possession of the property is **Linda D Ntiamoah** or a tenant or tenants and said property is more commonly known as **5040 Harbour Ridge Drive, Alpharetta, Georgia 30005**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Nationstar Mortgage LLC

as Attorney in Fact for
Linda D Ntiamoah

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1171 OF THE 2ND DISTRICT, 1st SECTION, FULTON COUNTY, GEORGIA, AND BEING LOT 21, BLOCK A, WINDWARD HARBOUR WALK SUBDIVISION A/K/A HARBOUR WALK PHASE III, AS PER THE PLAT RECORDED IN PLAT BOOK 168, PAGE 86, FULTON COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE LEGAL DESCRIPTION.

PARCEL ID # 21-5621-1171-021-0

MR/jay 4/4/23
Our file no. 23-10949GA - FT2
20:40:032023-03-03T20:25:00Z

2
age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Lonnie C King, Jr** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Paramount Equity Mortgage, LLC, its successors and assigns, dated November 9, 2017, recorded in Deed Book 58189, Page 296, Fulton County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 65339, Page 574, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND ONE HUNDRED TWENTY-SIX AND 0/100 DOLLARS (\$176,126.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within **the legal hours of sale on the first Tuesday in April, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such 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 in possession of the property is **Lonnie C King, Jr** and Estate of **Lonnie C King Jr** or a tenant or

tenants and said property is more commonly known as **2899 Tejas Trail Sw, Atlanta, Georgia 30331**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Lakeview Loan Servicing, LLC

as Attorney in Fact for
Lonnie C King, Jr

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE FULTON COUNTY, GEORGIA, TO-WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 228 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 3, SUBDIVISION BEHIND THE FENCE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 76, PAGE 47, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2899 TEJAS TRAIL SW ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN FULTON COUNTY GEORGIA.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO LONNIE C. KING, JR. BY WARRANTY DEED FROM LANIER WATKINS AS RECORDED 11/19/2014 IN BOOK 54389 AT PAGE 232 AS DOCUMENT 2014-0325470.

Commonly Known As: 2899 TEJAS TRAIL SOUTHWEST, ATLANTA, GA 30331-2811 TAX ID: 14 022800020187

MR/chr 4/4/23
Our file no. 23-10495GA - FT2
17:20:082023-02-13T17:49:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Mboh E Elango** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank D/B/A Fidelity Bank Mortgage, its successors and assigns, dated December 4, 2014, recorded in Deed Book 54440, Page 595, Fulton County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 66220, Page 512, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIVE HUNDRED EIGHTY-THREE THOUSAND AND 0/100 DOLLARS (\$583,000.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within **the legal hours of sale on the first Tuesday in April, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Ameris Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ameris Bank

, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such 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 in possession of the property is **Mboh E Elango** or a tenant or tenants and said property is more commonly known as **316 Pavillion Street SE, Atlanta, Georgia 30315**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Ameris Bank

as Attorney in Fact for
Mboh E Elango

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT "A"
All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 43 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a rebar found on the northerly right of way line of Pavillion Street (40 foot right of way), said rebar being located 215 feet west, as measured along the northerly right of way line of Pavillion Street, from the intersection of the northerly right of way line of Pavillion Street with the westerly right of way line of Grant Street

(50 foot right of way); running thence along the northerly right of way line of Pavillion Street South 88 degrees 10 minutes 00 seconds West 56.19 feet to a rebar found on the easterly line of an alley; running thence along the easterly line of said alley North 02 degrees 37 minutes 24 seconds West 136.66 feet to an iron pin placed; running thence North 86 degrees 58 minutes 31 seconds East 55.42 feet to a rebar found; running thence South 02 Degrees 56 minutes 41 seconds East 137.83 feet to the point of beginning; being known as 316 Pavillion Street, according to the present system of numbering property in the City of Atlanta, Fulton County, Georgia.

The property is described according to a survey prepared for Matthew Farmer and Jennifer Farmer by Solar Land Surveying Company bearing the seal of John W. Stanzilis, Jr., GRLS No. 2109, dated 3-22-2013, reference to which survey is hereby made for a more detailed description.

And being the same property conveyed by deeds recorded in Deed Book 52541, Page 417, and Deed Book 43224, Page 261, Fulton County, Georgia, Records.

Tax Map/Parcel ID: 14 -0043-0001-051-2

MR/mac 4/4/23

Our file no. 22-09150GA - FT18

21:30:022023-02-23T21:23:00Z

2

age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Regina Boone** to Michael Minch and Carmen Minch, husband and wife as joint tenants, as to an undivided 121,000/242,000 interest; Millenium Trust Company, LLC Custodian FBO Gurpaljit S Deol Roth IRA, as to an undivided 63,000/242,000; Gurpaljit S Deol as trustee of the Deol Family Trust, as to an undivided 58,000/242,000 interest, dated June 27, 2022, recorded in Deed Book 66005, Page 471, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-TWO THOUSAND AND 0/100 DOLLARS (\$242,000.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Michael Minch and Carmen Minch, husband and wife as joint tenants, as to an undivided 121,000/242,000 interest; Millenium Trust Company, LLC Custodian FBO Gurpaljit S Deol Roth IRA, as to an undivided 63,000/242,000; Gurpaljit S Deol as trustee of the Deol Family Trust, as to an undivided 58,000/242,000 interest is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Superior Loan Servicing, 7525 Topanga Canyon Blvd, Canoga Park, CA 91303, 818-483-0027.

Note, however, that such 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 in possession of the property is Regina Boone or a tenant or tenants and said property is more commonly known as **2015 Winding Crossing Trl, Fairburn, Georgia 30213**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Michael Minch and Carmen Minch, husband and wife as joint tenants, as to an undivided 121,000/242,000 interest; Millenium Trust Company, LLC Custodian FBO Gurpaljit S Deol Roth IRA, as to an undivided 63,000/242,000; Gurpaljit S Deol as trustee of the Deol Family Trust, as to an undivided 58,000/242,000 interest

as Attorney in Fact for

Regina Boone

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 73 of the 9th District, Fulton County, Georgia, being Lot 29, St. Johns Crossing Subdivision, Unit 1, as per plat recorded in Plat Book 232, Pages 21-25, Fulton County, Georgia records, said plat being incorporated herein and made reference hereto.

Tax ID# 09F180200681265

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Regina Boone from Signature Communities at St. Johns Crossing, LLC by that Deed dated 9/9/2004 and recorded 9/28/2004 in Official Records Book 38559, at Page 547

of the Public Records of Fulton County, GA.

PARCEL NUMBER(S): 09F180200681265

MR/meh 4/4/23

Our file no. 23-10882GA - FT17

22:20:032023-03-02T22:07:00Z

2

age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Richard J Awtrey** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for AHM Mortgage, its successors and assigns, dated September 1, 2006, recorded in Deed Book 43405, Page 21, Fulton County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 66102, Page 65, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-SEVEN THOUSAND EIGHT HUNDRED FIFTY-THREE AND 0/100 DOLLARS (\$87,853.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, N.A.

is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

Note, however, that such 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 in possession of the property is Richard J Awtrey or a tenant or tenants and said property is more commonly known as **103 River Mill Circle, Roswell, Georgia 30075**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Wells Fargo Bank, N.A.

as Attorney in Fact for

Richard J Awtrey

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

*Auction services provided by Auction.com (www.auction.com)

EXHIBIT "A"

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 417, 420 AND 421 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING LOT NO. 103, BUILDING NO. 1 OF RIVER MILL CONDOMINIUM, AS PER PLAT RECORDED IN CONDO PLAT BOOK 5, PAGE 44, FULTON COUNTY RECORDS, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN SAID UNIT UNDER THE DECLARATION OF CONDOMINIUM FOR RIVER MILL A CONDOMINIUM RECORDED IN DEED BOOK 7577, PAGE 133, FULTON COUNTY RECORDS, WHICH IS BY REFERENCE, INCORPORATED HEREIN AND MADE A PART HEREOF, THE INTEREST HEREIN CONVEYED INCLUDED, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF RIVER MILL, A CONDOMINIUM, AS THE SAME IS DEFINED IN SAID DECLARATIONS.

TAX MAP/PARCEL ID: 12-2025-0421-003-7

MR/mac 4/4/23

Our file no. 23-10611GA - FT5

17:10:022023-02-24T16:56:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Robert W Hubert** to HomeBanc Mortgage Corporation, dated July 2, 2004, recorded in Deed Book 38120, Page 233, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 50270, Page 431, Fulton County, Georgia Records, as last transferred to Chase Manhattan Mortgage Corporation by assignment recorded in Deed Book 39306, Page 458, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$105,600.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

Note, however, that such 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 in possession of the property is Robert W Hubert or a tenant or tenants and said property is more commonly known as **5141 Roswell Rd, Unit 9 NE, Atlanta, Georgia 30342**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

JPMorgan Chase Bank, National Association,

successor by merger to Chase Home Finance LLC,

successor by merger to Chase Manhattan

Mortgage Corporation

as Attorney in Fact for

Robert W Hubert

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 92 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING IDENTIFIED AND DEPICTED AS UNIT NUMBER 5141-09 (HEREINAFTER SOMETIMES REFERRED TO AS THE "UNIT") OF SUMMIT CONDOMINIUMS, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN THE UNIT AND THE APPURTENANCES THERETO UNDER THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE SUMMIT CONDOMINIUM RECORDED IN DEED BOOK 27471, PAGE 1, OFFICE OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA, AS MAY BE AMENDED (SAID DECLARATION TOGETHER WITH ALL EXHIBITS THERETO AND AMENDMENTS THERETO AND AS MAY BE AMENDED FROM TIME TO TIME HEREINAFTER BEING REFERRED TO COLLECTIVELY AS THE "DECLARATION"), THE FLOOR PLAN FOR THE SUMMIT CONDOMINIUMS RECORDED IN CONDOMINIUM CABINET NO. 2, FOLDER 398, AFORESAID RECORDS, AND PLAT FOR THE SUMMIT CONDOMINIUMS RECORDED AT CONDOMINIUM PLAT BOOK 11, PAGES 115-116, AFORESAID RECORDS, (THE "PROPERTY"), THE INTEREST HEREBY CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE SUMMIT CONDOMINIUMS APPURTENANT TO THE UNIT, AS THE SAME IS SPECIFIED IN THE DECLARATION.

MR/mac 4/4/23

Our file no. 22-10016GA - FT3

23:00:022023-02-23T22:45:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Russell Williams Hopson** to Mortgage Electronic Registration Systems Inc., as nominee for First Horizon Home Loan Corporation, its successors and assigns, dated November 14, 2005, recorded in Deed Book 41451, Page 368, Fulton County, Georgia Records, as last transferred to The Bank of New York Mellon f/k/a the Bank of New York, as Trustee for the holders of the certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA12 by assignment recorded in Deed Book 52993, Page 37, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY--SIX THOUSAND SEVEN HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$186,789.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

The Bank of New York Mellon f/k/a the Bank of New York, as Trustee for the holders of the certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA12 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such 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 in possession of the property is Russell Williams Hopson or a tenant or tenants and said property is more commonly known as **128 McDonough Boulevard, Atlanta, Georgia 30315**. Should a conflict arise between the property address and the legal description the legal description will control.

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 Bank of New York Mellon f/k/a the Bank of New York, as Trustee for the holders of the certificates,

First Horizon Mortgage Pass-Through Certificates

Series FHAMS 2005-AA12

as Attorney in Fact for

Russell Williams Hopson

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR parcel of land lying and being in

Land Lot 56 of the 14th District of Fulton County, Georgia more particularly described as follows:

Beginning at a point on the Northeastern side of McDonough Blvd. 100 feet Southeastwardly from the Northeastern intersection of McDonough Blvd. and Martin Street; and running thence Southeastwardly along the Northeastern side of McDonough Blvd. 50 feet to line of property now or formerly owned by J.A. Green; thence Northeastwardly along the Northwestern line of said Green property 192 feet; thence Northwestwardly 50 feet; thence Southwestwardly 192 feet to the point of beginning.

And being the same property conveyed by John Reed Turner to Snowdie Roas on 10/14/44 and recorded in Deed Book 2012, Page 434, Fulton County, Georgia records. Snowdie Rose died 5/18/85. A petition for No. Administration Necessary was granted on 7/1/85 in Minute Book 732, Page 126, Fulton County Probate Records, Her only heirs at' law was her daughter Evelyn Roas Robinson who died 6/28/2000. Her will was probated in Solemn Form in Estate #181566, Will Book, 822, page 333 and Minute Book 2477, page 323. Item 9 of her will authorizes the Executor to sell this property.

MR/ca 4/4/23

Our file no. 5266117 - FT2

20:30:022023-03-03T20:20:00Z

2

age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Sherri G. James** to Mortgage Electronic Registration Systems, Inc. as nominee for Home Loan Center, Inc. doing business as Lending Tree Loans, its successors and assigns, dated July 19, 2006, recorded in Deed Book 43118, Page 22, Fulton County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 60772, Page 538, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-TWO THOUSAND AND 0/100 DOLLARS (\$272,000.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such 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 in possession of the property is Sherri G. James or a tenant or tenants and said property is more commonly known as **5544 Jamerson Drive, College Park, Georgia 30349**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Specialized Loan Servicing LLC

as Attorney in Fact for

Sherri G. James

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 161, 9th District, Fulton County, Georgia, being Lot 203, Stonewall Manor Subdivision, Phase 1A, as per plat recorded in Plat Book 252, Pages 71-74, Fulton County, Georgia Records, which plat is incorporated herein by this reference and made a part hereof.

Tax Map/Parcel ID: 09F-4000-0161-109-1

MR/chr 4/4/23

Our file no. 525017 - FT1

17:20:292023-02-17T18:13:00Z

2

age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Tamika Yvette Patton** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns, dated August 10, 2017, recorded in Deed Book 57843, Page 379, Fulton County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 65121, Page 601, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY--SEVEN THOUSAND ONE HUNDRED TWO AND 0/100 DOLLARS (\$157,102.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the **legal hours of sale on the first Tuesday in May, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such 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 in possession of the property is Tamika Yvette Patton or a tenant or tenants and said property is more commonly known as **3152 Spruce Way, Atlanta, Georgia 30349**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Lakeview Loan Servicing, LLC

as Attorney in Fact for

Tamika Yvette Patton

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 127, of the 13th District, Fulton County, being Lot 116, Magnolia Walk Subdivision, Phase III-B, as per plat recorded in Plat Book 236, Pages 115-116, Fulton County Records, to which plat reference is made for a more particular delineation of metes, bounds and courses description.

Parcel: 13-0127-LL-266-9

Known as: 3152 Spruce Way Atlanta, Georgia

MR/meh 5/2/23

Our file no. 23-10890GA - FT2

21:40:012023-03-14T21:31:00Z

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Virgil C Norris** to Washington Mutual Bank, FA, dated December 19, 2007, recorded in Deed Book 46156, Page 547, Fulton County, Georgia Records, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 64342, Page 269, Fulton County, Georgia Records, conveying the after-described property to

secure a Note in the original principal amount of ONE HUNDRED THIRTY-SIX THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$136,800.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the **legal hours of sale on the first Tuesday in April, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

NewRez LLC d/b/a Shellpoint Mortgage Servicing is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

Note, however, that such 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 in possession of the property is Virgil C Norris or a tenant or tenants and said property is more commonly known as **335 Marston Pl, College Park, Georgia 30349**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

as Attorney in Fact for

Virgil C Norris

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 158, OF THE 14FF DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 68, OF AMHURST PARK SUBDIVISION, UNIT ONE, PHASE ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 240, PAGES 37-46, FULTON COUNTY GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.

APN: 14F-0158-LL-033-7

MR/chr 4/4/23

Our file no. 22-07668GA - FT18

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age 2

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **William Bennett, Jr** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for iFreedom Direct Corporation, A Corporation, its successors and assigns, dated March 22, 2010, recorded in Deed Book 48907, Page 151, Fulton County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 66541, Page 62, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED ONE THOUSAND FIVE HUNDRED SIXTY--ONE AND 0/100 DOLLARS (\$101,561.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the **legal hours of sale on the first Tuesday in April, 2023**, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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. 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 Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such 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 in possession of the property is William Bennett, Jr and Estate of William Bennett or a tenant or tenants and said property is more commonly known as **2009 Conrad Avenue Southeast, Atlanta, Georgia 30315**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Nationstar Mortgage LLC

as Attorney in Fact for

William Bennett, Jr

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 58 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 17, BLOCK A OF HEIGHTS MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 21, PAGE 7, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.

PARCEL ID: 14-0058-0006-029-5

MR/jay 4/4/23

Our file no. 22-10462GA - FT2

17:11:032023-02-15T20:44:00Z

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age 2

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 **Dawn Hayward** to **Mortgage Electronic Registration Systems, Inc.**, as nominee for CalCon Mutual Mortgage LLC, dated July 08, 2020 and recorded on August 12, 2020 in Deed Book **62076, Page 544**, 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 Sixty-Six Thousand Seven Hundred Sixty-Eight and 00/100 dollars (**\$166,768.00**) with interest thereon as provided therein, as last transferred to **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** by assignment to be recorded in the aforesaid records, 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:

All that tract or parcel of land lying and being in Land Lot 2 of 13th district, City of Est Point, Fulton County, Georgia, and being all of the property shown on that Final Plat of Highwood Trace Townhomes, prepared by Bostwick, Duke, Harper & Worthy, Inc., Bruce L. Floyd, Georgia RLS #2755, dated 06/24/2019, Job #05070 recorded in Plat Book 423, Page 30, Fulton County, Georgia said plat by this reference is incorporated herein and made a part hereof for a complete legal description. Said property may more commonly be known as **1004 Highwood Lane, East Point, GA 30344**.

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).

Case #: 23-000356-1

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES, BSI Financial Services, Inc.**, 314 S Franklin St., Titusville, PA 16354.

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 Dawn Hayward 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.

SERVIS ONE, INC DBA BSI FINANCIAL SERVICES

as Attorney-in-Fact for

Dawn Hayward

Contact:

Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 03/09/23; 03/16/23; 03/23/23; 03/30/23

Case #: 23-000356-1

#0000650074:3/09-4AS

"NOTICE OF SALE UNDER POWER"

STATE OF GEORGIA,

COUNTY OF FULTON

Pursuant to a power of sale contained in that certain Security Deed and Agreement ("Security Deed") recorded in Deed Book 66278, Page 135, Fulton County, Georgia Records, by **Leon Brown** to LRP Capital, LLC ("Lender") conveying the after-described property securing an indebtedness in the original amount of TWENTY ONE THOUSAND TWENTY SIX AND 11/100 DOLLARS (\$21,026.11), with interest thereon as set forth therein, Lender 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 of April, 2023 (April 4, 2023)**, the below described property.

All that tract or parcel of land lying and being in the City of Atlanta and in Land Lot 75 of the 14th District of Fulton County, being Lot 31 of the Subdivision of J.C. Hendricks and T.A. Shelton Property, as shown on a plat thereof recorded in Plat Book 1, page 78, Fulton County Records, and being more particularly described as follows:

BEGINNING at a point on the west side of Cooper Street, one hundred fifty (150) feet north, along the west side of Cooper Street, from the northwest corner of Cooper Street and Hendrix Avenue, and running thence north, along the west side of Cooper Street, forty eight (48) feet to the southeast corner of Lot 30, as shown on said plat; thence west, along the south line of said Lot 30 feet, also, to the east side of twelve (12) foot alley shown on said plat; thence south along the east side of said twelve (12) foot alley forty eight (48) feet to a point; thence east one hundred thirty seven (137) feet to the west side of Cooper Street and the point of beginning; being improved property known as **No. 803 Cooper Street, SW according to the present systems of numbering houses in the City of Atlanta, Georgia**.

The debt secured by said Security Deed has been accelerated 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 Security Deed. 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 Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). 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, and assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Upon information and belief, **LEON BROWN** is in possession of said property. Lender is the holder of the Security Deed to the property in accordance with O.C.G.A. § 44-14-162.2.

The entity that has full authority to negotiate, amend and modify all terms of the security deed with the debtor is: LRP Capital, LLC, 17 Executive Park Dr., Suite 480, Atlanta, Georgia 30329, (678) 999-8045.

LRP Capital, LLC

as attorney-in-fact for

Leon Brown

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 **ERIC SMITH AND GAIL SMITH** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR FIRST OPTION MORTGAGE, ITS SUCCESSORS AND ASSIGNS, dated 07/26/2007, and Recorded on 08/02/2007 as Book No. 45467 and Page No. 653, FULTON County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$120,080.00, 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 40 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 34 AND A PART OF LOT 33 OF OAK KNOLL SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RICHMOND AVE. WHICH IRON PIN IS LOCATED 100 FEET NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RICHMOND AVE FROM IT'S INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAWTELL AVE. (FORMERLY KNOWN AS OAK KNOLL TERRACE); RUN THENCE NORTHEAST AT AN INTERIOR ANGLE OF 90 DEGREES WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF RICHMOND AVE., AND RUNNING ALONG THE SOUTHEASTERLY SIDE LINE OF THE AFORESAID LOT 34, A DISTANCE OF 140.0 FEET TO AN IRON PIN; RUN THENCE NORTHWESTERLY ALONG THE REAR LOT LINE OF LOTS 34 AND 33 OF SAID SUBDIVISION A DISTANCE OF 67.0 FEET TO AN IRON PIN; RUN THENCE SOUTHWEST A DISTANCE OF 126.7 FEET TO A NAIL FOUND IN THE CONCRETE DRIVE; RUN THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RICHMOND AVE. 65.0 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING; ALL AS SHOWN ON SURVEY FOR ERIC SMITH AND GAIL SMITH DATED MARCH 14, 1990 BY ALVIN E. VAUGHN & ASSOC., INC REGISTERED LAND SURVEYORS.

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). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.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, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO

BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800 669 6650. 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 **1720 RICHMOND AVENUE SE, ATLANTA, GEORGIA 30315** is/are: ERIC SMITH AND GAIL SMITH 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.

BANK OF AMERICA, N.A.

as Attorney in Fact for

ERIC SMITH AND GAIL SMITH.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000008716193 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000651099:3/9-4kwil

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 **JACK UPSHAW AND BETTY UPSHAW** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BROKERSOURCE, dated 07/25/2006, and Recorded on 09/27/2006 as Book No. 43543 and Page No. 31, FULTON County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$205,000.00, 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 227 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 19, GOLDEN ACRES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 77, PAGE 41, FULTON COUNTY, GEORGIA, 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. 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). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.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, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. 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 **3068 CHERRY BLOSSOM LANE, ATLANTA, GEORGIA 30344** is/are: JACK UPSHAW AND BETTY UPSHAW 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.

WELLS FARGO BANK, N.A.

as Attorney in Fact for

JACK UPSHAW AND BETTY UPSHAW.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009442369 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000651129:3/9-4kwil

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 **SPENCER AMBERS, III** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, dated 08/19/2009, and Recorded on 08/25/2009 as Book No.

483008 and Page No. 67, AS AFFECTED BY MODIFICATION BOOK 54072, PAGE 565, 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 2021 B (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$148,265.00, 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 143, OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 17, BLOCK B, CUNNINGHAM & MILLER SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 117, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.

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 2021 B 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 2021 B (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 **6360 NEWBORN DRIVE, ATLANTA, GEORGIA 30349** is/are: SPENCER AMBERS, III 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 2021 B

as Attorney in Fact for

SPENCER AMBERS, III.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009722323 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000651120:3/9-4kwil

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 **Simone Lewis** to Mortgage Electronic Registration Systems, Inc., as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage (the Secured Creditor), dated December 20, 2017, and Recorded on December 27, 2017 as Book No. 58310 and Page No. 425, Fulton County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$152,282.00, with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, 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 April, 2023**, the following described property:

All that tract or parcel of land lying and being in Land Lot 231 of the 14th District, City of Atlanta, Fulton County, Georgia, being shown as D57, Cascade Parc, Phase D, as per plat recorded in Plat Book 333, page 38, as last revised in Plat Book 405, page 119, et. seq., Fulton County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Tax ID: 14-0231-LL-442-7

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). Lakeview Loan Servicing, LLC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, FSB 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, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098.

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 **3320 TIARA CIRCLE SW, ATLANTA, GA 30311** is/are: Simone Lewis 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".

Lakeview Loan Servicing, LLC.

as Attorney in Fact for

Simone Lewis.

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: 22-52875

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF FULTON

Under and by virtue of the power of sale contained with that certain Security Deed dated September 10, 2021, from **Betty Sheppard**, deceased, to **Mortgage Electronic Registration Systems, Inc.**, as nominee for LeaderOne Financial Corporation, recorded on November 22, 2021 in Deed Book **64861** at Page **434** Fulton County, Georgia records, having been last sold, assigned, transferred and conveyed to Finance of America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated September 10, 2021, in the amount of **\$262,500.00**, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Fulton County, Georgia, on **May 2, 2023** the following described real property (hereinafter referred to as the "Property"): **LAND SITUATED IN THE COUNTY OF FULTON IN THE STATE OF GEORGIA; ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOTS 130 AND 159, 13TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 12, BLOCK F, UNIT ONE, KIMBERLY, AS PER PLAT RECORDED IN PLAT BOOK 90, PAGE 66; FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTH-WESTERLY SIDE OF KIMBERLY MILL ROAD WITH THE NORTHERLY SIDE OF KEENAN ROAD; RUN THENCE NORTH-EASTERLY ALONG THE NORTH-WESTERLY SIDE OF KIMBERLY MILL ROAD ONE HUNDRED (100) FEET TO LOT 11, SAID BLOCK AND SUBDIVISION; RUN THENCE NORTH-WESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 ONE HUNDRED FIFTY (150) FEET TO A POINT; RUN THENCE SOUTHERLY ONE HUNDRED THIRTY (130) FEET TO THE NORTHERLY SIDE OF KEENAN ROAD; RUN THENCE EASTERLY ALONG THE NORTHERLY SIDE OF KEENAN ROAD ONE HUNDRED THIRTY (130) FEET TO THE NORTHWESTERLY SIDE OF KIMBERLY MILL ROAD AND THE POINT OF BEGINNING.** The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are **Betty Sheppard**. The property, being commonly known as **6645 Kimberly Mill Road, College Park, GA, 30349** in Fulton County, will be sold as the property of **Betty Sheppard**, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Finance of America Reverse LLC as Attorney in Fact for **Betty Sheppard** 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.- 22-014356 A-4776968 03/16/2023, 03/23/2023, 03/30/2023, 04/06/2023, 04/

13/2023, 04/20/2023, 04/27/2023
#0000651252:3/16-7AS

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

FULTON COUNTY

By virtue of a power of sale contained in a certain security deed from **Terrance Johnson** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Stearns Lending, LLC, its successors and assigns and recorded as Instrument No. 2018-0289435 in Book No. 59388, at Page No. 442 Fulton County records given to secure a note in the original amount of \$ 171,830.00 with interest on the unpaid balance until paid, as last assigned to Freedom Mortgage Corporation by virtue of the assignment recorded at Book 66218 Page 472 in the Fulton County records, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of FULTON COUNTY, Georgia, or such other location within the legal hours of sale on **the first Tuesday in April, 2023, to wit: April 04, 2023**, the following described property:

All that tract or parcel of land lying and being in Land Lot 253, of the 14th District of Fulton County Georgia, being Lot 2, Block D, Unit Two, Section Two, Ben Hill Forest Subdivision as per plat recorded in Plat Book 62, Page 69, Fulton County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Subject Property Address: 3588 Indian Rock Road, SW, Atlanta, GA 30331

Parcel ID: 14-0253-0002-031-8

Being real property commonly known as **3588 Indian Rock Rd Sw, Atlanta, GA 30331.**

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Freedom Mortgage Corporation

951 W Yamato Road, Suite 175

Boca Raton, FL 33431

855-690-5900

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed described herein.

Freedom Mortgage Corporation

as Attorney in Fact for

Terrance Johnson

Attorney Contact:

Miller, George & Suggs, PLLC

3000 Langford Road, Building 100

Peachtree Corners, GA 30071

Phone: 404-793-1447

Fax: 404-738-1558

22GA373-0023

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA

COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Arsene Andre Tete Gbikpi-Benissan** to **Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns dated December 21, 2007, and recorded in Deed Book **46280, Page 475**, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Selene Finance LP, securing a Note in the original principal amount of **\$52,357.00**, the holder thereof pursuant to said Deed and 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, will on **the first Tuesday, April 4, 2023**, during the legal hours of sale, before the Courthouse door in said 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 61, of the 14th District, of Fulton County, Georgia, being Lot 5, Block "B", Springside Subdivision, as per plat recorded in Plat Book 65, Page 60, Fulton County, Georgia Records, which recorded plat is incorporated herein and made a part hereof by reference and being known as 2908 Browns Mill Road SE, Atlanta, Fulton County, Georgia 30354, according to the present system of numbering houses in Fulton County, Georgia.

Said property is known as **2908 Browns Mill Road Se, Atlanta, GA 30354**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, any matters which

might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Arsene Andre Tete Gbikpi-Benissan, a/k/a Arsene A. Benissan-Gbikpi a/k/a Arsene A. Gbikpi a/k/a Arsene A. Benissan, successor in interest or tenant(s).

Selene Finance LP
as Attorney-in-Fact for
Arsene Andre Tete Gbikpi-Benissan

File no. 18-070228
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535/CH
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000647753:2/23-6AS

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Bradley Macaulay to Mortgage Electronic Registration Systems, Inc.**, as Nominee for Everett Financial dba Supreme Lending dated May 28, 2020, and recorded in Deed Book **61733, Page 450**, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Everett Financial dba Supreme Lending, securing a Note in the original principal amount of **\$378,026.00**, the holder thereof pursuant to said Deed and Note thereby secured the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on **the first Tuesday, April 4, 2023**, during the legal hours of sale, before the Courthouse door in said 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 32 of the 17th District, Fulton County, Georgia, being Lot 159, Highlands at Sandy Springs, as per plat recorded in Plat Book 375, Pages 124-134, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

Said property is known as **7460 Highland Bluff, Sandy Springs, GA 30328**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Bradley Macaulay, successor in interest or tenant(s).

Everett Financial dba Supreme Lending
as Attorney-in-Fact for
Bradley Macaulay

File no. 22-078414
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535/GR
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000645600:2/23-6AS

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Cornelius Adebiji Adu to Mortgage Electronic Registration Systems, Inc.** as nominee for Everett Financial, Inc. dba Supreme Lending dated June 7, 2021, and recorded in Deed Book **64182, Page 679**, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of **\$320,095.00**, the holder thereof pursuant to said Deed and Note thereby secured the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on **the first**

Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said 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 142 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 12, BLOCK 61, OF HUNTER HILLS SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY SIDE OF ROME DRIVE, WHICH POINT IS LOCATED 414.5 FEET EASTERLY FROM THE SOUTHEAST CORNER OF ROME DRIVE AND CHILDS DRIVE; RUNNING THENCE EASTERLY FROM THE SOUTHERLY SIDE OF ROME DRIVE A DISTANCE OF 50.0 FEET; RUNNING THENCE SOUTHERLY A DISTANCE OF 138.3 FEET TO A POINT; RUNNING THENCE WESTERLY A DISTANCE OF 50.0 FEET TO A POINT; RUNNING THENCE NORTHERLY A DISTANCE OF 137.7 FEET TO A POINT LOCATED ON THE SOUTHERLY SIDE OF ROME DRIVE AND THE POINT OF BEGINNING.

Said property is known as **1438 Rome Dr Nw, Atlanta, GA 30314**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Cornelius Adebiji Adu, successor in interest or tenant(s).

Lakeview Loan Servicing, LLC
as Attorney-in-Fact for
Cornelius Adebiji Adu

File no. 23-080043
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
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*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000646665:2/02-6AS

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Dineo A Brinson to Mortgage Electronic Registration Systems, Inc.** as nominee for CTX Mortgage Company, LLC dated January 10, 2007, and recorded in Deed Book **44358, Page 587**, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of **\$229,085.00**, the holder thereof pursuant to said Deed and Note thereby secured the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on **the first Tuesday, April 4, 2023**, during the legal hours of sale, before the Courthouse door in said 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 245 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

That certain Condominium Unit being Lot 79 of The Cascades Condominiums, The Preserve, and rights appurtenant thereto as described in that certain Declaration of Condominium for The Cascades Condominium, a Condominium recorded October 31, 2005, in Deed Book 41237, Page 152, records of Fulton County, Georgia; and as depicted by that certain plat recorded in Condominium Plat Book 17, Page 180 together with said Unit's appurtenant percentage of undivided interest in the common elements of The Cascades Condominium, a Condominium as provided by said declaration which declaration, plat plans and allied instruments and amendments executed thereto are incorporated herein by reference as part of the description of the property described hereby.

Said property is known as **530 Constellation Overlook, Atlanta, GA 30331-1901**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any,

will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Dineo A Brinson, successor in interest or tenant(s).

Wells Fargo Bank, N.A.
as Attorney-in-Fact for
Dineo A Brinson

File no. 23-080019
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
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(770) 220-2535/CL
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#0000647748:2/23-6AS

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Ennerrea Jennings and James H. Jennings to ICM Mortgage Corporation** dated April 19, 1994, and recorded in Deed Book **18231, Page 249**, and re-recorded in Deed Book 18373, Page 291, as last modified in Deed Book 59407, Page 257, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of **\$34,000.00**, the holder thereof pursuant to said Deed and 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, will on **the first Tuesday, April 4, 2023**, during the legal hours of sale, before the Courthouse door in said 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 93 OF THE 13TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING UNIT 404 OF CAMELOT CLUB CONDOMINIUM I, AS SHOWN ON A PLAT OF SURVEY RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 24 AND FLOOR PLANS FILED IN CONDOMINIUM CABINET 1, FILE NUMBER 46 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, AND THE DECLARATIONS REFERRED TO HEREAFTER, BEING IMPROVED PROPERTY HAVING A CONDOMINIUM UNIT THEREON KNOWN AS NO. 404 CAMELOT DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES AND NAMING STREETS IN FULTON COUNTY, GEORGIA; TOGETHER WITH ALL THE RIGHTS, TITLE AND INTEREST IN SAID PROPERTY AND THE APPURTENANCES THERETO PURSUANT TO A DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS REGARDING CAMELOT CLUB RECORDED AT DEED BOOK 6284, PAGES 1-36 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA (HEREIN THE DECLARATIONS OF CONDITIONS), AND A CERTAIN DECLARATION OF CONDOMINIUM REGARDING CAMELOT CLUB CONDOMINIUM I RECORDED AT DEED BOOK 8284, PAGES 37-99 AND AMENDED AT DEED BOOK 6431, PAGE 21, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA (HEREIN THE DECLARATION OF CONDOMINIUM), WHICH DECLARATION OF CONDITIONS AND DECLARATION OF CONDOMINIUM ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE INTEREST CONVEYED HEREBY INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED .28825 PERCENT INTEREST IN THE COMMON AREA OF CAMELOT CLUB CONDOMINIUM I AS THE SAME IS DEFINED IN SAID DECLARATION OF CONDOMINIUM, AND AN INTEREST IN THE PROPERTY AND CAMELOT CLUB HOME OWNERS SERVICE CORPORATION AS DEFINED IN SAID DECLARATION OF CONDITIONS.

Said property is known as **404 Camelot Dr, College Park, GA 30349**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Ennerrea Jennings, The Representative of the Estate of Ennerrea Jennings and James H Jennings, successor in interest or tenant(s).

Nationstar Mortgage LLC
as Attorney-in-Fact for
Ennerrea Jennings and James H. Jennings

File no. 23-079949
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law

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#0000647274:2/23-6KIM

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Mark A Browning and Sheala W Browning to ABN AMRO Mortgage Group, Inc.** dated July 21, 2006, and recorded in Deed Book **43131, Page 525**, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Series 2006-AF2, securing a Note in the original principal amount of **\$1,000,000.00**, the holder thereof pursuant to said Deed and 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, will on **the first Tuesday, April 4, 2023**, during the legal hours of sale, before the Courthouse door in said 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 184 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 31, Block A, Unit Two, Cameron Crest Farms Subdivision, as per plat thereof recorded in Plat Book 112, page 91, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Said property is known as **4850 Gaidrew Rd, Alpharetta, GA 30022**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Mark A Browning and Sheala W Browning, successor in interest or tenant(s).

HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Series 2006-AF2
as Attorney-in-Fact for
Mark A Browning and Sheala W Browning

File no. 22-079694
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535/CF_REFERENCE_INITIALS***
https://www.logs.com/
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ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000647262:2/23-6KIM

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Marquette L Nash to Wells Fargo Bank, N.A.** dated January 12, 2017, and recorded in Deed Book **57125, Page 671**, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to MCLP Asset Company, Inc. securing a Note in the original principal amount of **\$194,000.00**, the holder thereof pursuant to said Deed and 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, will on **the first Tuesday, April 4, 2023**, during the legal hours of sale, before the Courthouse door in said 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 222 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING LOT 14 UNIT ONE OF WHISPERWOOD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 90, PAGE 9, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property is known as **2976 Whisperwood Trl, East Point, GA 30344**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants,

and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Marquette L. Nash, successor in interest or tenant(s).

MCLP Asset Company, Inc.
as Attorney-in-Fact for
Marquette L Nash

File no. 22-078241
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
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#0000645569:2/23-6AS

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Reed Curtiss Wolter aka Reed C Wolter to Wells Fargo Bank**, National Association dated October 16, 2010, and recorded in Deed Book **49513, Page 272**, Fulton County Records, securing a Note in the original principal amount of **\$85,000.00**, the holder thereof pursuant to said Deed and 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, will on **the first Tuesday, April 4, 2023**, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF ROSWELL BEING KNOWN AS LAND LOT 265, 1ST DISTRICT, 2ND SECTION, LOT 2, BLOCK A, BRISTOL OAKS, PLAT BOOK 145, PAGE 2, FULTON COUNTY PARCEL ID NUMBER: 12159102650305 AND BEING MORE FULLY DESCRIBED IN DEED BOOK 25415 PAGE 325 RECORDED ON 1998-10-29 AMONG THE LAND RECORDS OF FULTON COUNTY, GA. BEING THE SAME PROPERTY CONVEYED TO REED CURTIS S WOLTER BY DEED FROM MICHAEL P. RADZINSKI, TERESA A. ROLLING DATED 1998 -10 -20, RECORDED 1998 -10-29 DEED BOOK 25415 PAGE 325.

Said property is known as **375 Log House Ct, Roswell, GA 30075**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

This conveyance is made subject to that certain Security Deed from Reed Curtiss Wolter in favor of FT Mortgage Companies securing \$210,600.00, recorded in Deed Book 25415, page 327, Fulton County Records.

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Reed C Wolter, a/k/a Reed Curtiss Wolter, successor in interest or tenant(s).

Wells Fargo Bank, N.A.
as Attorney-in-Fact for
Reed Curtiss Wolter aka Reed C Wolter

File no. 22-079150
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
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ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000644788:2/23-6AS

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **CHARLES L. BIGGERS** to SOUTHERN CRESCENT MORTGAGE & INVESTMENT CORP in the original principal amount of \$87,962.00 dated July 15, 1993 and recorded in Deed Book 16924, Page 160, Fulton County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 65187, Page 655, Fulton County records, the undersigned will sell at public outcry to the highest bidder for

cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 195 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING LOT 6 BLOCK D, MEADOW LARK ESTATES, SECTION ONE, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 84, FULTON COUNTY RECORDS TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
Said property being known as: **3073 BOULDER WAY EAST POINT, GA 30344**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CHARLES L. BIGGERS or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601
866-825-2174

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
as Attorney-in-Fact for
CHARLES L. BIGGERS

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 18-179258 - TIT

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **CORA B. DUNNIGAN** to SAFEWAY MORTGAGE, INC. in the original principal amount of \$2 40,000.00 dated September 13, 2006 and recorded in Deed Book 43524, Page 50, Fulton County records, said Security Deed being last transferred to LONGBRIDGE FINANCIAL LLC in Deed Book 66321, Page 653, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 13TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 32 AND PARTS OF LOTS 30 AND 33, UNIT THREE, MONTEREY SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 85, PAGE 88. FULTON COUNTY GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERLY SIDE OF OLD SPANISH TRAIL 170 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF OLD SPANISH TRAIL WITH THE SOUTHWESTERLY SIDE OF LANTERN LANE, SAID BEGINNING POINT BEING AT THE SOUTHWEST CORNER OF LOT 31, OF SAID SUBDIVISION; RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF OLD SPANISH TRAIL; ONE HUNDRED (100) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE NORTHWESTERLY SIDE OF OLD SPANISH TRAIL; ONE HUNDRED FIFTY-SEVEN AND THREE TENTHS (157.3) FEET TO AN IRON PIN; RUNNING THENCE NORTHEASTERLY FORMING AN INTERIOR ANGLE OF 101 DEGREES 08 MINUTES WITH THE LAST PRECEDING COURSE, FIFTY-TWO AND FIVE TENTHS (52.5) FEET TO AN IRON PIN; RUNNING THENCE SOUTHEASTERLY NINETY-THREE AND EIGHT TENTHS (93.8) FEET TO AN IRON PIN AND LOT 31 OF SAID SUBDIVISION; CONTINUING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 31, EIGHTY (80) FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF OLD SPANISH TRAIL AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY HAVING A SPLIT LEVEL BRICK AND FRAME HOUSE THEREON AND BEING KNOWN AS NO. 2665 OLD SPANISH TRAIL, FULTON COUNTY, GEORGIA.
BEING THAT PARCEL OF LAND CONVEYED TO CORA B. DUNNIGAN FROM RUFUS B. DUNNIGAN BY THAT DEED DATED 11/3/1998 AND RECORDED 11/4/1998 IN DEED BOOK 25631, AT PAGE 325 OF THE FULTON COUNTY, GA PUBLIC REGISTRY.

Said property being known as: **2665 OLD SPANISH TRAIL, ATLANTA, GA 30349**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CORA B. DUNNIGAN or tenant(s).

The debt secured by said Security Deed has been and

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Compu-Link Corporation
101 W. Louis Henna Blvd., Suite 450
Austin, TX 78728
1-866-654-0020

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LONGBRIDGE FINANCIAL LLC,
as Attorney-in-Fact for
CORA B. DUNNIGAN

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-094141 - GaR

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **FREDDIE PERRY** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR US MORTGAGE CORPORATION in the original principal amount of \$357,554.00 dated March 14, 2017 and recorded in Deed Book 57299, Page 515, Fulton County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 62844, Page 595, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 48, OF THE 14TH FF DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 118, BLOCK A OF REGENCY PARK SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 191, PAGES 59-61, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.
Said property being known as: **1240 REGENCY CENTER DR. SW ATLANTA, GA 30331**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are FRED-DIE PERRY or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Freedom Mortgage Corporation
951 W Yamato Road, Suite 175
Boca Raton, FL 33431
855-690-5900

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FREEDOM MORTGAGE CORPORATION,
as Attorney-in-Fact for
FREDDIE PERRY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 20-081270 - TIT
20-081270 - TIT
20-081270 - TIT

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **HENRY L. JENKINS AND JOHN-**

NIE M. JENKINS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER in the original principal amount of \$52,000.00 dated November 16, 2017 and recorded in Deed Book 58205, Page 411, Fulton County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC in Deed Book 66525, Page 425, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 14F DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 23, BLOCK K, BAKER HILLS SUBDIVISION, UNIT FIVE, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 1, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: **320 WHITWORTH DR SW ATLANTA, GA 30331**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are HENRY L. JENKINS AND JOHNNIE M. JENKINS or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NATIONSTAR MORTGAGE LLC,
as Attorney-in-Fact for

HENRY L. JENKINS AND JOHNNIE M. JENKINS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-091122 - LIV

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **JAIME PHILLIPS AND BARBARA SCARLETT** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHEAST MORTGAGE OF GEORGIA, INC. in the original principal amount of \$193,333.00 dated November 30, 2015 and recorded in Deed Book 55630, Page 129, Fulton County records, said Security Deed being last transferred to NEWREZ LLC in Deed Book 61546, Page 621, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 221 OF THE 17TH DISTRICT, OF FULTON COUNTY, GEORGIA, BEING LOT 2703 BUILDING 27 OF LIBERTY PARK TOWNHOMES (A UNIT OF BOLTON DRIVE MASTER CONDOMINIUMS), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGES 70-87, FULTON COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION; BEING KNOWN AS 3050 LIBERTY WAY, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA; BEING THE SAME PROPERTY CONVEYED BY LIMITED WARRANTY DEED RECORDED IN DEED BOOK 49858, PAGE 513, FULTON COUNTY, GEORGIA RECORDS.

Said property being known as: **3050 LIBERTY WAY NW ATLANTA, GA 30318**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JAIME PHILLIPS AND BARBARA SCARLETT or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601
866-825-2174

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

as Attorney-in-Fact for

JAIME PHILLIPS AND BARBARA SCARLETT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 17-094359 - Liv

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **JAMES GRIFFIN** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in the original principal amount of \$356,662.00 dated August 10, 2020 and recorded in Deed Book 62130, Page 1, Fulton County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 65479, Page 144, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FULTON, STATE OF GA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153 OF THE 7TH LAND DISTRICT OF FULTON COUNTY, GEORGIA, BEING KNOWN AND DISTINGUISHED AS LOT 6, UNIT IV, DURHAM LAKES, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 284, PAGES 1-4. CLERK'S OFFICE, FULTON COUNTY SUPERIOR COURT.

BEING THE SAME PROPERTY AS CONVEYED FROM SILVERSTONE RESIDENTIAL, LLC TO JAMES GRIFFIN AS SET FORTH IN DEED BOOK 60730, PAGE 537, DATED 10/30/2019, RECORDED 10/30/2019, FULTON COUNTY, GEORGIA.

TAX ID: 07 270001682735

Said property being known as: **189 DURHAM LAKE PKWY FAIRBURN, GA 30213**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JAMES GRIFFIN or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Freedom Mortgage Corporation
951 W Yamato Road, Suite 175
Boca Raton, FL 33431
855-690-5900

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FREEDOM MORTGAGE CORPORATION,

as Attorney-in-Fact for

JAMES GRIFFIN

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-032690 - TIT

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **JAMIE TRIPLETT** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COLDWELL BANKER HOME LOANS in the original principal amount of \$127,850.00 dated February 16, 2011 and recorded in Deed Book 49855, Page 685, Fulton County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 58754, Page 20, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the

Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 14TH FF DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 101 WATERFORD COMMONS SUBDIVISION, PHASE 2-B, AS PER PLAT RECORDED AT PLAT BOOK 303, PAGES 41-45 AND REVISED PLAT RECORDED IN PLAT BOOK 318, PAGE 127-131, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 6636 WATERTON AVENUE SW ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN FULTON COUNTY, GEORGIA.

Said property being known as: **6636 WATERTON AVE SW ATLANTA, GA 30331**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JAMIE TRIPLETT or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452
1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LAKEVIEW LOAN SERVICING, LLC,

as Attorney-in-Fact for

JAMIE TRIPLETT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-062926 - GaR

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **KERMISHA STRINGER** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION in the original principal amount of \$23,612.00 dated August 22, 2020 and recorded in Deed Book 62217, Page 450, Fulton County records, said Security Deed being last transferred to **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** in Deed Book 66599, Page 115, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on June 06, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING PART OF LOT 4 BLOCK D, SUBDIVISION OF WEST END HEIGHTS LAND COMPANY PROPERTY, ACCORDING TO PLAT WHICH IS RECORDED IN PLAT BOOK 1, PAGE 85, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF SELLS AVENUE, FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF SELLS AVENUE AND HOPKINS STREET; SAID POINT OF BEGINNING ALSO BEING THE EAST LINE OF LOT 5, SAID BLOCK, SUBDIVISION AND PLAT; THENCE RUNNING EAST ALONG THE

SOUTH SIDE OF SELLS AVENUE FORTY-TWO AND FIVE TENTHS (42.5) FEET TO A POINT WHICH IS FORTY-TWO AND FIVE TENTHS (42.5) FEET WEST, AS MEASURED ALONG THE SOUTH SIDE OF SELLS AVENUE; FROM THE WEST SIDE OF FIFTEEN (15) FOOT ALLEY; THENCE SOUTH TWO HUNDRED EIGHTEEN (218) FEET TO THE NORTH SIDE OF ANOTHER FIFTEEN (15) FOOT ALLEY; THENCE WEST ALONG THE NORTH SIDE OF SAID ALLEY FORTY-TWO AND FIVE TENTHS (42.5) FEET TO THE EAST LINE OF ABOVE MENTIONED LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 TWO HUNDRED EIGHTEEN (218) FEET TO THE SOUTH SIDE OF SELLS AVENUE AND THE POINT OF BEGINNING.

Said property being known as: **1292 SELLS AVE SW ATLANTA, GA 30310**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are KERMISHA STRINGER or tenant(s).

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

Said property will be sold subject to the following: (1)

any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

BSI Financial Services, Inc.
314 S. Franklin St., PO Box 517
Titusville, PA 16354
800-327-7861

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

SERVIS ONE, INC DBA BSI FINANCIAL SERVICES,

as Attorney-in-Fact for

KERMISHA STRINGER

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-097356 - Liv

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **LUCILLE STEWART** to AMERICAN GENERAL FINANCE in the original principal amount of \$61,789.50 dated September 25, 2000 and recorded in Deed Book 29520, Page 423, Fulton County records, said Security Deed being last transferred to ONEMAIN FINANCIAL SERVICES, INC. in Deed Book 63353, Page 477, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 149, 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 6, BLOCK 3, UNIT NUMBER 1, WESTMEATH PARK, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 42, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY SIDE OF STOKES AVENUE, TWO HUNDRED FIFTY (250) FEET WESTERLY FROM THE CORNER FORMED BY INTERSECTION OF THE NORTHERLY SIDE OF STOKES AVENUE WITH THE WESTERLY SIDE OF GLENDALOUGH PLACE, SAID POINT OF BEGINNING ALSO BEING AT THE LINE DIVIDING LOTS 5 AND 6, SAID BLOCK AND SUBDIVISION; RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF STOKES AVENUE, FIFTY (50) FEET TO AN IRON PIN AND LOT 7, SAID BLOCK AND SUBDIVISION; RUNNING THENCE ALONG THE EASTERLY LINE OF SAID LOT 7, TWO HUNDRED (200) FEET TO AN IRON PIN; THENCE RUNNING EASTERLY, FIFTY (50) FEET TO AN IRON PIN AND SAID LOT 5; RUNNING THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 5, TWO HUNDRED (200) FEET TO THE NORTHERLY SIDE OF STOKES AVENUE AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A ONE STORY BRICK HOUSE THEREON KNOWN AS 1709 STOKES AVENUE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY GEORGIA LAND SURVEYING COMPANY, INC., DATED NOVEMBER 27, 1974.

Said property being known as: **1709 STOKES AVE SW ATLANTA, GA 30310**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are LUCILLE STEWART or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

ONEMAIN FINANCIAL SERVICES, INC.,

as Attorney-in-Fact for

LUCILLE STEWART

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-074221 - DaG

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **MELISSA SANDRELLA GORDEN** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC DBA IMORTGAGE in the original principal amount of \$164,858.00 dated August 12, 2016 and recorded in Deed Book 56514, Page 363, Fulton County records, said Security Deed being last transferred to LOANDEPOT.COM, LLC D/B/A IMORTGAGE in Deed Book 58150, Page 204, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 7TH DISTRICT, FULTON COUNTY, GEORGIA BEING LOT 90 OF ST. JOSEPHS, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 314, PAGE 113, AS REVISED AT PLAT BOOK 319, PAGE 16, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

Said property being known as: **7423 SAINT DAVID ST FAIRBURN, GA 30213**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MELISSA SANDRELLA GORDEN or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

loanDepot.com, LLC
5465 Legacy Drive, Suite 400
Plano, TX 75024
866-970-7105

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LOANDEPOT.COM, LLC D/B/A IMORTGAGE,

as Attorney-in-Fact for

MELISSA SANDRELLA GORDEN

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-002014 - TIT
22-002014 - TIT
22-002014 - TIT

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **MICHAEL C. MILES** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MID-CONTINENT FUNDING, INC. in the original principal amount of \$537,075.00 dated September 30, 2021 and recorded in Deed Book 64589, Page 420, Fulton County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in Deed Book 66407, Page 126, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the **legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS CONDOMINIUM UNIT 2810 OF THE ATLANTIC, A RESIDENTIAL CONDOMINIUM, AS SHOWN ON A PLAT OF SURVEY DATED 08/06/2010, AND RECORDED IN CONDOMINIUM PLAT BOOK 20, PAGE 81-97, AND FLOOR PLANS RECORDED AT CONDOMINIUM FLOOR PLAN BOOK 51 PAGES 39-56, FULTON COUNTY, GEORGIA RECORDS, TOGETHER WITH ALL RIGHT TITLE AND INTEREST IN SAID CONDOMINIUM AND RESTRICTIONS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE ATLANTIC, A RESIDENTIAL CONDOMINIUM, RECORDED IN DEED BOOK 49289, PAGE 579, FULTON COUNTY GEORGIA CONDOMINIUM PLAT BOOK 20 PAGES 64-80 AND FLOOR PLANS RECORDED AT CONDOMINIUM FLOOR PLANS BOOK 51 PAGES 1-38, FULTON COUNTY GEORGIA RECORDS, WHICH PLAT, PLANS AND DECLARATION AND ALL RECORDED AMENDMENTS THERETO ARE, BY REFERENCE, INCORPORATED HEREIN AND MADE A PART THEREOF.

Said property being known as: **270 17TH ST NW #2810 ATLANTA, GA 30363**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MI-CHAEL C. MILES or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Planet Home Lending, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450
1-855-884-2250

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PLANET HOME LENDING, LLC,

as Attorney-in-Fact for
MICHAEL C. MILES

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-089502 - TIT

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **OMAR R. JORDAN** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE in the original principal amount of \$212,087.00 dated November 16, 2017 and recorded in Deed Book 58181, Page 347, Fulton County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 60721, Page 656, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within **the legal hours of sale, on May 02, 2023**, the property in said Security Deed and described as follows:

THAT CERTAIN CONDOMINIUM UNIT IN LAND LOT 37 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING IDENTIFIED AND DEPICTED AS CONDOMINIUM UNIT NO. 313, ON THAT CERTAIN SITE PLAT FOR PARK TOWERS I, A CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGE 111, FULTON COUNTY GEORGIA RECORDS, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN THE UNIT AND THE APPURTENANCES THERETO UNDER THAT CERTAIN DECLARATION OF PARK TOWERS I, A CONDOMINIUM, AS RECORDED IN DEED BOOK 27424, PAGE 22, FULTON COUNTY, GEORGIA RECORDS, (SAID DECLARATION INCLUDING ALL EXHIBITS THERETO AND AMENDMENTS THERETO HEREINAFTER REFERRED TO AS THE DECLARATION). THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF PARK TOWERS I, APPURTENANT TO THE UNIT AS THE SAME IS SPECIFIED IN THE DECLARATION. Said property being known as: **795 HAMMOND DRIVE #313, ATLANTA, GA 30328**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are **OMAR R. JORDAN** or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452
1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR

ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LAKEVIEW LOAN SERVICING, LLC,

as Attorney-in-Fact for
OMAR R. JORDAN

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-101235 - LiV

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **PAMELA DAWN P FAULKNER** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING in the original principal amount of \$438,750.00 dated March 27, 2018 and recorded in Deed Book 58632, Page 315, Fulton County records, said Security Deed being last transferred to PINGORA LOAN SERVICING, LLC in Deed Book 66513, Page 3, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within **the legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF WIEUCA ROAD 328.2 FEET SOUTHEASTERLY, AS MEASURED ALONG THE SOUTHWEST LINE OF WIEUCA ROAD, FROM THE POINT OF INTERSECTION OF THE SOUTHWEST SIDE OF WIEUCA ROAD WITH THE WEST LINE OF LAND LOT, SAID POINT OF BEGINNING BEING AT THE NORTHEAST CORNER OF THE PROPERTY NOW OF FORMERLY OWNED BY WALTER H. RAILEY, JR.; RUNNING THENCE SOUTHWESTERLY AT AN INTERIOR ANGLE OF 70 DEGREES 30 MINUTES WITH THE SOUTHWEST LINE OF WIEUCA ROAD 150 FEET TO AN IRON PIN ON THE EAST LINE OF SAID RAILEY PROPERTY; RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF SAID RAILEY PROPERTY (AT AN EXTERIOR ANGLE OF 191 DEGREES 20 MINUTES WITH THE LAST MENTIONED LINE) 251 FEET TO AN IRON PIN ON THE SOUTH SIDE OF SAID LAND LOT. RUNNING THENCE EASTERLY ALONG SAID SOUTH LAND LOT LINE THE ADDITIONAL DISTANCE OF 100 FEET TO AN IRON PIN CORNER; RUNNING THENCE NORTHERLY 347.5 FEET TO AN IRON PIN ON THE SOUTHWEST SIDE OF WIEUCA ROAD; RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF WIEUCA ROAD 105 FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 4002 WIEUCA ROAD, N.E., IN THE CITY OF ATLANTA, GEORGIA, AND BEING A PORTION OF THE PROPERTY SHOWN ON THE PLAT OF SURVEY MADE BY RUPPE AND GIOMETTI ENGINEERS, INC., DATED DECEMBER 10, 1989, AND RECORDED IN DEED BOOK 3548, PAGE 163, FULTON COUNTY RECORDS. Said property being known as: **4002 WIEUCA RD NE ATLANTA, GA 30342**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are **PAMELA DAWN P FAULKNER** or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PINGORA LOAN SERVICING, LLC,

as Attorney-in-Fact for
PAMELA DAWN P FAULKNER

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-090545 - DaG

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **TIFFANY TAYLOR** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CAPITAL CITY HOME LOANS, LLC in the original principal amount of \$214,489.00 dated December 23, 2021 and recorded in Deed Book 65148, Page 44, Fulton County records, said Security Deed being last transferred to AMERIHOM MORTGAGE COMPANY, LLC in Deed Book 65827, Page 354, Ful-

ton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within **the legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF COLLEGE PARK, COUNTY OF FULTON, STATE OF GA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153 OF THE 9F DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 44, BLOCK A, KENSINGTON HEIGHTS, AS PER CONVEYED FROM KENSINGTON HOMES, L.L.C. TO ANOTINETTE ASH BY DEED DATED SEPTEMBER 23, 2005 AND RECORDED OCTOBER 3, 2005 IN BOOK 41027 AND PAGE 386, OF OFFICAL RECORDS.

APN: 09F360001530487

Said property being known as: **4136 KENSINGTON COVE, ATLANTA, GA 30349**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are **TIFFANY TAYLOR** or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Centar Federal Savings Bank
425 Phillips Boulevard
Ewing, NJ 08618

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

AMERIHOM MORTGAGE COMPANY, LLC,

as Attorney-in-Fact for
TIFFANY TAYLOR

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-065584 - GaR

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **TONY L. MCDONALD AND ZELDA M. MCDONALD** to NORTH AMERICAN MORTGAGE COMPANY in the original principal amount of \$141,400.00 dated January 22, 1998 and recorded in Deed Book 23887, Page 279, Fulton County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST in Deed Book 66118, Page 87, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within **the legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 14FF DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 103, PHASE 2, UNIT 2, CASCADE HILLS, AS PER PLAT RECORDED IN PLAT BOOK 191, PAGE 110, FULTON COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: **871 CASCADE CROSSING ATLANTA, GA 30331**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are **TONY L. MCDONALD AND ZELDA M. MCDONALD** or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Selene Finance LP
3501 Olympus Boulevard, 5th Floor, Suite 500

Dallas, TX 75019

877-768-3759

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

as Attorney-in-Fact for

TONY L. MCDONALD AND ZELDA M. MCDONALD
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 20-046671 - TIT

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **WESLEY W. SHIRLEY** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR RENASANT BANK in the original principal amount of \$96,000.00 dated April 27, 2016 and recorded in Deed Book 56102, Page 468, Fulton County records, said Security Deed being last transferred to RENASANT BANK in Deed Book 59159, Page 474, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within **the legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 184, 185, 194 AND 195 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT NO. 27 GLENALD WAY OF CROSS CREEK CONDOMINIUM, PHASE TWO, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR CROSS CREEK CONDOMINIUM, RECORDED IN DEED BOOK 7527, PAGE 317, ET SEQ., FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY BE AMENDED.

THIS CONVEYANCE IS MADE SUBJECT LO THE DECLARATION AND ALL MATTERS REFERENCED THEREIN, ALL MATTERS SHOWN ON THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 73, FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY BE AMENDED.

BEING THE SAME PROPERTY AS CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED AT DEED BOOK 46087, PAGE 183, FULTON COUNTY, GEORGIA RECORDS.

Said property being known as: **27 GLENALD WAY NW ATLANTA, GA 30327**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are **WESLEY W. SHIRLEY** or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

Centar Federal Savings Bank
425 Phillips Boulevard
Ewing, NJ 08618
Phone: 609-883-3900

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

RENASANT BANK,

as Attorney-in-Fact for
WESLEY W. SHIRLEY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-097868 - DaG

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **WILLIAM GILLIAM** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FREEDOM MORTGAGE INC. in the original principal amount of \$198,550.00 dated March 14, 2005 and recorded in Deed Book 39694, Page 72, Fulton County records, said Security Deed being last transferred to LOANCARE, LLC in Deed Book 60492, Page 125, Fulton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within **the legal hours of sale, on April 04, 2023**, the property in said Security Deed and described as fol-

lows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 14TH FF DISTRICT OF FULTON COUNTY, GEORGIA AND BEING LOT 47 PHASE I, CASCADE HILLS, AS PER PLAT RECORDED IN PLAT BOOK 154, PAGE 88, FULTON COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO; BEING IMPROVED PROPERTY KNOWN AS NO. 175 LOST SPRINGS LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.

Said property being known as: **175 LOST SPRINGS LN SW ATLANTA, GA 30331**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are WILLIAM GILLIAM or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:

LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452
1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LOANCARE, LLC,
as Attorney-in-Fact for
WILLIAM GILLIAM

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 19-278232 - TIT
19-278232 - TIT
19-278232 - TIT

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 Livermore Street; Resident/Tenant/Occupant; and Unknown Heirs of Jane S. Wolfe

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 Livermore Street**

Map Reference No./Parcel No.: 14-0040-LL-006-1 will expire and be forever foreclosed and barred on April 24, 2023. The tax deed to which this notice relates is dated September 2, 1986 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 10474, Page 47.

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 The Fulton County/City of Atlanta Land Bank Authority, Inc. at the offices of AC Law, PC at 2961 Olympic Industrial Dr, Ste 101, Atlanta, GA 30339.

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 Marcy Street Resident/Tenant/Occupant Georgia Department of Revenue City of Atlanta

Fulton County, Georgia

State of Georgia

LVNV Funding, LLC

Cavalry SPV I, LLC

Unknown Heirs of Charles W. White a/k/a Charles Wesley White a/k/a Chas. W. White

Unknown Heirs of Lydia White Coffee a/k/a Lidia Coffee a/k/a Lydia W. Alston

Unknown Heirs of Dorothea Fields a/k/a Dorothy Fields

Unknown Heirs of Jane W. Jefferson

Unknown Heirs of Walter L. White

Unknown Heirs of Antonio M. White

Unknown Heirs of Henry White, Jr.

Unknown Heirs of Henry M. White III

Alexander Jefferson and/or Unknown Heirs

Alexis L. Jefferson

Clarence William Jefferson, Sr. and/or Unknown Heirs

Unknown Heirs of Emma J. Cobb

Unknown Heirs of Dumas Cobb

Randall Patrick Cobb

Roger Cobb

Janet Denise Morton

Linda Suzanne Cobb-McClain

Kenneth Alexander Cobb

Mary Elizabeth Heath

Margaret Mary Ross

Patricia Ann Barthwell

Chailla Toni Welch

Aletta Harper Welch

Gwendolyn C. Coffee a/k/a Gwendolyn Harper and/or

Successor Administrator(s) and/or Executors for Es-

tates of Jane White Jefferson and Estate of Lydia White

Coffee

Louis White

Madrona White Wiley

Unknown Heirs of Diane W. Frame a/k/a Diane Veira

Charles White

Jacinta Karen Lyons a/k/a Jacinta White Lyons

Henry M. White, IV

Edna White Thornton and/or Unknown Heirs

Randell Louis Rivers

Unknown Heirs of Gerry Corwin Coffee

Unknown Heirs of Derek Bruce Coffee a/k/a Bruce

Coffee

Unknown Heirs of Gladys Coffee a/k/a Aiecha Coffee

Noel Jane Fields, individually and as Administrator of the

Estate of Dorothea Fields

Dorothea Pitts Fields, and as Administrator of the Es-

tate of Dorothea Fields

Juanita Coffee Randolph

Lydia Randolph Shanks

Willie Berlen Randolph

Unknown Heirs of Dorothea McFarland

Marlo Dionne Roy

Marquis Dewayne McFarland

Kevin M. Woodward

Juanda Yvonne Woodward and/or Unknown Heirs

Erin Maurine Woodward and/or Unknown Heirs

Aubrey Dean Coffee, individually and as Trustee of the

Maurice and Sylvia Woodward Revocable Living Trust

Agreement

Gwendolyn P. Smith

Byron Patrick Woodward

Unknown Heirs of Maurice Woodward

Lisa Watson

Wynona Jackson

Affordable Housing Foundation, LLC

Krystin N. Phillips a/k/a Christin N. Phillips

Katherine Coffee

Unknown Heirs of Sylvia A. Woodward

Brittany Nicole Alverson

Paula Yvonne Cunningham

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 0 Marcy Street**

Map Reference No./Parcel No.: 14 -0110-0007-058-7

will expire and be forever foreclosed and barred on

April 17, 2023. The tax deed to which this notice re-

lates is dated March 1, 2022 and is recorded in the of-

fice of the Clerk of the Superior Court of Fulton County,

Georgia, in Deed Book 65578, Page 452.

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 pro-

vided by law to Stave Co, LLC at the offices of AC Law,

PC at 2961 Olympic Industrial Dr, Ste 101, Atlanta, GA

30339.

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

STATE OF GEORGIA
COUNTY OF FULTON

To:

All persons known or unknown who may claim an inter-

est in property known as 0 Marcy Street, SE

Resident/Tenant/Occupant

Georgia Department of Revenue

City of Atlanta

Arthur E. Ferdinand, in his capacity as Fulton County

Tax Commissioner

State of Georgia

LVNV Funding, LLC

Cavalry SPV I, LLC

Unknown Heirs of Charles W. White a/k/a Charles Wes-

ley White a/k/a Chas. W. White

Unknown Heirs of Lydia White Coffee a/k/a Lidia Coffee

a/k/a Lydia W. Alston

Unknown Heirs of Dorothea Fields a/k/a Dorothy Fields

Unknown Heirs of Jane W. Jefferson

Unknown Heirs of Walter L. White

Unknown Heirs of Antonio M. White

Unknown Heirs of Henry White, Jr.

Unknown Heirs of Henry M. White III

Alexander Jefferson and/or Unknown Heirs

Alexis L. Jefferson

Clarence William Jefferson, Sr. and/or Unknown Heirs

Unknown Heirs of Emma J. Cobb

Unknown Heirs of Dumas Cobb

Randall Patrick Cobb

Roger Cobb

Janet Denise Morton

Linda Suzanne Cobb-McClain

Kenneth Alexander Cobb

Mary Elizabeth Heath

Margaret Mary Ross

Patricia Ann Barthwell

Chailla Toni Welch

Aletta Harper Welch

Gwendolyn C. Coffee a/k/a Gwendolyn Harper and/or

Successor Administrator(s) and/or Executors for Es-

tates of Jane White Jefferson and Estate of Lydia White

Coffee

Louis White

Madrona White Wiley

Unknown Heirs of Diane W. Frame a/k/a Diane Veira

Charles White

Jacinta Karen Lyons a/k/a Jacinta White Lyons

Henry M. White, IV

Edna White Thornton and/or Unknown Heirs

Randell Louis Rivers

Unknown Heirs of Gerry Corwin Coffee

Unknown Heirs of Derek Bruce Coffee a/k/a Bruce

Coffee

Unknown Heirs of Gladys Coffee a/k/a Aiecha Coffee

Noel Jane Fields, individually and as Administrator of the

Estate of Dorothea Fields

Dorothea Pitts Fields, and as Administrator of the Es-

tate of Dorothea Fields

Juanita Coffee Randolph

Lydia Randolph Shanks

Willie Berlen Randolph

Unknown Heirs of Dorothea McFarland

Marlo Dionne Roy

Marquis Dewayne McFarland

Kevin M. Woodward

Juanda Yvonne Woodward and/or Unknown Heirs

Erin Maurine Woodward and/or Unknown Heirs

Aubrey Dean Coffee, individually and as Trustee of the

Maurice and Sylvia Woodward Revocable Living Trust

Agreement

Gwendolyn P. Smith

Byron Patrick Woodward

Unknown Heirs of Maurice Woodward

Lisa Watson

Wynona Jackson

Affordable Housing Foundation, LLC

Krystin N. Phillips a/k/a Christin N. Phillips

Katherine Coffee

Unknown Heirs of Sylvia A. Woodward

Brittany Nicole Alverson

Paula Yvonne Cunningham

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 Marcy Street, SE**

Map Reference No./Parcel No.: 14 -0056-0005-057-9

will expire and be forever foreclosed and barred on

April 17, 2023. The tax deed to which this notice re-

lates is dated March 1, 2022 and is recorded in the of-

fice of the Clerk of the Superior Court of Fulton County,

Georgia, in Deed Book 65578, Page 446.

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 pro-

vided by law to Stave Co, LLC at the offices of AC Law,

PC at 2961 Olympic Industrial Dr, Ste 101, Atlanta, GA

30339.

QUIET TITLE

IN THE SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

AJN INVESTORS CO LLC,)

a Georgia Limited Liability Company,)

Petitioner,)

)

Civil Action File No. **2022CV373710**

v.)

JEANNETTE C. BROWN, BEVERLY BROWN)

JACKSON, IDORA ZACHARY a/k/a IDORA)

ZACHERY, AND LEONARD BROWN, JR. AS)

HEIRS IN THE ESTATE OF ESSIE LLOYD,)

DECEASED THEIR RESPECTIVE INTERESTS IN))

A TRACT OF LAND, BEING KNOWN AS 0)

WILLINGHAM DRIVE, EAST POINT, FULTON)

COUNTY, GEORGIA 30344, BEING TAX)

PARCEL NUMBER 14-0131-0009-012-9,)

Respondent)

NOTICE OF SERVICE BY PUBLICATION

TO: JEANNETTE C. BROWN, BEVERLY

BROWN JACKSON, IDORA ZACHARY a/k/a IDORA

ZACHERY, AND LEONARD BROWN, JR.

AS HEIRS IN THE ESTATE OF ESSIE LLOYD, DE-

CEASED AND ALL OTHER UNKNOWN PERSONS

WHO CLAIM AN INTEREST IN THE SUBJECT PROP-

ERTY KNOWN AS 0 WILLINGHAM DRIVE, EAST

POINT, FULTON COUNTY, GA

You are hereby notified, pursuant to an Order Directing

Service by Publication entered by Fulton County Super-

ior Court Judge Melynee Leftridge. on March 1, 2023,

that a PETITION TO QUIET TITLE with the above-

referenced case style was filed on December 8, 2022,

in the Superior Court of Fulton County by AJN INVEST-

ORS CO LLC ("Plaintiff") to establish legal title to, and

remove clouds on the title to the following real prop-

erty:

That tract or parcel of land conveyed by deed to ESSIE

LLOYD ESTATE AND ALL HEIRS KNOWN AND UN-

KNOWN Recorded at BOOK 2201, PAGE 72 per Re-

ords of Fulton County, Georgia. Property known as **0**

WILLINGHAM DR and Tax Parcel ID: 14-0131-0009-

or Court of Fulton County, Case No. 2021CV350522. The subject matter of the Petition to Quiet Title is that Plaintiff seeks to quiet title to and cancel any interest you may have to the property commonly known as **0 Welch St. SW**, and more particularly described in the Petition to Quiet Title, which is available for you to review in the office of the Clerk of the Superior Court of Fulton County.

You are commanded to be and appear at the court in which the action is pending within 30 days of the Order Granting Service by Publication. You are further commanded to file with the Clerk of the Superior Court of Fulton County, and to serve upon Plaintiff's attorney, Leon Van Gelderen, 2300 Henderson Mill Road, NE, Ste. 300, Atlanta, GA 30345, an Answer to the Petition to Quiet Title in writing within thirty (30) days of the date of the Order Granting Service by Publication.

This 1st day of March 2023.
WITNESS, the Honorable Eric Dunaway. Judge of the Superior Court of Fulton County
Signed: Cathelene "Tina" Robinson, Clerk, Superior Court of Fulton County

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:

2860 Holcomb Bridge Road, Alpharetta Ga 30022
on April 7th, 2023 at 10:00 AM

Valeo Construction	Unit 0106	Cabientry
Brian Manderville	Unit 0126	Furniture, Electronics
Shalona Fong	Unit 0642	bedroom, livingroom, washer and dryer
Tiffany Coleman	Unit 0646	Furniture and Boxes
Bruce Edmund	Unit 0675	tools, pictures, golf clubs, raffle, shotgun, records
Jose D Gomez-Segovia	Unit 210	Household Goods and Misc. Items

The auction will be listed and advertised on www.storage-treasures.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.
#0000651689:3/23-2AS

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

2033 Monroe Dr. NE Ste A
Atlanta, Georgia 30324
April 6, 2023 at 11:30 AM

1030 William Crane
Bags, Boxes, Clothes, Shoes, Totes, Hutch, Tool Box, Lamp, Luggage.

1060 Starr Potts
Bed, Chair, Dining Set, Dresser, Computer/monitor, Dryer, Washer, Bags, Boxes, Clothes, Shoes, Totes, Shelves, Paper shredder.

1108 William Crane
Chair, Dresser, Table, Boxes, Totes, Tool box, Chest, Chandelier, Decorative items, Utility cart.

1121 William Crane
Bed, Couch, Entertainment center, Mattress, Bags, Bicycle, Boxes, Files, Totes, Power tools.

2033 William Crane
Bags, Boxes, Clothes, Totes, Toys, Shelves, Tool Box, Chest, Luggage, Pokemon collection.

2044 Deandre Watson
Bed, Chair, Couch, Boxes, Totes.

2098 Kayla Sanson
Bags, Boxes, Pictures/photographs, Christmas items, Decor, Ottoman.

2151 Camile A Snowden
Bags, Boxes, Sports Equipment, Fishing rods, Nets.

3207 Datony Anderson
Bags, Clothes, Luggage.

3229 William Crane
Chair, Bags, Books, Boxes, Totes, Toys, Desk, Shelves.

4025 Jay Yarbarough
Chair, Dresser, Bags, Boxes, Clothes, Totes, Lamps, Umbrellas, PopUp Chair.

4212 Antonio Choice
Chair, Table, Bicycle, Desk.

The auction will be listed and advertised on www.storage-treasures.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.
#0000651442:3/16-2AS

Notice is hereby given that pursuant to the states self-storage facility act, **Morningstar Storage of Peachtree, located at 1795 Peachtree Rd NW Atlanta, GA 30306** Ph: 404-907-1996, will hold an online public auction of the following stored property being sold to satisfy a landlord's lien at www.storageauctions.com. The sale will be final on **03/30/2023 at 9:00am**.

Latin Lady	Unit 6617
William Wright	Unit 5413
Justin Lozada	Unit 6201
Sheila McKinley	Unit 4302
Jade Whitfield	Unit 3031
Tyrone Wiggins	Unit 3007

Tyrone Wiggins	Unit 2317
Gregory Collins	Unit 605354
#0000651914:3/16-2AS	

STORAGE TREASURES AUCTION: 7587

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:

1484 Northside Drive NW
Atlanta, GA 30318

April 6, 2023 @ 11:50AM

1053	Will Marshall	Furniture, Shelves	Bags,
3053	Corey Bailey	Furniture, Mirror	Bags,
3163	Kenya Shavers	Clothes, Bags, Suit case	
4058	Theodore Cockran	Furniture, Appliances, Totes	
2130	Mesha Mainor	Furniture, Tools, Boxes	
4194	Brandon Johnson	TV, Furniture, Wall Art	
4033	Andre Melson	Washer, Dryer	
2126	Catinnia Kelly	Boxes, Chair, Bags	

The auction will be listed and advertised on www.storage-treasures.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.
#0000647937:3/16-2EP

STORAGE TREASURES AUCTION

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

11640 Jones Bridge Rd.
Alpharetta Ga 30005.

Auction date: 04/07/2023 at 12pm

Jean Aka
Unit: 3067
Items: Household Items

The auction will be listed and advertised on www.storage-treasures.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.
#0000652352:3/23-2kwil

STORAGE TREASURES AUCTION

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

166 16th Street NW.
Atlanta, GA 30363

April 06, 2023 @ 11:20 AM

Michael Byrd
2005
Moving out of my apartment. Furniture and clothes

Brenda Lemoine
2038
Clothing, shoes, houseware

Cassandra Grandison
3034
Household items. Clothes. Tv's furniture, electronics

Alaina Thornton
3115
Boxes Mattress

Nisaa Pouncey
3121
Clothing, home decor

James Drake
4006
Clothes and shoes

The auction will be listed and advertised on www.storage-treasures.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.
#0000650639:3/16-2kwil

STORAGE TREASURES AUCTION

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

2531 Lenox Road Northeast Atlanta GA, 30324
April 6, 2023 10:40AM

The auction will be listed and advertised on www.storage-treasures.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

First Ad: March 16, 2023 Second Ad: March 23, 2023

1038	Brandi Gray	household items
1091	Normandie Stroter	household items
3077	Tinya Braggs	household items

3144	Quadarius Chapman	household items
4055	Romano Chukwu	household items
4118	Tacori Walker	household items
5074	Shadae Thompson	household items
5133	Jamani Williams	household items
#0000650564:3/16-2AS		

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:

600 Virginia Ave Ne, Atlanta, Georgia,
April 6, 2023, at 10:10am

kareem clemons-	Unit: 78	Household Goods
Rhonda Lovett-	Unit: 4009	Household Goods
Cory Ball-	Unit: 6073	Household Goods

The auction will be listed and advertised on www.storage-treasures.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.
#0000651725:3/16-2AS

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:

2489 Cheshire Bridge Rd, Atlanta, GA 30324
on 04/06/2023 @ 10:00AM

The auction will be listed and advertised on www.storage-treasures.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.

0474	Jabias Meadows	household items
1054	Leslie Ceballos	household items
2254	Tierra Small	household items

1 st ad run date, 03-16-2023

2nd ad run date, 03-23-2023
#0000650581:3/16-2AS

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:

890 Chattahoochee Ave, Atlanta Georgia 30318
April 06, 2023 at 10:20 am

Jason Baker Unit- 220
Couch, Mattress, Boxes, Head board, Foot board

Layonda Prue Unit- 1132
Chair, Table, Boxes, Pictures, Totes Shelves, Dresser, Mirror, Luggage

Charmeikka Glover Unit- 1199
Couch, Mattress, boxes, hand tools, Tool box, Head-board, Bar stool chairs

Sarah Baker Unit- 2296
Bags, Boxes, Totes, Patio chairs

The auction will be listed and advertised on www.storage-treasures.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.
#0000650576:3/16-2AS

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:

924 Northside Drive NW
Atlanta, GA 30318

April 06, 2023 at 11:10am

Shanequa Sutton 2013
Bed, Couch, Dresser, Mattress, table, bags, Boxes, totes, TV Mount

Quincy Washington 2032
House hold furniture

Tanae Abdur-Rasheed 4050B
Bags, Clothes, Sjoes, luggage

The auction will be listed and advertised on www.storage-treasures.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.
#0000652372:3/16-2AS

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:

Extra Space Storage
660 Edgewood Ave SE

Atlanta, GA 30312

on April 6, 2023 at 12:10pm

Christopher Bishop
2042
Chair, Mattress, TV, Boxes, Pictures/Photographs, Pillows, Bedding, Trash Can, Mirror, Wall Art

The auction will be listed and advertised on www.storage-treasures.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.
#0000649727:3/16-2kwil

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:

56 Peachtree Valley Rd NE Atlanta, GA 30309
04/06/2023 11:40 AM

Kevin fountain	2017	Household items
Jelani Knight	2101	Household items
Tracy Baltimore	4023	Household items
Anisa Green	5018	Household items
Morgan Whitaker	5076	Household items
Jason Perez	6000	Household items
Maya Woltz	6065	Household items
Tim Kniffing	8067	Household items

The auction will be listed and advertised on www.storage-treasures.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.
#0000650630:3/16-2AS

ABANDONED AUTO

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

03/20/2023

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 04/13/2023.

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

MAKE	MODEL	YEAR	VIN TAG	STATE	CASE NO
ACURA	MDX	2009	2HNYD28449H502037		
	JB4792	NC	23MV104948		
BMW	335i	2011	WBAPM5C56BE577996		
	8988AZ5	AL	23MV104961		
CHEVROLET	IMPALA	2012	2G1WC5E31C1117198		
	RYF1105	GA	23MV104954		
CHEVROLET	MALIBU	2011	1G1ZC5EUXBF168258		
	RUA3786	GA	23MV104967		
DODGE	CALIBER	2009	1B3HB28A89D216076		
	NONE	GA	23MV104968		
DODGE	DART	2013	1C3CDFBA9DD289733		
	.NO TAG	GA	23MV104966		
HYUNDAI	GENESIS	2012	KMHGC4DD2CU159539		
	ROB6120	GA	23MV104952		
HYUNDAI	SONATA	2012	5NPEC4AC0CH424394		
	TDK4170	GA	23MV104975		
JEEP	RENEGADE	2019	ZACNJABB4KPK84332		
	TDY6154	GA	23MV104973		
KIA	RIO	2021	3KPA24AD9ME391279		
	821BHNT	TN	23MV104949		
KIA	SOUL	2014	KNDJN2A29E7744907		
	NO TAG	GA	23MV104974		
MAZDA	MAZDA3	2016	3MZBM1U74GM300042		
	CIM6672	GA	23MV104955		
MAZDA	TRIBUTE	2008	4F2CZ06178KM28666		
	TNL286	GA	23MV104956		
NISSAN	ALTIMA	2015	1N4AL3AP9FC250326		
	TBZ0274	GA	23MV104972		
SCION	TC	2008	JTKDE167680261599		
	RPB5012	GA	23MV104950		
TOYOTA	SOLARA	2007	4T1FA38P87U120766		
	121QMR	FL	23MV104971		
TOYOTA	YARIS	2007	JTDJT923675040264		
	DC99K6	GA	23MV104966		
	#0000653212:3/23-2AS				

You are hereby notified, in accordance with OCGA 40-11-19(a)(2), that 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. ANY vehicle considered derelict in accordance with OCGA 40-11-19(a)(2) WILL BE sold to satisfy the towing and storage fees the vehicle as acquired
The vehicles are currently located at

**FUTO'S, INC., 2050 LIDDELL DR
ATLANTA, GA 30324**

Year	Make	Model	Plate State	VIN
2002	Toyota	Camry	NA	4T1BF32K12U008784
2003	Toyota	Matrix	FL	QRCR87
2004	Nissan	Frontier	GA	2T1KR32E13C062834
2005	Dodge	Ram Pickp	1500	CKY5040
2007	Ford	Edge	GA	JN1EV7AP0JM363438
2007	Jeep	Grand Cherokee	GA	2FMDK38C77BB25447
2007	Toyota	Corolla	GA	1J8HR48P67C590109
2008	Chevrolet	Colorado	GA	AZG4752
2008	Chrysler	Town and Country	GA	RWY1922
2008	Honda	Accord	GA	2A8HR44H08R634404
2008	Honda	Accord	GA	RFB5214
2008	Honda	Accord	GA	1HGCP36858A046759
2008	Honda	Accord	GA	JHLRE38758C015375
2009	Infiniti	G37 Coupe	GA	RZH4617
2009	Infiniti	G37 Coupe	GA	1HGCP26748A105754
2009	Kia	Optima	NC	THM2647
2010	Yamaha	Motorcycle	NONE	KNAGE228195306765
2011	Ford	Crown Victoria	GA	LXDTCARA9M1020317
2012	Nissan	Altima	GA	0000ATL
2012	Nissan	Altima	GA	2FABP7BV2BX160011
2012	Nissan	Altima	GA	CPH1043
2012	Honda	Accord	GA	1N4AL2EP0CC236802
2013	Toyota	Prius	GA	PZM2155
2013	Toyota	Prius	GA	1HGCS1B81CA015350
2013	Nissan	Altima	GA	RLD4826
2013	Nissan	Altima	GA	JTDKN3DU2D5546543
2014	Volkswagen	Passat	GA	RQY9215
2014	Volkswagen	Passat	GA	1N4AL3APXDC912931
2014	Nissan	Altima	GA	CPL9191
2014	Nissan	Altima	GA	1VWCN7A34EC121388
2014	Honda	CR-V	GA	DPH389
2014	Chevrolet	Malibu	GA	1N4AL3AP7EC287891
2014	Ford	Edge	GA	CVF5642
2014	Ford	Edge	GA	3CZRM3H35EG706275
2015	Nissan	Murano	GA	CUH3480
2015	Nissan	Murano	GA	1G11H5SL8EF146421
2015	Nissan	Murano	GA	P4028647
2015	Nissan	Murano	GA	2FMDK3JC7EBA04179
2015	Hyundai	SONATA	GA	5N1AZ2MG7FN237380
2015	Hyundai	SONATA	GA	SBM3522
2016	Chevrolet	Cruze Limited	GA	5NPE34AB7FH065508
2017	Ford	Escape	GA	TDP7125
2017	Ford	Escape	GA	1G1PE5SBXG7124475
2017	Nissan	Sentra	GA	NON
2017	Nissan	Sentra	GA	1FMCU0F74HUC31781
2017	Dodge	Charger	MS	CQL3120
2017	Dodge	Charger	MS	3N1AB7APXHL719860
2017	GMC	Acadia Limited	GA	P258N3
2017	GMC	Acadia Limited	GA	2C3CDXCT0HH598697
2017	Lexus	RC 300	LA	TFT6706
2017	Lexus	RC 300	LA	1GKKVSKD0HJ160508
2017	Volkswagen	Tiguan	PA	597DXN
2017	Volkswagen	Tiguan	PA	JTHSM5BC3H5003831
2017	Volkswagen	Tiguan	PA	LHV9371
2017	Chevrolet	Silverado 1500	SC	WVGRV7AX1HK019195
2017	Chevrolet	Silverado 1500	SC	TDP612
2017	Honda	CR-V	GA	1GCVKREC9H2167939
2017	Jeep	Patriot	GA	CHN3023
2017	Jeep	Patriot	GA	7FARW1H8XHE040934
2017	Kia	Forte	GA	CY2437
2017	Kia	Forte	GA	1C4NJPBA1HD150589

2017	Kia	Optima Hybrid	GA	CTW6050
2017	Hyundai	ELANTRA	GA	3KPFK4A72HE086986
2017	Hyundai	ELANTRA	GA	4281
2017	Chevrolet	Cruze	GA	RLN6546
2018	Honda	Civic	GA	WBA3N3C50EK230105
2018	Honda	Civic	GA	DODGE
2018	Honda	Civic	GA	TEN2833
2018	Honda	Civic	GA	2C3CDXBG1EH248558
2018	Honda	Civic	GA	SUZUKI
2018	Honda	Civic	GA	GSXR600
2018	Honda	Civic	GA	NA
2018	Honda	Civic	GA	JS1GN7FA2E2100793
2018	Honda	Civic	GA	VW
2018	Honda	Civic	GA	JETTA
2018	Honda	Civic	GA	CLL9111
2018	Honda	Civic	GA	3VVD07AJ4EM373268
2018	Honda	Civic	GA	HYUNDAI
2018	Honda	Civic	GA	SONATA
2018	Honda	Civic	GA	RYU0975
2018	Honda	Civic	GA	5NPE24AFXFH155337
2018	Honda	Civic	GA	ZHEJIANG
2018	Honda	Civic	GA	MAGNUM 50
2018	Honda	Civic	GA	LLPVGBAKXL1080538
2018	Honda	Civic	GA	NISSAN
2018	Honda	Civic	GA	VERSA
2018	Honda	Civic	GA	CSD1448
2018	Honda	Civic	GA	3N1CN7AP3GL865080
2018	Honda	Civic	GA	MERCEDE
2018	Honda	Civic	GA	C CLASS
2018	Honda	Civic	GA	CSW1529
2018	Honda	Civic	GA	WDDWF4KBXHR229541
2018	Honda	Civic	GA	TOYOTA
2018	Honda	Civic	GA	CAMRY
2018	Honda	Civic	GA	NWV5027
2018	Honda	Civic	GA	4T1BZ1HK1JU504122
2018	Honda	Civic	GA	NISSAN
2018	Honda	Civic	GA	ALTIMA
2018	Honda	Civic	GA	9X00N1
2018	Honda	Civic	GA	1N4BL4CVXKC216542

Anyone with any ownership interest in the above vehicles should contact the following business immediately:
Futo's Inc., 2050 Liddell Dr. Atlanta, GA 30324
404-874-5926
#0000652118:3/16-2AS

ABANDONED AUTO SALE

The vehicles in the attached list have been declared abandoned and will be sold at Public Auction on **04/04/2023 10:00 AM** per Ga. Code 40-11-2.
A-Tow 11412 North Fulton Industrial Blvd
404.577.6566 go to
www.atowinc.com/auction ONLINE ONLY

04/04/2023 10:00 AM
11412 North Fulton Industrial Blvd

Year	Make	Model	Tag	VIN
1997	TOYOTA	4RUNNER	TAT9752	JT3GM84R5V0007936
2002	ISUZU	RODEO	NO TAG	4S2DM58W924325421
2002	TOYOTA	SOLARA	TGM7188	2T1FF22P32C549554
2004	HONDA	CIVIC	RHQ5730	2HGES16594H542810
2004	TOYOTA	COROLLA	QAX8137	JTDBR32E842037753
2006	HONDA	PILOT	TDL9655	5FNYP28616B044203
2007	BMW	335i	C0673972	WBABV73567PA87369
2007	NISSAN	PATHFINDER	5498BJ7	5N1AR18U57C640619
2007	NISSAN	350	CSG6967	JN1BZ34E77M550503
2007	VOLKSWA	JETTA	TCS1206	3VWJF71K17M174806
2008	HONDA	ACCORD	PYX0213	1HGCP36808A062223
2008	KIA	SPECTRA	C0619373	KNAFE121485526733
2009	HONDA	ACCORD	TBZ7774	1HGCS12859A002156
2009	JEEP	LAREDO	TDD0337	1J8GS48K89C544028
2009	TOYOTA	TACOMA	CPF5450	5TETX22N9XZ62914
2010	DODGE	AVENGER	QBF4930	1B3CC4FB9AN101421
2010	HOOPER	TRAILER	TR62M50	4T0FB1222A1004460
2011	HYUNDAI	ELANTRA	RLM999	5NPDH4AE6BH019671
2011	NISSAN	ALTIMA	TAA4201	1N4AL2AP1BN515197
2012	CHEVROL	SONIC	RZJ3646	1G1JC6SH6C4152534
2012	CHEVY	CRUZE	TDH4082	1G1PJ5SC0C7312131
2013	DODGE	AVENGER	S0916148	1C3CDZAG0DN581806
2013	MINI	COOPER S	PIQ9639	WMWSX3C58DT466581

2013	VOLKSWA	PASSAT	CUQ9484	1VWAP7A35DC063288
2014	BMW	428i	RLN6546	WBA3N3C50EK230105
2014	DODGE	CHARGER	TEN2833	2C3CDXBG1EH248558
2014	SUZUKI	GSXR600	NA	JS1GN7FA2E2100793
2014	VW	JETTA	CLL9111	3VVD07AJ4EM373268
2015	HYUNDAI	SONATA	RYU0975	5NPE24AFXFH155337
2015	ZHEJIANG	MAGNUM 50	LLPVGBAKXL1080538	
2016	NISSAN	VERSA	CSD1448	3N1CN7AP3GL865080
2017	MERCEDE	C CLASS	CSW1529	WDDWF4KBXHR229541
2018	TOYOTA	CAMRY	NWV5027	4T1BZ1HK1JU504122
2019	NISSAN	ALTIMA	9X00N1	1N4BL4CVXKC216542

MISCELLANEOUS PROPERTY

"NOTICE OF SERVICE BY PUBLICATION"
Found Middle, LLC v. Asset Management Solutions
CIVIL ACTION FILE NO. **2022CV373695**
SUPERIOR COURT OF FULTON COUNTY
To: ASSET MANAGEMENT SOLUTIONS
You are hereby notified pursuant to Order of Superior Court of Fulton County Judge Rachel Krause, dated February 27, 2023, that a Complaint with the above referenced style was filed on December 8, 2022, in the Superior Court of Fulton County by Found Middle, LLC ("Petitioner"). The Complaint, if granted, will establish that Petitioner is the owner of that tract or parcel of land located in Land Lot 114 of the 14th District of Fulton County, and fully described at Exhibit "A" to the Complaint. You are hereby given notice of this action and directed that you may file any pleading you desire in response to the Complaint within sixty (60) days of the aforesaid order by serving Petitioner's attorney, John C. Clark, Clark Law Group, LLC, 17 Executive Park Drive, Suite 480, Atlanta, Georgia 30329 and filing said response with the 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.

ALL HEIRS KNOWN AND UNKNOWN OF THE ESTATE OF JAMES D. PRINCE; ALL HEIRS KNOWN AND UNKNOWN OF THE ESTATE OF BERTHA MAE PRINCE; MIDLAND FUNDING, LLC, AS ASSIGNEE OF FIA CARD SERVICES, N.A.; FULTON COUNTY TAX COMMISSIONER; AND ANY AND ALL PARTIES CLAIMING AN INTEREST IN THE EXCESS FUNDS GENERATED FROM THE FEBRUARY 1, 2022 TAX SALE OF 145 Brownlee Road SW, Atlanta, GEORGIA IN FULTON COUNTY, GEORGIA AND HAVING A TAX PARCEL ID NUMBER 14-0244-0005-040-8, Respondents,
CIVIL ACTION FILE NO. **2023cv375054**
To: All heirs known and unknown of the Estate of James D. Prince
Address unknown
All heirs known and unknown of the Estate of Bertha Mae Prince
Address unknown
ANY AND ALL PARTIES CLAIMING AN INTEREST IN THE EXCESS FUNDS GENERATED FROM THE FEBRUARY 1, 2022 TAX SALE OF 145 Brownlee Road SW, Atlanta, GEORGIA IN FULTON COUNTY, GEORGIA AND HAVING A TAX PARCEL ID NUMBER 14-0244-0005-040-8.

YOU ARE HEREBY NOTIFIED THAT, pursuant to an Order Directing Service by Publication entered on March 14, 2023 ("Order") by the Honorable Emily K. Richardson, a Petition for Interpleader ("Petition") in the above-referenced matter was filed by Fulton County Sheriff, Patrick "Pat" Labat ("Petitioner") 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 145 Brownlee Road SW, Atlanta, Georgia in Fulton County, Georgia (Sheriff's Sale #0222 50986, Parcel Identification #14-0244-0005-040-8).

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 the Superior Court of Fulton County and serve upon the Petitioner's attorney, J. Nicholas Gaba, Jr., Gregory, Doyle, Calhoun & Rogers, LLC, 49 Atlanta Street, Marietta, Georgia 30060, an Answer within sixty (60) days of the date of the Order referenced above.
WITNESS, the Honorable Emily K. Richardson, of said Court.
This, the 16 day of March, 2023.
Cathlene Robinson
CLERK OF SUPERIOR COURT

"NOTICE OF SERVICE BY PUBLICATION"

Meldrums, LLC v. Emily O'Neal
CIVIL ACTION FILE NO. **2022CV374245**
SUPERIOR COURT OF FULTON COUNTY
To: EMILY O'NEAL AND ALL OTHER PERSONS UNKNOWN WHO MAY CLAIM AN INTEREST IN THE PROPERTY ADVERSE TO PETITIONER'S INTEREST.
You are hereby notified pursuant to Order of Superior Court of Fulton County Judge Melynee Leftridge, dated March 2, 2023, that a Petition for Equitable Partition and Accounting with the above referenced style was filed on December 22, 2022 in the Superior Court of Fulton County by Meldrums, LLC ("Petitioner"). The Petition, if granted, will declare Petitioner to be the fee simple owner of and permit the equitable partition of that tract or parcel of land located in Land Lot 175 of the 14th District of Fulton County, Georgia, and fully described at Exhibit "A" to the Petition. You are hereby given notice of this action and directed that you may file any pleading you desire in response to the Petition within thirty (30) days of the aforesaid order by serving Petitioner's attorney, John C. Clark, Clark Law Group, LLC, 17 Executive Park Drive, Suite 480, Atlanta, Georgia 30329 and filing said response with the Clerk of Superior Court of Fulton County.

gia 30329 and filing said response with the Clerk of Superior Court of Fulton County.

"NOTICE OF SERVICE BY PUBLICATION"
Reliance Equities, LLC In Re: That Parcel of Land Known as: 2091 Browns Mill Road SE (Tax Parcel 14-0039-0007-074-4), All Known and Unknown Heirs at Law of Mary A. Ellington, Investa Services, LLC Servicer for Christiana Trust Custodian for GSRAN-Z, City of Atlanta, and Fulton County, Georgia
CIVIL ACTION FILE NO. **2023CV374535**

SUPERIOR COURT OF FULTON COUNTY
To: ALL KNOWN AND UNKNOWN HEIRS AT LAW OF MARY A. ELLINGTON AND ALL OTHER PERSONS UNKNOWN WHO MAY CLAIM AN INTEREST IN THE PROPERTY ADVERSE TO PETITIONER'S INTEREST.
You are hereby notified pursuant to Order of Superior Court of Fulton County Judge Melynee Leftridge, dated March 8, 2023, that a Petition for Judicial Foreclosure with the above referenced style was filed on January 5, 2023 in the Superior Court of Fulton County by Reliance Equities, LLC ("Petitioner"). The Petition, if granted, will permit Petitioner to foreclose on that tract or parcel of land located in Land Lot 39 of the 14th District of Fulton County, Georgia, and fully described at Exhibit "A" to the Petition, to satisfy a first priority lien Petitioner holds against the subject property. You are hereby given notice of this action and directed that you may file any pleading you desire in response to the Petition for Judicial Foreclosure within thirty (30) days of the aforesaid order by serving Petitioner's attorney, John C. Clark, Clark Law Group, LLC, 17 Executive Park Drive, Suite 480, Atlanta, Georgia 30329 and filing said response with the Clerk of Superior Court of Fulton County.

BUSINESS
ARTICLES OF INCORPORATION

Notice is given that Articles of Incorporation, which will incorporate **CBJ Packaging Inc.**, have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code (O.C.G.A. 14-2-201.1). The initial registered office of the corporation is located at 4282 Roswell Rd NE Unit D2, Atlanta, GA 30342 and its initial registered agent at such address is Casey Brabham, Jr.
Keystone Accounting, Inc.
1465 Dahlonega Hwy, Ste 2
Cumming, GA 30040
(770) 886-4424
#0000651930:3/16-2EP

NOTICE OF INCORPORATION
Notice is given that Articles of Incorporation that will incorporate **Peak Performance Development, 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 is located at:
900 Old Roswell Lakes Pkwy, Suite 310,
Roswell, GA 30076
Fulton County
and its initial registered agent at such address is: Registered Agent Solutions, Inc.
#0000653387:3/23-2KIM

Notice of Intent to Incorporate
Notice is given that Articles of Incorporation, which will incorporate **Georgia Mental Health Access Alliance, Inc.**, have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation will be located at 300 Colonial Center Parkway, STE 100N, and its initial registered agent at such address is Registered Agents Inc.

Notice of Intent to Incorporate
Notice is given that Articles of Incorporation, which will incorporate **Monarch Entertainment 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 680 River Chase Point, Atlanta, GA, 30328, and its initial registered agent at such address is Element CPA PC.

Notice of Intent to Incorporate
Notice is given that Articles of Incorporation, which will incorporate **Patel Insurance Agency, 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 895 McFarland Pkwy., Alpharetta, GA, 30004, USA, and its initial registered agent at such address is Amit Patel.

Notice of Intent to Incorporate
Notice is given that Articles of Incorporation, which will incorporate **The Atlanta Plastics Charity Golf Tournament, Inc.**, have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation will be located at 4200 Northside Pkwy, Bldg 1 Ste 200, Atlanta, GA 30327, and its initial registered agent at such address is John A. Creasy, Jr..

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 Atlanta, County of Fulton, State of Georgia under the name of:
Northpark Media
and that the nature of the business is publishing books, digital books, audiobooks, and video and that said business is composed of the following: (Individual) Business address:
Northpark Media
425 Glenmont Court
Atlanta, GA 30350
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:

Zion HealthShare

and that the nature of the business is administering in health care cost sharing and that said business is composed of the following: (Corporation) Business address:

**Zion Health
1506 South Silicon Way Suite 2C
Saint George Utah 84770**

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 Duluth, County of Fulton, State of Georgia under the name of:

Bridge Marketer

and that the nature of the business is Marketing and that said business is composed of the following: (Corporation) Business address:

**Bridge Marketer
1055 Wild Dunes Way
Duluth, GA 30097**

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:

**The Law Offices of Julian Lewis
Sanders and Associates**

and that the nature of the business is Legal Services and that said business is composed of the following: (Corporation) Business address:

**The Sanders Law Group, LLC
3560 Lenox Rd NE Ste 1500
Atlanta, GA 30326**

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 Alpharetta, County of Fulton, State of Georgia under the name of:

Halo & Skye

and that the nature of the business is Beauty and Personal Products and that said business is composed of the following: (Corporation) Business address:

**Halo & Skye
980 Birmingham Hwy
Suite 501-322**

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:

Solemates

and that the nature of the business is Retail Store - Direct Sales and that said business is composed of the following LLC:

**Orozco's Rentals LLC
2000 Monroe Pl. NE 5302
Atlanta, Georgia 30324**

#0000651964:3/16-2EP

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:

The Caregiver's Connect

and that the nature of the business is Consulting - Assisting family navigate the Dementia/Alzheimer's space and that said business is composed of the following LLC:

**Drink2Shrink With Kat, LLC
1441 Woodmont Ln. NW, Suite 2089
Atlanta, Georgia 30318**

#0000651958:3/16-2EP

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 Johns Creek, County of Fulton, State of Georgia under the name of:

PRIMATA Financials

and that the nature of the business is Commodities broker: Service: Financial services, including Mortgage and that said business is composed of the following LLC:

**PRIMATA Mortgage LLC
11555 Medlock Bridge Rd., Suite 100
Johns Creek, Georgia 30097**

#0000651960:3/16-2ZEP

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 Milton, County of Fulton, State of Georgia under the name of:

STARFISH SCHOLARS OF MILTON

and that the nature of the business is operation of a preschool and that said business is composed of the following corporation:

**Milton Academy, LLC
9135 Lake Worth Road
Lake Worth, FL 33467**

#0000653360:3/23-2EP

Office of the Minnesota Secretary of State Certificate of Existence. The entity listed below as filed under the chapter of Minnesota Statutes listed below with the Office of the Secretary of State on the date listed below and that this entity or filing is registered at the time this certificate has been issued. Name:

James Kojo Efrimea

PRINCIPAL PLACE OF BUSINESS: 4712 Flat Shoals Road, Union City, GA [30291]
U.S.A. Amendment Date: 01/04/2023
File Number: 1364250400022
Minnesota Statutes, Chapter: 333 Home Jurisdiction: Minnesota
This Amendment certificate has been issued on: 01/04/2023
#0000650782:3/9-4EP

GOVERNMENT NOTICES

PUBLIC MEETING

Genesis Innovation Academy is holding an Emergency Board meeting at **5:00 p.m. on 3.16.23** to discuss a pending accounts payable. The meeting link is located on the Academy website:

https://genesisinnovationacademy.org/board-meetings/

MISC. GOVERNMENT NOTICES

NAIC 36234 Office of Insurance & Safety Commissioner Annual Statement for Publication for the Year Ending December 31, 2022. Kind of Insurance: Property & Casualty incl WC. The Preferred Professional Insurance Company, organized under the laws of the State of Nebraska, made to the Insurance Commissioner of the State of Georgia in pursuance to the laws of said state. Total Assets: \$213,704,316.79 ; Liabilities: \$5,000,000 ; Surplus over all liabilities: \$85,594,969.52 ; Total Liabilities: \$123,109,347.62 ; Income: \$286,862.50 ; Disbursements: \$(543,718.86).
NAIC 97268 Office of Insurance & Safety Commissioner Annual Statement for Publication for the Year Ending December 31, 2022. Kind of Insurance: Life, Accident & Health. The Pacific Life & Annuity Company, organized under the laws of the State of California, made to the Insurance Commissioner of the State of Georgia in pursuance to the laws of said state. Total Assets: \$8,887,489,950 ; Liabilities: \$2,900,000 ; Surplus over all liabilities: \$471,046,325 ; Total Liabilities: \$8,413,543,625 ; Income: \$1,511,096,105 ; Disbursements: \$1,541,765,592 .

NOTICE OF AIRPORT WEST COMMUNITY IMPROVEMENT DISTRICT ELECTION

NOTICE IS HEREBY GIVEN as provided in the FULTON COUNTY COMMUNITY IMPROVEMENT DISTRICTS ACT (1987 Ga. L. 5460) that a Caucus of Electors of the Airport West Community Improvement District (CID) shall be held on the 11th day of May, 2023, at 3800 Camp Creek Parkway SW, Building 1400, Suite 132, Atlanta, Georgia. The purpose of the caucus is to elect a Board Member to serve in Post 5 on the CID Board. Registration for the election shall be held from 11:45 a. m. to 12:15 p.m. Voting will occur immediately after each Elector who has arrived at the registration table by 12:15 p.m. has registered. A map of said District may be reviewed in the office of the Fulton County Tax Assessor. All Electors as designated under the Act are invited to attend and cast their votes.

INDIVIDUAL

NAME CHANGE

IN THE SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA FAMILY DIVISION

Child(ren): Kingston Jo'Siah williams
Petitioner: Jabriel T. Williams
and

Respondent: Demetrius L. Booker

Civil Action File No: **2022CV363706**

NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)

Jabriel T. Williams filed a petition in the Superior Court of Fulton County, on 03/22/2023 to change the name of the following child(dren) from: **Kingston Jo'Siah Williams to Kingston Jo'Siah Booker** .

Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated: 03/22/2023

IN THE SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:
**JACODA MERSEDESE JOANN KEE a/k/a
JACODA MERSEDESE JOANNE KEE (as erroneously shown on her Social Security Card)**
Petitioner,

CIVIL ACTION FILE NO. **2023CV376934**

NOTICE OF PETITION TO CHANGE NAME

You are hereby notified that on the 2nd day of March, 2023, **JACODA MERSEDESE JOANN KEE** filed a Petition in the Superior Court of Fulton County, Georgia, Case No. **2023CV376934**, to change her name. If granted, Petitioner's name will be changed to **JACODA JOANN MERSEDESE**. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said Petition.
#0000650795:3/9-4KIM

IN THE SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re to the Name Change of Children

Melody Rose McCloud-Smith

Shyann Bell

Petitioner,

Civil Action File No: **2023CV376833**

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

Shyann Bell filed a petition in the Superior Court of Fulton County on February 28, 2023 to change the name

from **Melody Rose McCloud-Smith to Melody Rose Bell**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated: February 28, 2023

#0000650476:3/8-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re to the Name Change of:

Kristen Katrinza Grier,

Petitioner.

Civil Action File No: **2023CV377307**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Kristen Katrinza Grier filed a petition in the Superior Court of Fulton County on March 13, 2023, to change the name from **KRISTEN KATRINZA GRIER to KRISTEN KATRINZA BROWN**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated March 13, 2023

#0000652030:3/16-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re to the Name Change of:

Luke Britt Birkholz,

Petitioner.

Civil Action File No: **2023CV377311**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Luke Britt Birkholz filed a petition in the Superior Court of Fulton County on March 13, 2023, to change the name from **Luke Britt Birkholz to Luke James Britt**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated March 13, 2023

#0000652022:3/16-4EP

IN THE SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re to the Name Change of:

Michael Badger,

Petitioner.

Civil Action File No: **2023CV377635**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Michael Badger filed a petition in the Superior Court of Fulton County on March 20, 2023, to change the name from **Michael Bernard Badger to Ayyub Jamil Ali**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated March 20, 2023

#0000653363:3/23-4EP

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:

Erica Lynne Peddi, Petitioner

Civil Action File No: **2023CV376912**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Erica Lynne Peddi filed a petition in the Superior Court of Fulton County on 03/02/2023, to change the name from: **Erica Lynne Peddi to Erica Lynne Britton**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 03/02/2023

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:

Harrison Chase Benfield, Petitioner

Civil Action File No: **2023CV377111**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Harrison Chase Benfield filed a petition in the Superior Court of Fulton County on 3/15/2023, to change the name from: **Harrison Chase Benfield to Hannah Benfield**. 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:

Matthew Jacob Melendez, Petitioner

Civil Action File No: **2023CV377167**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Matthew Jacob Melendez filed a petition in the Superior Court of Fulton County on 03/08/23, to change the name from: **Matthew Jacob Melendez to Anja Janice Melendez**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 03/09/23

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:

Morganne Elizabeth Mallon, Petitioner

Civil Action File No: **2023CV377485**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Morganne Elizabeth Mallon filed a petition in the Superior Court of Fulton County on 3/15/2023, to change the name from: **Morganne Elizabeth Mallon to Morganne Elizabeth Sanoguet**. 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

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:

Pamela Raffa Chase, Petitioner

Civil Action File No: **2023cv377214**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Pamela Raffa Chase filed a petition in the Superior Court of Fulton County on 03/09/2023, to change the name from: **Pamela Raffa Chase to Pamela Melvin Evans**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 03/09/2023

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:

Tridib Basu, Petitioner

Civil Action File No: **2023CV377192**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Tridib Basu filed a petition in the Superior Court of Fulton County on 3/8/2023, to change the name from: **Tridib Basu to Zia Basu**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 3/8/2023

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:

Zachary Martin, Petitioner

Civil Action File No: **2023CV376594**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Zachary Martin filed a petition in the Superior Court of Fulton County on 2/22/2023, to change the name from: **Zachary Martin to Zachary Devine**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 2/22/2023

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re the Name Change of:

Zelalem Zeleke, Petitioner

Civil Action File No: **2023CV376572**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Zelalem Zeleke filed a petition in the Superior Court of Fulton County on 02/22/2023, to change the name from: **Zelalem Zeleke to Zelalem Woube**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 02/22/2023

SUPERIOR COURT OF FULTON COUNTY STATE OF GEORGIA

In re:

Woodson Alexander Johnson a/k/a

Alexandria Nicole Johnson

Petitioner.

Civil Action File Number **2023CV376905**

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Petitioner herein filed a petition in the Superior Court of Fulton County on the 1st day of March, 2023, for a legal name change from **Woodson Alexander Johnson to Alexandria Nicole Johnson**. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

This 1st day of March, 2023.

#0000650815:3/9-4KIM

NOTICE TO APPEAR

CITATION OF PUBLICATION

STATE OF GEORGIA
COUNTY OF FULTON
185 CENTRAL AVE., SW
SUITE TG-800
ATLANTA, GA 30303

CIVIL ACTION FILE NO. **21EV004030**

GEORGE L. PERRY
PLAINTIFF

MONICA H. MCALISTER
DEFENDANT

TO: MONICA H. MCALISTER,
77 E. ANDREWS DRIVE, NW
APT. 3212
ATLANTA, GEORGIA 30305

By order of the Court dated March 1, 2023, you are hereby notified that on the 7th day of July 2021, George L. Perry filed a suit against you. You are hereby required to file a written answer to the complaint with the clerk of said court within 60 days from the 1st day of March 2023, and to serve a copy upon plaintiff or plaintiff's attorney Somalia D. Dixon, Esq. - 8237 Dunwoody Place, Building 18, Atlanta Georgia 30350.

WITNESS the Honorable Wesley B. Taylor

This 2nd day of March, 2023

Donald Talley
Chief Clerk

#0000650609:3/09-4AS

CITATION OF PUBLICATION

STATE OF GEORGIA
COUNTY OF FULTON
185 CENTRAL AVE., SW
SUITE TG-800
ATLANTA, GA 30303

CIVIL ACTION FILE NO. 21EV005229

VANESSA LYONS, RAMONE GRANT, SR.,
RAMONE GRANT, JR., TRVON GRANT
PLAINTIFF

CURTIS RICHARDSON
DEFENDANT

TO: CURTIS RICHARDSON,
1925 BADER AVENUE, S.W.
ATLANTA, GEORGIA 30310

By order of the Court dated February 28, 2023, you are hereby notified that on the 16th day of November 2022, Vanessa Lyons, Ramone Grant Sr., Ramone Grant Jr. Trvon Grant filed a suit against you. You are hereby required to file a written answer to the complaint with the clerk of said court within 60 days from the 28th day of February, 2023, and to serve a copy upon plaintiff or plaintiff's attorney Jason E. Duncan, Esq. - Schneider Hammers LLC - 5555 Glenridge Connector, Suite 975, Atlanta Georgia 30342.

WITNESS the Honorable Wesley B. Taylor

This 2nd day of March, 2023
Donald Talley
Chief Clerk
#0000650614:3/09-4AS

CITATION OF PUBLICATION

STATE OF GEORGIA
COUNTY OF FULTON
185 CENTRAL AVE., SW
SUITE TG-800
ATLANTA, GA 30303

CIVIL ACTION FILE NO. 22EV005322

LISA B. GOLDSTEIN
PLAINTIFF

LITKE L. GAVIN
DEFENDANT

TO: LITKE GAVIN,
836 PONCE DE LEON TERRACE, N.E.
ATLANTA, GEORGIA 30306

By order of the Court dated February 28, 2023, you are hereby notified that on the 23rd day of September 2022, Lisa Goldstein filed a suit against you. You are hereby required to file a written answer to the complaint with the clerk of said court within 60 days from the 28th day of February 2023, and to serve a copy upon plaintiff or plaintiff's attorney Matthew C. Broun, Esq. - Kalka Law Group - 1447 Peachtree Street, N.E. Suite 550, Atlanta Georgia 30309.

WITNESS the Honorable Wesley B. Taylor
This 2nd day of March, 2023

Donald Talley
Chief Clerk

#0000650603:3/09-4AS

CITATION OF PUBLICATION

STATE OF GEORGIA
COUNTY OF FULTON
185 CENTRAL AVE., SW
SUITE TG-800
ATLANTA, GA 30303

CIVIL ACTION FILE NO. 22EV006528

PATRICE FLEMING
PLAINTIFF

DARRYL HANDY
RASHAAD SMITH
DEFENDANT

TO: RASHAAD SMITH,
6261 OLMADISON PLACE
ATLANTA, GEORGIA 30349

By order of the Court dated February 28, 2023, you are hereby notified that on the 28th day of November 2022, Patrice Fleming filed a suit against you. You are hereby required to file a written answer to the complaint with the clerk of said court within 60 days from the 28th day of February, 2023, and to serve a copy upon plaintiff or plaintiff's attorney Tyler H. Bridgers, Esq. - Simon Bridgers Spires - 2860 Piedmont Road, NE Suite 210, Atlanta Georgia 30305.

WITNESS the Honorable Wesley B. Taylor

This 2nd day of March, 2023
Donald Talley
Chief Clerk
#0000650617:3/09-4AS

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

PATRICE FLEMING,)
Plaintiff,)
CIVIL ACTION FILE NO. 22EV006528)
vs.)
DARRYL HANDY and RASHAAD SMITH)

NOTICE OF SUMMONS

TO: Rashaad Smith, Defendant named above:
You are hereby notified that the above-styled action seeking damages as a result of an automobile wreck on December 3rd 2020, was filed against you in said Court on October 13, 2022, and that by reason of an Order for Service of Summons by Publication entered by the Court on February 28, 2023, you are hereby commanded and required to file with the Clerk of said Court and serve upon Tyler H. Bridgers, Plaintiff's attorney, whose address is Simon Bridgers Spires, 2860 Piedmont

Road NE, Suite 210, Atlanta, GA 30305, an answer to the Complaint within sixty (60) days of the date of the Order for Service by Publication.

Witness the Honorable Wesley B. Taylor, Judge of said Court.

This 1st day of March, 2021.

Clerk of Court
State Court of Georgia
Fulton County
2

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

ARNOLD L. MELVIN,)
Petitioner,)
v.)
CIVIL ACTION FILE NO: 2022CV370310)
ALICIA S. BURNETT,)
Respondent.)

NOTICE OF PUBLICATION

To: ALICIA S. BURNETT
Last Known Address: 986 Pearl Point, Sandy Springs 30332

By order of the Court for service by publication dated February 2, 2023, you are hereby notified that on September 15, 2022, Arnold L. Melvin filed a Petition for Legitimation, Child Custody, Parenting Time, Child Support. You are required to file with the Clerk of the Superior Court, and to serve upon Petitioner's attorney, Narissa Juitt-Jackson, located at 214 Peachtree St., Suite 414, Atlanta, Georgia 30303, an answer in writing within 60 days of February 13, 2023 2023.

Witness, the Honorable Shermela J. Williams, Judge of Superior Court of Fulton County.
This ___ day of _____ 2023.

Clerk of Superior Court
Fulton County Superior Court

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

CIVIL ACTION FILE NO. 2022CV374292

In the matter of:
**HOMEOWNERS' ASSOCIATION OF CAMP CREEK
VILLAGE TOWNHOMES, INC.**
v.
MAYOWA AWE

Homeowners' Association of Camp Creek Village Townhomes, Inc. issues this NOTICE OF PUBLICATION by Court Order for service by publication dated March 1, 2023.

Mayowa Awe is hereby notified that on December 27, 2022, Homeowners' Association of Camp Creek Village Townhomes, Inc. filed suit against you for money owed on an account and contract. You are required to file with the Clerk of Court and to serve upon plaintiff's attorney, Mary Beth Sierra, an answer in writing within sixty (60) days of the date of the order for publication referenced above.
#0000652154:3/16-4as

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

PACIFICA PROPERTIES, LLC
Petitioner

v.

A TRACT OF LAND, BEING KNOWN AS
1099 OAK KNOLL TERRACE S.E.;
GEORGIA BEING TAX PARCEL NUMBER
14 -0040-0002-035-7
**AND As The Respective Interests
May Be Or Appear:** TENANT, OWNER OR
OCCUPANT OF PROPERTY; JAMEL WILLIAMS;
CITY OF ATLANTA, Mayor Andre
Dickens

Respondents

CIVIL ACTION FILE No. 2023CV374931

NOTICE OF PUBLICATION

TO: Jamel Williams;
You are hereby notified that the above-styled petition to quiet title to property located at 1099 Oak Knoll Terrace SE, Fulton County, Georgia, was filed against you in the Superior Court of Fulton County on January 17, 2023 and that by reason of an order for service of summons by publication entered by the Court on the 27th day of February, 2023, you are hereby commanded and required to file with the Clerk of said Court and serve upon Carolina Dallal Bryant, Attorney at Law, whose address is 675 Seminole Ave., Suite 301, Atlanta, GA 30307 an Answer to the Complaint within sixty (60) days of the filing date of the Order for Service by Publication.

WITNESS, the Honorable Paige Reese Whitaker, Judge of Fulton County Superior Court.

This the 3rd day of March, 2023.

Clerk of Superior Court

#0000650759:3/9-4KIM

Notice is hereby given that KEVIN L. BOYD, Petitioner in the above action has filed his Petition for Modification of Custody, Parenting Time, and Child Support with the Superior Court of Fulton County, Georgia, on September 15, 2022, praying to modify the parties' prior order, Final Order of Modification of Parenting Time in Civil Action File Number 2017CV288705, entered on or about September 19, 2017.

Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such relief being granted. Objections must be filed with the Clerk of the Superior Court of Fulton

County and served upon the Petitioner's attorney Demetrius J. Price, Esq. at his address, to wit: 101 Marietta St. NW, Suite 3650, Atlanta, Georgia 30303. An answer to the petitioner must be filed within Sixty (60) days of the date of the first publication of notice.

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

FULTON COUNTY SHERIFF, PATRICK "PAT" LABAT, Petitioner,

v.
ANTHONY PEOPLES ESTATE AND ALL HEIRS KNOWN AND UNKNOWN et al., Respondents,
CIVIL ACTION FILE NO. 2023CV375447

To: ANTHONY PEOPLES ESTATE AND ALL HEIRS KNOWN AND UNKNOWN; and
ANY AND ALL PARTIES CLAIMING INTEREST IN THE EXCESS PROCEEDS GENERATED FROM THE NOVEMBER 1, 2022 TAX SALE FOR PROPERTY LOCATED AT 218 HARPER ROAD SE, CITY OF ATLANTA, PARCEL ID NUMBER 14 -0058-0008-013-7,

You are hereby notified that, pursuant to an Order Directing Service by Publication filed on March 16, 2023 ("Order") by the Honorable Jane C. Barwick, a Petition for Interpleader ("Petition") in the above-referenced matter was filed by Fulton County Sheriff, Patrick "Pat" Labat ("Petitioner") on January 26, 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 218 HARPER ROAD SE (Sheriff's Sale #1122-52230, Parcel Identification # 14 -0058-0008-013-7). 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, Douglas C. McKillip, The McKillip Law Firm, LLC, 22 N Main St, Building B, Watkinsville, Georgia 30677, an Answer within sixty (60) days of the date of the Order referenced above.

WITNESS, the Honorable Jane C. Barwick of said Court.
This, the 16th day of March, 2023.

/s/
CLERK OF SUPERIOR COURT

**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 EDWARD J. PAIGE A/K/A EDWARD PAGE., et al, Respondents
CIVIL ACTION FILE NO. 2022CV373312

To: i) UNKNOWN HEIRS OF EDWARD J. PAIGE A/K/A EDWARD PAGE.
ii) UNKNOWN HEIRS OF NORMA J. PAIGE (A /K/A PAGE)
iii) UNKNOWN HEIRS OF TONIA E MONSON A/K/A TONIA PAIGE

You are hereby notified that, pursuant to an Order Directing Service by Publication filed on February 21, 2023, by the Honorable Kimberly M. Esmond Adams, 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 30, 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 2242 BAYWOOD DR SE, ATLANTA, GEORGIA (Sale File #0822-51493, Parcel Identification #14 -0059-0003-028-9). 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, 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 TO APPEAR - DIVORCE

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

Petitioner: BreGenna Martinez
and Respondant: Juno Martinez
Civil Action File No: 2023CV374866

NOTICE OF PUBLICATION

To: Juno Martinez
1580 Sheridan Road NE, Atlanta, Georgia 30324
By Order for Service by Publication dated 2/6/23.

You are hereby notified that on 1/13/23, 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 BreGenna Martinez at this address Meriwether & Tharp, LLC- 1545 Peachtree Street NE, Suite 300, Atlanta, Georgia 30309 an answer to the complaint within sixty (60) days of the date of the first publication of notice.
Witness the Honorable Kelly Lee Ellerbe Judge of this Court.
This 23 day of February, 2023

Cathleen "Tina" Robinson Clerk, Superior Court of Fulton County

MISCELLANEOUS INDIVIDUAL

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

ADREIN GREEN,
Petitioner,

v.

EBONI GILBERT,
Respondent.

CIVIL ACTION FILE NO: 2022CV371737

To: Eboni Gilbert
(Address and whereabouts unknown)

By ORDER of the Court for service by publication dated the 4th day of March, 2023, you are hereby notified that on or about September 20, 2022, the abovenamed Petitioner filed suit against you a Petition

for Legitimation and Establish Child Custody, Child Support, and Parenting Time.

You are required to file with the Clerk of Superior Court, and to serve upon the Plaintiff's attorney whose name and address is:

John Evans, Esq
4780 Ashford Dunwoody Rd.
Suite 540 Box 611
Atlanta, GA 30338

an answer to Petitioner's Complaint for Divorce, in writing, within sixty (60) days of the date of the order for publication.

WITNESS, the Honorable
Judge _____, of this Superior
Court.

This day 4th of March, 2023.

Clerk of Fulton County Superior
Court

#0000650718:3/9-4EP

PROBATE

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO CREDITORS

All creditors or the Estate of **THOMAS CLARKE BRODNAX, JR.**, deceased, arc hereby notified to render an account of their demands to the undersigned, and all debtors are required to make immediate payment.
This 16th day of February, 2023.

ELLEN BRODNAX BRANNON,
Administrator of the Estate of
THOMAS CLARKE BRONAX,
JR., deceased

Elbert N. Whitmire, III
Fortson, Bentley and Griffin, P.A.
2500 Daniell's Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606
#0000649508:3/2-4EP

Notice to Debtors and Creditors

All creditors of the estate of **Anthony 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 16th day of March, 2023

Name: Tina Brown
Title: Representative
Address: PO Box 14772
Atlanta, GA 30324

Notice to Debtors and Creditors

All creditors of the estate of **Ashley Elizabeth Banister** 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 2nd day of March, 2023

Name: John Marvin Banister
Title: Administrator
Address: 132 Jonquil Court,
 Mooresville, NC 28117

Notice to Debtors and Creditors

All creditors of the estate of **Brian Glenn Roberts** 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: Glenn N. Roberts
Title: Administrator of the Estate of Brian Glenn Roberts
Address: c/o Stephanie Weil, Esq.,
Vayman & Teitelbaum, P.C.,
3625 Brookside Parkway, Suite 130,
Alpharetta, GA 30022

Notice to Debtors and Creditors

All creditors of the estate of **Carson Douglas McElheney** 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: Susan Joy McElheney
Title: Administrator
Address: 2859 Paces Ferry Road SE, STE 1140,
Atlanta, GA 30339

NOTICE TO DEBTORS AND CREDITORS:

All creditors of the Estate of **Christopher Allen Riggs**, 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 to me. This 24th day of February 2023.

Robert R. Riggs, Jr.,
Administrator
c/o Joseph H. Fowler, Esq.
P.O. Box 489
Douglasville, GA 30133
#0000653344:3/23-4KIM

Notice to Debtors and Creditors

All creditors of the estate of **Clifford Howard Nelson, 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 2nd day of March, 2023

Name: Leigh E. Tyson
Title: Executor
Address: c/o 4609 Wieuca Road,
Atlanta, GA 30342

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of **DARRELL G. BECKHAM**, 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 to the address printed below.
This 8th day March, 2023.

Thomas W. Beckham
Personal Representative
21 Gouch Road
Macon, GA 31068

#0000651901:3/16-4EP

Notice to Debtors and Creditors

All creditors of the estate of **Dennis Lou Lewis** 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 2nd day of March, 2023

Name: Harry Jay Meier c/o Broel Law, LLC
Title: Executor
Address: 331 North Marietta Parkway,
Marietta, GA 30060

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **Dewey C. White**, Deceased, late of Barrow 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.
March 15, 2023

Steven Smith, Executor
c/o William A. Turner, Esq.
Cohen Pollock Merlin Turner, P.C.
3350 Riverwood Parkway, Suite 1600
Atlanta, Georgia 30339

Notice to Debtors and Creditors

All creditors of the estate of **Diane Christine Lloyd** 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 3rd day of March, 2023

Name: Sandra Walker Stanley
Title: Executor
Address: 965 Pleasant Hollow Trail,
Milton, Georgia 30004

Notice to Debtors and Creditors

All creditors of the estate of **Douglas P. Lybrook** 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: Sherrill M. Lybrook and William M. Lybrook IV
Title: Co-Executors
Address: 4309 East Brookhaven Dr. NE,
Atlanta, GA 30319

Notice to Debtors and Creditors

All creditors of the estate of **Fisher Richard Hall, 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 23rd day of February, 2023

Name: Cohen & Caproni, LLC
Title: Attorney
Address: 750 Hammond Drive, Bldg. 7, Ste. 200,
Atlanta, Georgia 30328

Notice to Debtors and Creditors

All creditors of the estate of **Irene Kapsimalis** 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 2nd day of March, 2023

Name: Chris Kapsimalis
Title: Executor
Address: 130 Blenheim Pl

NOTICE TO DEBTORS AND CREDITORS: All creditors of the Estate of **James William Wheeler, 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 to me. This 23rd day of February, 2023. Brenda A. Wheeler, Executor, c/o Joseph H. Fowler, Esq., P.O. Box 489, Douglasville, GA 30133.
#0000652135:3/16-4KIM

Notice to Debtors and Creditors

All creditors of the estate of **Jennifer L. Fisler**, 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: Kristin L. Fisler
Title: Executor
Address: Laura H. MacElroy, P.C.,
5555 Glenridge Connector, Suite 200,
Atlanta, Georgia 30342

Notice to Debtors and Creditors

All creditors of the estate of **John H. Cowart** 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: John H. Cowart, Jr.
Title: Executor
Address: Peleton Capital, LLC, 1370 Center Dr., Ste.
102, Dunwoody, GA 30338

Notice to Debtors and Creditors

All creditors of the estate of **Josephine Mary Carlisi** 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 10th day of March, 2023

Name: Anne Marie Carlisi and Richard J. Carlisi
Title: Executors
Address: 12055 S. Magnolia Circle,
Alpharetta, GA 30005

Notice to Debtors and Creditors

All creditors of the estate of **Kristi Demetric Ann Matthews** 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: Lori K. D. Matthews
Title: Administrator of the Estate of Kristi Demetric Ann Matthews
Address: 6445 FM 1463 RD, STE 160 Box 167, Katy,
TX 77494

Notice to Debtors and Creditors

All creditors of the estate of **Larry Barnard Lyles** 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 2nd day of February, 2023

Name: Jennifer F. Lyles
Title: Administrator
Address: 2305 Global Forum Blvd., Apt 537,
Atlanta, GA 30340

Notice to Debtors and Creditors

All creditors of the estate of **Luther Carl Dennis** 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: Elizabeth Walton/ Tony U Williams
Title: Heirs of Luther Carl Dennis
Address: 4007 Ivy Trace

Notice to Debtors and Creditors

All creditors of the estate of **Marvin R King Sr** 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: Lillie Cobbs King
Title: Administrator
Address: c/o Hoffman & Assoc.
6100 Lake Forrest Dr. Ste 300,
Atlanta, GA 30328

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **Myron R. Gable**, 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 February, 2023.

Wayne M. Miller, Executor
Philip P. Grant
McNally, Fox, Grant & Davenport, P.C.
100 Habersham Drive
Fayetteville, Georgia 30214
(770) 461-2223

NOTICE TO DEBTORS AND CREDITORS

All creditors of the ESTATE OF **NANCY GREENBERG HARRIS**, 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.
Dated this 20th day of February 2023

RUSSELL EASTON HARRIS
Executor

TYSON WILLIS ESQUIRE
ARNALL GOLDEN GREGORY LLP
171 1 7th street NW, Suite 2100
Atlanta, Georgia 30363
404.873.8730
#0000653350:3/23-4KIM

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **Norma Winnifred Logan**, whose residence as of his death was 6851 Roswell Road, Apt. N-13, Atlanta, Fulton County, Georgia 30328, are hereby notified to render in their demands to the Co-Executrix of the decedent's estate: Mrs Audrey Corcho whose mailing address is 4850 Chapelle Ct., Marietta, Georgia 30066 according to law, and all persons indebted to said estate are required to make immediate payment.
This 15th day of February, 2023.

John Ratterree, II
Attorney for the Estate
Tara 33
3050 Margaret Mitchell Dr. NW
Atlanta, Georgia 30327
#0000653413:3/23-4KIM

Notice to Debtors and Creditors

All creditors of the estate of **Patrick Neil Riley** 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: Cohen & Caproni, LLC
Title: Attorney
Address: 750 Hammond Drive, Bldg. 7, Suite 200,
Atlanta, Georgia 30328

Notice to Debtors and Creditors

All creditors of the estate of **Regina Langley Lilly** 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: Joseph T Lilly
Title: Executor
Address: c/o Hoffman & Assoc.
6100 Lake Forrest Dr. Ste 300,
Atlanta, GA 30328

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of **Ronald Kath** 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 day of June 15, 2023

Hazel M. Kath
Executor
125 Church Street, Suite 315
Marietta GA 30060

#0000653367:3/23-4KIM

Notice to Debtors and Creditors

All creditors of the estate of **Sidney L. Barnett** 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 3rd day of March, 2023

Name: Jeannette L. Barnett
Title: Executor
Address: 2527 Susan Lane SW

Notice to Debtors and Creditors

All creditors of the estate of **Victor Eloy Tejada** 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 10th day of March, 2023

Name: Gladys Lucero Tejada
Title: Personal Representative
Address: 631 Hanlon Way,
Alpharetta, GA 30009

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **William Edward Duncan, 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 10th day February, 2023.

Elizabeth Cates Duncan
Administrator of the
William Edward Duncan, Jr.
c/o Mr. Benning M. Grice, Jr.
Attorney at Law
Northcreek Office Park
Building 300, Suite 600
3715 Northside
Parkway, N.W
Atlanta, Georgia 30337

#0000653290:3/23-4KIM

Notice to Debtors and Creditors

All creditors of the Estate **Paul J. Fister, Sr.**, late of Fulton County, Georgia, 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 10th day of March, 2023.

Charles S. Fister
Executor of the Estate of Paul
J. Fister, Sr.
6895 Kew Gardens way
Cumming GA 30040

PATRICK J. GIBBS
Patrick Gibbs, P.C.
Attorney at Law
2985 Gordy Parkway, Ste. 106
Marietta, GA 30066
770/645-4990
#0000651915:3/16-4EP

Notice to Debtors and Creditors

All creditors of the Estate **Paul R. Mitchell**, late of Fulton County, Georgia, 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 10th day of March, 2023.

Elizbeth Tracy Hasting
Executor of the Estate of
Paul R. Mitchell
1020 Huntwisk Court
Roswell GA 30075

PATRICK J. GIBBS
Patrick Gibbs, P.C.
Attorney at Law
2985 Gordy Parkway, Ste. 106
Marietta, GA 30066
770-645-4990
#0000651923:3/16-4EP

NOTICE TO DEBTORS AND CREDITORS

All creditors to the estate of **THERESA MARIE HARDIN**, late of Fulton County, Georgia, are hereby notified to render in their demands to the undersigned according to the law all persons indebted to the said estate are required to make immediate payment.
This 6th day of March, 2023.

Howard John Hardin
Personal Representative of
the Estate of Theresa Marie
Hardin
2974 Judylyn Dr.
Decatur, GA 30033

#0000651910:3/16-4EP

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF FULTON
All creditors of the estate of **Barbara Anne Odom Battle**, 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 2nd day of March, 2023.

Harold Bernard Battle, Administrator
5540 Cedar Pass
Fairburn, Georgia 30213
DONALD B. DELOACH
Caldwell, Carlson, Elliott & DeLoach, LLP
Two Ravinia Drive
Suite 1600
Atlanta, Georgia 30346
(404) 843-1956

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF FULTON
All creditors of the Estate of **Georgia Perkins**, Deceased, late of Fulton County, 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 to me.
This 22nd day of February 2023.

SS
J. Enrique Morales,
Attorney to the Administrator of
the Estate of
Georgia Perkins,
Deceased
Brandon Lovett
1031 E 3350 North
Layton, Utah 8404

#0000652120:3/16-4KIM

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF FULTON
All creditors of the Estate of **Jaylen Deshaun Johnson**, Deceased, late of Fulton County, 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 to me.
This 6th day of March 2023.

SS
J. Enrique Morales,
Attorney to the Administrator of
the Estate of
Jaylen Deshaun Johnson,
Deceased
Damika Willis
56 Randolph Road
Newport News, VA 23601

#0000652123:3/16-4KIM

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF FULTON
All creditors of the Estate of **Jeffrey Matthew Tonkovich**, Deceased, late of Fulton County, 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 to me.
This 22nd day of February 2023.

SS
J. Enrique Morales,
Attorney to the Administrator of
the Estate of
Jeffrey Matthew Tonkovich,
Deceased
DOLLY ROSE BURNETT
9423 N. 17th Way
Phoenix, AZ 85020

#0000652090:3/16-4KIM

PROBATE COURT OF FULTON COUNTY

ESTATE NUMBER PC-2023-000518
NOTICE TO ALL CREDITORS AND DEBTORS, all creditors of the Estate of **SHEREL HAIRSTON** deceased, late of Fulton County, 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.

Ms. Nicole H. Williams, Executor of the Estate of
SHEREL HAIRSTON.
3831 Avensong Village Circle,
Milton, GA 30004

DISCHARGE/DISMISSING**CITATION**
PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

RE: Estate of **Alan Spektor, Former Minor, Now of Age**

TO: **Great American Insurance Company** and any and all interested parties:

The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, at the address below within 30 days of the date of publication; or if personally served, then within 10 days of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address or telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Probate Judge of Fulton County

By: Tamara Jackson
Probate Clerk
#0000653142:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Ann J. Herrera** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Leon Brown**, DECEASED.

TO: ALONZO BROWN and Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/10/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000652336:3/23-4KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Bobby E. Hill, Jr.** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Gertha C. Warren** DECEASED.

TO: Essica Warren- Meyers and Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/10/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000651366:3/16-4KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Carmen P. Allen** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **James Brent Allen a/k/a James B. Allen**, DECEASED.

TO: Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Sandra D. Jenkins
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000652355:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Charles David Fowler** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Sallye Haigler Fowler**, DECEASED.

TO: Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Sandra D. Jenkins
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000652357:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Debra Ann Robinson** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Jan Schiffman Bender, a/k/a Janet Schiffman Bender**, DECEASED.

TO: Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000653166:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Dorothy Kemp Reese** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Virginia Kemp Hutchins**, DECEASED.

TO: Douglas Kemp, Anthony Keep, and Vinnie Kemp and Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000649785:3/9-4KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Elaine S. Karol** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Donna Jean Smith**, DECEASED.

TO: Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000652335:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Lillian Vargas-Bowser** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Chris Bowser**, DECEASED.

TO: Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Sandra D. Jenkins
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000652354:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Olivia Denise Lewis** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **James Lewis**, DECEASED.

TO: Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000652338:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Rebina Wright-Johnson** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **DeJuan V. Johnson**, DECEASED.

TO: Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000652316:3/23-1KIM

**

(For Discharge from Office and all Liability)

PROBATE COURT OF FULTON COUNTY

Re: PETITION OF **Sheba P. Willis** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Margie Rucker Perry**, DECEASED.

TO: Christopher D. Perry and Any and all interested parties

and to whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before **04/03/23**.

WITNESS, the Hon. Kenya M. Johnson, Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000649848:3/9-4KIM

LETTER OF ADMINISTRATION

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

IN RE: ESTATE OF

**Adrienne Shanta Robinson,
DECEASED**

**PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**

TO: **whom it may concern:**

Phileisha Gia Nicole Barnwell has petitioned to be appointed administrator(s) of the estate of **Adrienne Shanta Robinson**, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Keeye Kim
Clerk of the Probate Court
#0000652940:3/23-4KIM

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

IN RE: ESTATE OF

**Alma Simpson Smith,
DECEASED**

**PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**

TO: **whom it may concern:**

Amos Lee Smith, II has petitioned to be appointed administrator(s) of the estate of **Alma Simpson Smith** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Lillian Scruggs
Clerk of the Probate Court
#0000650320:3/9-4KIM

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

IN RE: ESTATE OF

**Andrea Spraggins,
DECEASED**

**PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**

TO: **whom it may concern:**

Rosalinda Michele Haskins has petitioned to be appointed administrator(s) of the estate of **Andrea Spraggins** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: LM
Clerk of the Probate Court
#0000652358:3/23-4KIM

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

IN RE: ESTATE OF

**Annie Alice Thompson Jacobs,
DECEASED**

**PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**

TO: **whom it may concern:**

Thomasina Ann Jacobs has petitioned to be appointed administrator(s) of the estate of **Annie Alice Thompson Jacobs** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Bill
Clerk of the Probate Court
#0000652796:3/23-4KIM

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

IN RE: ESTATE OF

**Anthony D. Hardy,
DECEASED**

**PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**

TO: **whom it may concern:**

Victoria L. Beasley has petitioned to be appointed administrator(s) of the estate of **Anthony D. Hardy** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 10, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and

filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Bill
Clerk of the Probate Court

#0000649952:3/9-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

James Trent Curier,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Shirley A. Curier has petitioned to be appointed administrator(s) of the estate of **James Trent Curier** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **March 27, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Jennifer Gresham
Clerk of the Probate Court

#0000648612:3/2-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Joe Hill,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **Quentin Hill, Harold Hill, Jr., Shawn Hill, Rodney Hill, Joseph Hill, James Hill, Jermaine Hill, Tomika Jordan, Calvin Hill, Jr., Candance Hill, Lashaika Miller, Christopher Hill and whom it may concern:**

Robin Deander Hill has petitioned to be appointed administrator(s) of the estate of **Joe Hill** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000650339:3/9-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Juanita Inell Morgan Payne,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Teresa Latham Simpson has petitioned to be appointed administrator(s) of the estate of **Juanita Inell Morgan Payne** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 10, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Keeeye Kim
Clerk of the Probate Court

#0000651750:3/16-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Karen L. Richardson,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Heren P. Richardson has petitioned to be appointed administrator(s) of the estate of **Karen L. Richardson** deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **March 27, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: LM
Clerk of the Probate Court

#0000648578:3/2-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Kinetta Rene Davis,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Charlie Tyrell Davis has petitioned to be appointed administrator(s) of the estate of **Kinetta Rene Davis** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Jennifer Gresham
Clerk of the Probate Court

#0000652599:3/23-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Lionel Bernard Foster,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Catherine Foster Rowell has petitioned to be appointed administrator(s) of the estate of **Lionel Bernard Foster** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000652927:3/23-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Lloyd LeVou Foster III,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **Angela Shafon Foster and whom it may concern:**

Lloyd LeVou Foster, Sr. has petitioned for to be appointed administrator(s) of the estate of **Lloyd LeVou Foster III**, deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **March 27, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000649174:3/2-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Mamie Lee Robinson,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Cynthia Robinson Sims has petitioned to be appointed administrator(s) of the estate of **Mamie Lee Robinson** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact

probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Bill
Clerk of the Probate Court

#0000650066:3/9-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Marquise CaAngeles Grant,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Brittani Sheanda Grant has petitioned to **County Administrator** be appointed administrator(s) of the estate of **Marquise CaAngeles Grant** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Keeeye Kim
Clerk of the Probate Court

#0000650127:3/9-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Mary Ann Thompson,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Dominique Tyrone Thompson has petitioned to be appointed administrator(s) of the estate of **Mary Ann Thompson** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000652823:3/23-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Melanie Renee Cowser,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Racquel Renee High has petitioned to be appointed administrator(s) of the estate of **Melanie Renee**

PROBATE WILLS**IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA****AMENDED NOTICE**

IN RE: The Petition to Probate Will in Soleman Form in the above-referenced estate having been duly filed

TO: **Jefferey R. (Richard) Young**

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER:All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lawanda D. Echols
Clerk of the Probate Court

#0000650489:3/9-4KIM

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

IN RE: ESTATE OF **Howard Barlow**,
DECEASED

ESTATE NO. **PC-2023-000713**

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Soleman Form in the above-referenced estate having been duly filed

TO: **Sonya Barlow**

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER:All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Nekeisha Thomas
Clerk of the Probate Court

#0000652969:3/23-4KIM

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

IN RE: ESTATE OF **Josephine Irby**,
DECEASED

NOTICE

IN RE: The Petition to Probate Will in Soleman Form in the above-referenced estate having been duly filed

TO: **Frederick Richardson, Rayfield Richardson, Jr. and Shalondra Randolph**.

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before **March 27, 2023**.

BE NOTIFIED FURTHER:All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Jennifer Gresham
Clerk of the Probate Court

#0000649251:3/2-4KIM

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

IN RE: ESTATE OF **Lois Maria Turner**,
DECEASED

ESTATE NO. **209478**

NOTICE

IN RE: The Petition to Probate Will in Soleman Form in the above-referenced estate having been duly filed

TO: **Lois Elaine Pittman, Mozelle Pittman, Jimmy**

Shane Andrews, Harrison Leon Pittman, Sadonna Andrews, Donald Lee Dupree, Jr., Penny Dutton, Robbie Dutton, Tammy Dutton, Claudia Dutton, Penny Dutton, and to whom it may concern.

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER:All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian SScruggs
Clerk of the Probate Court

#0000653003:3/23-4KIM

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

IN RE: ESTATE OF **Pearlie Mae Rafe**,
DECEASED

ESTATE NO. **PC-2023-535**

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Soleman Form in the above-referenced estate having been duly filed

TO: **Kevin Zachary, Shomari Zackary, Jefferey Benefield & Valecia Desravines**.

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER:All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Bill
Clerk of the Probate Court

#0000650486:3/9-4KIM

**IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA****NOTICE**

IN RE: The Petition to Probate Will in Soleman Form in the above-referenced estate having been duly filed

TO: **Jason Wood**

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER:All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lawanda D. Echols
Clerk of the Probate Court

#0000650491:3/9-4KIM

TWELVE MONTHS SUPPORT**IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA****CITATION TO BIOLOGICAL FATHER**

GEORGIA, FULTON COUNTY

PROBATE COURT OF FULTON COUNTY

ESTATE NO. **PC-2023-510**

TO: the, biological father of **Jillian Tene' Coney**, a minor:

Tychayanna Takia Fullins, Petitioner(s) has/have applied to be appointed permanent guardian(s) of the above minor

and is/are seeking additional powers set forth in O.C.G. A. §29-2-22(b).

If you have any objection to the granting of this peti-

tion, you must: 1) file a written objection setting forth the grounds of any such objection with this Court within ten days following **March 30, 2023**, AND you must 2) file a petition to legitimate the minor within 30 days of the hearing on your objection. If you fail to file a petition for legitimization within 30 days or your petition is dismissed for failure to prosecute, or if an order issues on your petition which does not name you as the father of the minor, you will have no further rights to receive notice or object to the appointment of a permanent guardian for the minor. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees. Any hearing will be scheduled at a later date.

Kenya M. Johnson
Judge of the Probate Court

By: Pearlie Bashir
Clerk of the Probate Court

#0000653162:3/23-2KIM

**IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA****CITATION TO BIOLOGICAL FATHER**

GEORGIA, FULTON COUNTY

PROBATE COURT OF FULTON COUNTY

ESTATE NO. **PC-2023-512**

TO: the, biological father of **Aniyla Dene' Coney**, a minor:

Tychayanna Takia Fullins, Petitioner(s) has/have applied to be appointed permanent guardian(s) of the above minor

and is/are seeking additional powers set forth in O.C.G. A. §29-2-22(b).

If you have any objection to the granting of this petition, you must: 1) file a written objection setting forth the grounds of any such objection with this Court within ten days following **March 30, 2023**, AND you must 2) file a petition to legitimate the minor within 30 days of the hearing on your objection. If you fail to file a petition for legitimization within 30 days or your petition is dismissed for failure to prosecute, or if an order issues on your petition which does not name you as the father of the minor, you will have no further rights to receive notice or object to the appointment of a permanent guardian for the minor. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees. Any hearing will be scheduled at a later date.

Kenya M. Johnson
Judge of the Probate Court

By: Pearlie Bashir
Clerk of the Probate Court

#0000653159:3/23-2KIM

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

IN RE:

Artis Melvin Murray,
DECEASED

**NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Myron Eugene Freeman** for a Year's Support from the estate of **Artis Melvin Murray**, deceased, or decedent's (Surviving Spouse) having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **March 27, 2023**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Jennifer Gresham
Clerk of the Probate Court

#0000649254:3/2-4KIM

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

IN RE:

Ben Brooks Turner,
DECEASED

ESTATE NO. **PC-2023-000488**

**NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Betty Hill Turner** for a Year's Support from the estate of **Ben Brooks Turner**, deceased, or decedent's (Surviving Spouse) having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **April 10, 2023**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000651993:3/16-4KIM

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

IN RE:

Jerry Thomas Honea,
DECEASED

ESTATE NO. **PC-2022-000839**

**NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Mary Glenda Honea** for a Year's Support from the estate of **Jerry Thomas Honea**, deceased, or decedent's (Surviving Spouse) having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **April 3, 2023**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000650518:3/9-4KIM

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

IN RE:

Jo Anne McLawhorn Padgett,
DECEASED

ESTATE NO. **PC-2023-000756**

**NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Douglas Morgan Padgett** for a Year's Support from the estate of **Jo Anne McLawhorn Padgett**, deceased, or decedent's (Surviving Spouse) having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **April 17, 2023**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Kenya M. Johnson
Judge of the Probate Court

By: Lawanda D. Echols
Clerk of the Probate Court

#0000653122:3/23-4KIM

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

IN RE:

**Michael James Massa, Sr.,
DECEASED**

ESTATE NO. PC-2022-002567

**NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Robert M. Massa** for a Year's Support from the estate of **Michael James Massa, Sr.**, deceased, or decedent's (Surviving Spouse) (and) (minor child(ren), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **April 17, 2023**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Nekeisha Thomas
Clerk of the Probate Court

#0000653129:3/23-4KIM

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

IN RE:

**Ronald E. Kath,
DECEASED**

ESTATE NO. PC-2022-003294

**NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Hazel M. Kath** for a Year's Support from the estate of **Ronald E. Kath**, deceased, or decedent's (Surviving Spouse) having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **April 10, 2023**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Nekeisha Thomas
Clerk of the Probate Court

#0000651996:3/16-4KIM

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

IN RE:

**Wesley Patrick Freeman,
DECEASED**

ESTATE NO. PC-2022-003378

**NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Alicia Gardner Freeman** for a Year's Support from the estate of **Wesley Patrick Freeman**, deceased, or decedent's (Surviving Spouse) having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **April 10, 2023**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Lillian Scruggs
Clerk of the Probate Court

#0000651987:3/16-4KIM

WAIVER BOND/GRANT POWERS

**THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF

**Chalaine Larese Powell,
DECEASED**

ESTATE NO. PC-2022-003571

**PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER OF BOND AND/OR GRANT OF
CERTAIN POWERS
NOTICE**

Alicia Larese Powell has/have petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 3, 2023**.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled for a later date). If no objections are filed, the Petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Lillian Scruggs
Clerk of the Probate Court

#0000650493:3/9-4KIM

**THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF

**Marie Battle Turner,
DECEASED**

ESTATE NO. PC-2023-709

**PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER OF BOND AND/OR GRANT OF
CERTAIN POWERS
NOTICE**

Beatrice Turner Lokey, a/k/a Beatrice Tomlinson Turner Lockey has/have petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 10, 2023**.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled for a later date). If no objections are filed, the Petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Keeye Kim
Clerk of the Probate Court

#0000652001:3/16-4KIM

**THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF

**Suzanne E. Blazovich,
DECEASED**

ESTATE NO. PC-2023-351

**PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER OF BOND AND/OR GRANT OF
CERTAIN POWERS
NOTICE**

Jason Everett and Brad Flack has/have petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **March 27, 2023**.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled for a later date). If no objections

are filed, the Petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Keeye Kim
Clerk of the Probate Court

#0000649256:3/2-4KIM

**THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF

**Yue Tat Ming a/k/a Calvin Tat Ming Yue,
DECEASED**

ESTATE NO. PC-2023-000732

**PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER OF BOND AND/OR GRANT OF
CERTAIN POWERS
NOTICE**

Magdalena Hau Yue a/k/a Yue Hau Lai Ying Magdalena has/have petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **April 17, 2023**.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled for a later date). If no objections are filed, the Petition may be granted without a hearing.

**Kenya M. Johnson
Judge of the Probate Court**

By: Lillian Scruggs
Clerk of the Probate Court

#0000653029:3/23-4KIM

MISCELLANEOUS PROBATE

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

IN RE: **DERRICKA NICOLE WOODWARD, DECEASED**
RE: **PETITION TO DETERMINE HEIRS**

NOTICE

TO: **Dedric Swan**

Juanita Woodward, purported heir of the estate of **Derricka Nicole Woodward**, deceased, filed a Petition to Determine Heirs.

You are hereby cited to appear before this Court via the Zoom Platform at 10:00 a.m. on the 9th day of May, 2023, to show cause, if any, why the Court should not proceed to an adjudication of the issues set forth in the Petition. Zoom Meeting ID: 98595483174.

If you wish to file a response to the petition, that response must be in writing and must be filed with the Court, with a copy to Petitioner on or before **April 28, 2023**. Be further advised that if you do not respond the Court may determine that you are not an heir. If you need reasonable modifications due to a disability, including communications in an alternative format, please contact 404-612-4670 or 404-612-4640, no later than 10 (ten) business days prior to the hearing date shown in this notice. For TDD/TTY or Georgia Relay Service Access, dial 711.

This 3rd day of March 2023

**Kenya M. Johnson
Judge of the Probate Court**

By: Robert Cunningham
Clerk of the Probate Court

#0000652008:3/16-4KIM

LETTERS OF GUARDIANSHIP

**THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF

**Jac'Keon Dontae Pruitt
Minor**

**Wanda Burdette Wolfe,
Temporary Guardian**

ESTATE NO. PC-2023-763

**PETITION FOR TEMPORARY LETTERS OF
GUARDIANSHIP OF MINOR**

TO: **Jimmy Pruitt**

You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than ten days after **March 30, 2023**. All pleadings must be signed before a notary public or Georgia probate court clerk, and

filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

*****NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

**Kenya M. Johnson
Judge of the Probate Court**

By: Mason Jones
Clerk of the Probate Court

#0000653034:3/23-2KIM

OTHER

MISCELLANEOUS OTHER NOTICE

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

In Re: Adoption of Austin Alexander Hayes :
Case No. **23-A-03** :
DOB: 10/27/2022 by and through :
An Open Door Adoption Agency, Inc. :

**NOTICE OF PETITION TO TERMINATE
PARENTAL RIGHTS**

To: Grover Glover, the named biological father, and an Unnamed Potential Biological Father of a Child born October 27, 2022, in Fulton County, Georgia to Alexandria Hayes
You are hereby notified that a Petition to Terminate Your Parental Rights has been filed in the above-styled Court by An Open Door Adoption Agency, Inc. through its attorneys.

The mother of the child has surrendered her rights to the child to the Petitioner, An Open Door Adoption Agency, Inc., and the Petitioner intends to place the child for adoption.

Pursuant to Official Code of Georgia Annotated Section 19-8-10, 19-8-11, 19-8-12 and other pertinent laws, you are advised that you will lose all parental rights to this child, and you will neither receive notice of nor be entitled to object to the adoption of the child, unless, within thirty (30) days of your receipt of this notice, you file a Petition to Legitimate the Child, pursuant to O.C.G.A. 19-7-22 and give notice in writing of the filing of such Petition to this Court and to the attorney listed below. You must prosecute the action to final judgment. You are further advised that if you intend to object to this Petition, you must file an Answer to the Petition to Terminate Parental Rights within thirty (30) days in the Superior Court of Thomas County, Georgia. You are urged to immediately retain legal counsel to assist you in this matter.

You should contact the attorney for Petitioner, Chris E. Ambrose, Silvis, Ambrose, Lindquist & Coch, P.C., 220 S. Hansell Street, P.O. Box 1557, Thomasville, Georgia 31799, telephone 229-228-4258 for further information. All notices to or correspondence with the Petitioner and copies of all pleadings or proceedings you may file in any court in regard to the above-referenced Child should be served upon him.

Dated this 7th day of March 2023.

SILVIS, AMBROSE, LINDQUIST & COCH, P.C.
ATTORNEYS FOR AN OPEN DOOR ADOPTION AGENCY, INC.
Exhibit A
(Please run 3 consecutive weeks and send proof of publication)

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

FULTON COUNTY SHERIFF, PATRICK "PAT" LABAT, Petitioner,

v.
TIMOTHY BANKSTON aka TIMOTHY BANKSTON, JR. et al., Respondents,
CIVIL ACTION FILE NO. **2023CV375173**

To: TIMOTHY BANKSTON aka TIMOTHY BANKSTON, JR.; and
ANY AND ALL PARTIES CLAIMING INTEREST IN THE EXCESS PROCEEDS GENERATED FROM THE NOVEMBER 1, 2022 TAX SALE FOR PROPERTY LOCATED AT 565 COLLIER RIDGE DRIVE NW, CITY OF ATLANTA, PARCEL ID NUMBER 14-0210-0003-075-6,
You are hereby notified that, pursuant to an Order Directing Service by Publication filed on February 23, 2023 ("Order") by the Honorable Shukura L. Ingram, a Petition for Interpleader ("Petition") in the above-referenced matter was filed by Fulton County Sheriff, Patrick "Pat" Labat ("Petitioner") 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 565 COLLIER RIDGE DRIVE NW (Sheriff's Sale #1122-52340, Parcel Identification # 14-0210-0003-075-6). 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, Douglas C. McKillip, The McKillip Law Firm, LLC, 22 N Main St, Building B, Watkinsville, Georgia 30677, an Answer within sixty (60) days of the date of the Order referenced above.

WITNESS, the Honorable Shukura L. Ingram of said Court.

This, the 23rd day of February, 2023.

/s/
CLERK OF SUPERIOR COURT

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www.DailyReportOnline.com

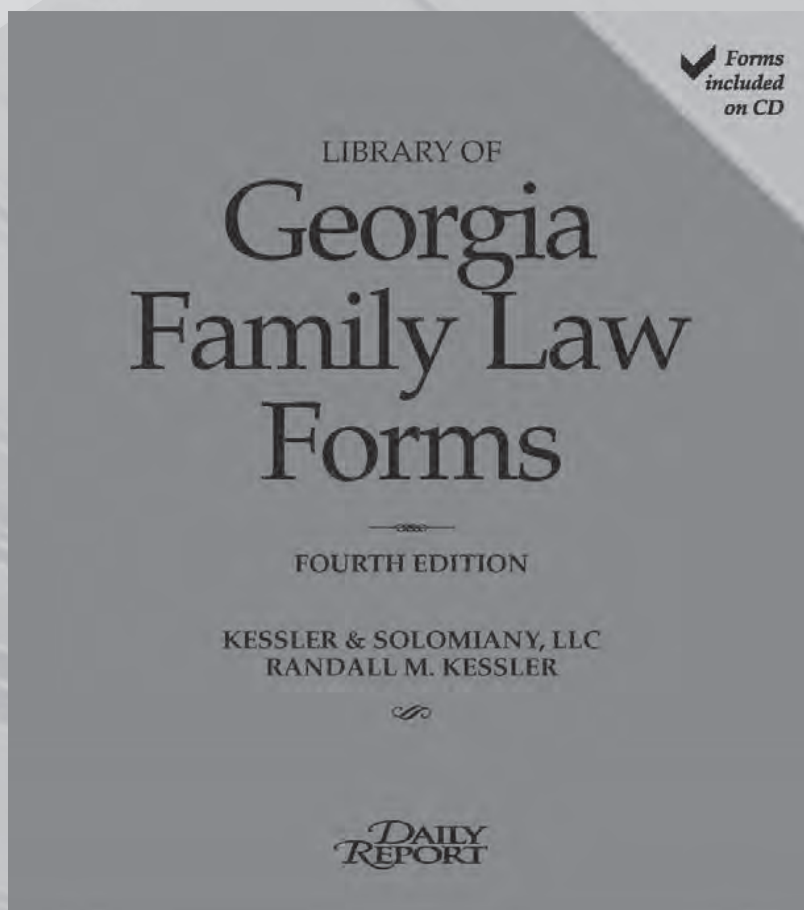
DAILY REPORT

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