

OUR LAST ISSUE!
THURSDAY, DECEMBER 28, 2023

DAILY REPORT

A SMART READ FOR SMART READERS



COMMENTARY

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Newsreel

Fulton Judge Rules Against Media Company in Police Records Lawsuits

• A Fulton County judge has ruled against a media company that sued the Georgia city of Sandy Springs for delivering what it argued were incomplete police reports in response to public records requests.

Fulton County Superior Court Judge Kimberly M. Esmond Adams ruled Friday that Appen Media Group, which publishes community newspapers in Georgia, did not prove Sandy Springs violated the state's Open Records Act. The company claimed city officials gave journalists police reports that contained limited details about what occurred during arrests and investigations, violating state law.

Adams cited precedents permitting police departments to withhold large portions of records that are part of an investigation or prosecution, Rough Draft Atlanta reported. Adams also wrote that Appen "may be correct in its assertion that Defendant's practice violates the spirit of the Open Records Act."

In response to requests for arrest reports and other documents, Sandy Springs officials provided journalists with "narrative that gives little to no detail about the incident," the company said in its complaint. Appen said it sought more information to allow reporting on police activities and how tax dollars are spent.

In an article about the suit, Appen quoted an email from Sandy Springs City Attorney Dan Lee, who wrote that Georgia law does not require the city to turn over more information. "The City prides itself on transparency," Lee wrote.

Richard T. Griffiths, a media ethicist for the Georgia First Amendment Foundation, said the ruling could have a chilling effect on police transparency in Georgia. He ruling "doesn't serve any purpose other than to shield these reports from the public and encourages police departments to play games with the Open Records Act," Griffiths wrote on X.

—Associated Press



A report by JLL stated that the leases for most of the top law firms in Atlanta, home to the offices of 35 Am Law 100 firms, are set to expire between 2026 and 2028.

Study: Atlanta 'More Stable' for Leasing Amid 'Rightsizing'

THOMAS SPIGOLON | tspigolon@alm.com

KILPATRICK TOWNSEND & Stockton's announced October renewal of over 150,000 square feet of office space was the largest law firm office lease in Atlanta in 2023, according to a new report reviewing the 10 biggest renewals and relocations over the past year.

With 155,883 square feet of office space at 1100 Peachtree St. N.E. through 2030, Kilpatrick Townsend

will remain the largest single tenant in the building where it has operated for 30 years, according to building landlord Manulife U.S. REIT.

Meanwhile, Burr & Forman (28,423 square feet at 1075 Peachtree St. N.E. announced in November) and Womble Bond Dickinson (27,000 square feet at 1331 Spring St. N.W., also in November) undertook the largest relocations this year, according to the report and landlord announcements.

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Jury Consultants Weigh In on Witness Credibility

ALEX ANTEAU | aanteau@alm.com



Melissa Gomez of MMG Jury Consulting said, "You can't take an expert [witness] in isolation," adding he or she must fit into the rest of the case.

THROUGHOUT DECEMBER, expert witnesses had a hand in making or breaking several high-profile cases in Georgia and across the country.

In the Southern District of New York, a federal judge dismissed all five general causation experts in 600 lawsuits alleging prenatal use of acetaminophen causes autism and ADHD, and an expert witness for Monsanto came under fire in the Northern District

See **CONSULTANTS**, page 5

Fulton Clears 121K Cases Off Backlog, But Pace Is Slowing

CEDRA MAYFIELD | cmayfield@alm.com

SINCE ITS ROLLOUT in December 2021, Fulton County's Project Orca has disposed of 121,266 Atlanta cases backlogged by the COVID-19 pandemic.

Between June 1 and Nov. 30, the initiative helped Fulton County superior and state courts dispose of more than 2,400 cases combined.

But as 2023 winds down, so too has the speed with which backlogged cases are being resolved at each court, according to recently released disposition data.

By the Numbers

According to a Project Orca case reduction update released Dec. 20, 26,943 cases remained

See **BACKLOG**, page 5



Fulton County's Project Orca has cleared over 121,000 cases in two years but has slowed down lately.

Survey: Most Small, Midsize Ga. Firms Did Not Experience Job Cuts in 2023

EVERETT CATTS | ecatts@alm.com

IN A YEAR marked by Big Law firms' layoffs, managing partners in Georgia's small and midsize firms appear to have mostly spared their employees of job cuts and have no layoffs planned for 2024.

That's according to data from the Daily Report's 2023 Georgia Managing Partner Survey, which closed on Nov. 30. Of the nearly 30 firm leaders who took part in the survey, most tended to be from smaller firms, with 53.6% having one to 10 full-time lawyers, 14.3% having 11 to 25, 7.1% having 26 to 50, 7.1% having 51 to 100, 3.6% having 101 to 200, 10.7% having 201 to 400 and 3.6% having more than 400.

While some of the nation's largest law firms laid off attorneys and support staff throughout

See **SURVEY**, page 5



DAILY REPORT

OUR LAST ISSUE!

The Daily Report's parent company, ALM, has decided to move away from the print production of nearly all of its news publications. If you're feeling a pang in your chest, don't worry, so are we. However, more than anything, I'm filled with excitement about what this change will mean for the work

we can do as reporters and editors and the value we can provide to readers. Rest assured, you will see much of the content you've grown to rely on in print online. As we embark on this exciting chapter, we thank you for your support. —Alaina Lancaster, head of Law.com's Regional Brands

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► COMMENTARY

Catts Departs as Daily Report Converts to Digital-Only Format With Other ALM Titles

EVERETT CATTS | ecatts@alm.com

TODAY IS MY last day with the Daily Report.

As ALM moves away from print—for the Daily Report, as well as other regional and national publications—my time here is ending. (The website for each one, including the Daily Report, is staying; visit law.com/dailyreportonline).

To paraphrase what I told a friend in the PR business, don't cry for me. I'll be OK. I am actively seeking a new job and am confident I'll find one soon.

When I was hired as the Daily Report's brand editor to replace Jonathan Ringel, I had about 25 years of experience as a journalist but knew only a little about the law and the legal industry.

As the son of a lawyer, Austin Catts, I would occasionally go to my dad's office in Atlanta on Saturdays as a child but had limited knowledge about his cases. In my early 30s, I spent a year working as a legal assistant, researcher and investigator for a Brunswick, Georgia, law office owned by both my father and my brother-in-law, Todd Brooks, and learned much more about his cases.

It was also there that I first learned about the Daily Report, since their office had a subscription and got the print edition each day. Eighteen years later, I joined the Daily Report, and three months after that, my dad died. Before and after that, I met and inter-



As part of the Daily Report's shift to an online-only publication, Everett Catts is departing as its brand editor and Georgia bureau chief for ALM.

viewed several attorneys who not only knew my father but also expressed to me how much of a mentor and/or friend he was to them.

I also learned a mammoth amount of knowledge about the law, from Latin terms like *writ of certiorari* to other terms such as Mansfield bars. I've covered everything

from mental health to law firms' retirement policies and succession plans, to litigation stemming from truck crashes and a poultry plant incident.

Whenever I interview an attorney, I always say, "Please explain this to me like I'm a 2-year-old, because I'm not a lawyer."

And each time, the attorneys have been gracious enough to do that. I want to thank all of the lawyers for their patience and courtesy in dealing with me.

I also want to thank all of you readers; without you, there would be no Daily Report. I hope you will continue to read it, even as it transitions into an online-only publication.

In many ways, this has been the best job I've ever had. In it I've had the luxury to pick and choose my own articles and assignments and work with an incredible staff of reporters and editors in managing the Daily Report's print edition and website.

I want to especially thank my boss, Dave Gialanella, for being so wonderful to work with. I also want to thank my fellow editors and all of the reporters, past and present, I've worked with over the past nearly 2½ years for all of your help and hard work.

To quote Jonathan, my job as brand editor has been "rarely predictable or boring." I'll definitely miss it. 📧

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'I Plan to Move Cases': Dougherty's Newly Appointed Judge Outlines Court Expectations

CEDRA MAYFIELD | cmayfield@alm.com

LAWYERS PRACTICING IN southwest Georgia will soon notice a new face on the Dougherty Judicial Circuit bench.

As Albany attorney Joseph W. Dent prepares to join the Dougherty County Superior Court as its newest judge, he's opening up to the Daily Report about what lawyers and litigants can expect from him in his new judicial role.

'I Plan to Move Cases'

Earlier this month, Gov. Brian Kemp appointed Dent to a fill a new circuit judgeship created by legislation passed during the 2023 session of the Georgia General Assembly.



Joseph W. Dent

In September, the Judicial Nominating Commission of Georgia announced Dent as the only shortlisted candidate for the superior court role that services Dougherty County.

On learning he'd been appointed, Dent said he felt "excited to have this opportunity to serve the citizens of Dougherty County and have a positive impact on the operations of the superior court."

According to Dent, his swearing-in ceremony had not yet been scheduled. However, he said he intended to attend new judge orientation in the new year from Jan. 16-19.

Once seated on the bench, Dent said litigants and lawyers appearing before him could expect him to preside with "fairness and impartiality and a strong work ethic."

"I plan to move cases," he said. "I know I have lots to learn about the administrative side of the courts, and I'm open for any advice other jurists may have."

In addition to outlining self-expectations, Dent said he'd developed expectations of the attorneys over whose cases he'd soon preside.

"I expect lawyers to be prepared and to be professional," he said.


Legal Experience

Dent has spent the past three decades as a civil litigation mediator and solo practitioner.

His private practice has focused on personal injury, collections and creditors' rights, commercial litigation and construction and real estate litigation.

In addition to garnering legal experience practicing in state and federal trial court, Dent has obtained appellate experience handling matters before the Georgia Court of Appeals and the Supreme Court of Georgia.

Dent has served on the State Bar of Georgia's disciplinary board and as a past chair of its investigative panel. In addition to serving on the Statewide Judicial Evaluation Committee, Dent is also a trustee of the Georgia Bar Foundation.

The University of Georgia School of Law graduate was admitted to the State Bar of Georgia in June 1991. 

STUDY, from page 1

The report by national commercial real estate company JLL titled "Law Firm Perspectives" includes a "snapshot" focusing on specific law firm office markets. Atlanta is home to the offices of 35 Am Law 100 firms that occupy a total of 2.2 million square feet of space—though almost all of the leases for the space (2.1 million) are set to expire between 2026 and 2028, the report stated.

This year, leasing "has remained active with relocations, expansions and new market entries accounting for seven of the top 10 law firm leases so far (in 2023)," the report stated.

Law firms already had leased 444,000 square feet between January and September of this year in Atlanta, said JLL senior analyst Shelton Quantz. It followed law firms leasing 644,000 square feet in Atlanta in 2022, which exceeded the 2020 total (364,000 square feet) by 77%, the report stated.

Firms have been "strategically right sizing and upgrading" their offices to occupy an average of a 13% smaller footprint as they become more efficient in the use of their space. Those that relocated moved into spaces that were about 8,000 square feet smaller on average, but those renew-

ing their leases increased their offices by an average of 2,700 square feet, according to the report.

Quantz said in an interview that some firms' efforts to make greater use of technology eliminated the need for some traditional office features in law firms.

"We have law firms that have ... an entire floor for a library that they no longer need," Quantz said.

Firms moving to smaller spaces decreased their footprint by an average of 13%, and all but one of them moved to a newer or higher-end building. The report cited Burr & Forman's move from an "older" building to a new space on an upper floor at 1075 Peachtree St. as representative of a lease in a trophy-classified building—where its new space was 24% smaller than its former location.

Meanwhile, firms that are relatively new to Atlanta "are entering the market with smaller but 'high quality' offices to test the waters, followed by a long-term lease shortly thereafter," the JLL report stated. It gave the example of McDermott Will & Emery's renewal of a lease of about 16,000 square feet announced early this month at 1180 Peachtree St. N.E. The firm has operated in Atlanta for three years.

The study also noted that law firms relocated from spaces that averaged 30 years old to buildings that averaged eight years old. One example is regional firm James Bates Brannan Groover relocating from an aging Class B space to a new neighborhood development in the Buckhead area of the city "to create the community environment for its employees and clients," according to the report.

JLL executive managing director Josh Hirsh said firms are choosing spaces that place a greater emphasis on allowing lawyers to more easily interact with clients while encouraging both employee collaboration and wellness.

"A big evolution in office space is to have space be an extension of the business as opposed to a place where you have to do work," he said.

The study stated that law firms reducing their overall footprint tended to upgrade to higher-quality space as part of a "national flight-to-quality trend"—part of firms' "continued race for talent" that is a hang-

over from the 2021 boom year for legal industry hiring.

The report also cited JLL's recent survey of Am Law, global and boutique firms that showed 72% said they implemented hybrid work policies requiring lawyers and support staff to spend three or more days in the office. It also predicted law firm return-to-office requirements to "accelerate in coming months"—though with variations by market and practice group.

Hirsh noted firms are using their upgraded space to help retain talent and encourage lawyers to return to in-office work.

He noted that law firms continue to find one area of the city more attractive—Midtown—than other office-concentrated areas of the sprawling metro Atlanta area that are home to such corporate giants as UPS and Home Depot.


"Midtown continues to be epicenter of the law firm concentration (and) law community here in Atlanta," Hirsh said.

He said Atlanta is seeing stronger economic and population growth than more-established legal markets like New York or Chicago, thus creating a "more stable leasing environment" for all industries, including law firms. He noted firms are typically signing new leases with "well-capitalized" landlords that have "little to no debt."

In coming years, the study stated, an expected higher cost of borrowing and an increased focus on creative and mixed-use buildings will lead development of space suitable for law firms to "decline significantly" and lead to a "limited near-term supply for law firms seeking quality space options."

"While a selection of newer space still poses as a viable option, deliveries since 2020 are almost 70% leased. With a stunted availability of new, high-quality product, we expect law firms to compete for desirable options in the near future.

It stated that less than 200,000 square feet of "law firm appropriate space" in the Midtown area is "in the pipeline and will be added to the inventory in 2024" while "only one delivery" is predicted in 2025.

"With law firms generally focusing on more traditional, high-end office towers, their future supply is limited," the study said. 

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150 East 42nd Street,
Mezzanine Level, New
York, NY 10017

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Joe Pavone (jpavone@alm.com)

PRODUCT SPECIALIST—BUSINESS PRODUCTS

Maria Stojanovic (MStojanovic@alm.com)

LAW FIRM ACCOUNT EXECUTIVE

David Winn (DWinn@alm.com)

136 Pryor St (Suite CB14)

PUBLIC NOTICE MANAGER Kawemah Mosley

TYPESETTER Alecia Seals

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ALM.

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BACKLOG, from page 1

“open and active” between the county’s magistrate, state and superior courts and its offices of the solicitor general and district attorney.

A six-month review of prior updates revealed the superior court disposed of 619 cases while the state court resolved 1,788 cases. However, both courts disposed of fewer cases as the year drew closer to a close.

Between September and November, the courts resolved 37% fewer superior court matters and 56% fewer state court cases compared with disposition rates for June through August.

Despite the end-of-the-year decline in case resolutions, litigators are applauding the progress that has been made to resolve the county’s backlogged cases.

‘No, We’re Going Forward’

From adding at least four senior judges to preside over criminal trials to assigning select superior court civil cases to state

court, Fulton County has been intentional in its efforts to reduce its backlog.

But Holland & Knight partner Patrick Reagin credited the circuit’s improved disposition rates, in part, to a procedural crackdown, of sorts.

“Continuances, that during the COVID years might have been granted routinely or as a matter of course, are being less freely granted without a showing of good cause,” Reagin said. “I think one way to interpret that is courts starting to rein in their schedules a little bit so that they can start clearing through the backlog.”

Over the year, Reagin said he’d noticed a shift in the court’s operation that included shorter trial setting notices. Reagin said he’d experienced it firsthand in one of his cases that had been pending for more than two years with little to no “action taken” nor discovery “wholesomely pursued.”

“All of a sudden we received a trial setting notice with about 45 days advance telling everybody to get ready to go to trial,” Reagin said. “Various parties filed for continuances

and the judge said, ‘No, we’re going forward on that date. We’ll see you here for the pre-trial conference in a couple of weeks.’”

A six-month review of prior updates revealed the superior court disposed of 619 cases while the state court resolved 1,788 cases. However, both courts disposed of fewer cases as the year drew closer to a close. Between September and November, the courts resolved 37% fewer superior court matters and 56% fewer state court cases compared with disposition rates for June through August.

Reagin said judges’ firmer adherence to scheduled proceeding dates could motivate more “parties to take a hard look at their cases” to assess both strengths and opportunities for resolution.

He pointed out that attorneys who failed to “actively work out their cases and prepare them for trial ... may be caught flat-footed by these types of short notice trial settings.”

“In some instances that will have the effect of prompting a resolution,” Reagin said, noting his underlying case “settled pretty quickly after the trial setting.”

Bearing the shorter trial notice experience in mind, Reagin said he’d opted to adjust his trial preparation approach heading into 2024. With at least three trial settings docketed for January, the litigator said he now deemed it “important to assume that a case is going to be tried.”

In preparation, Reagin said he’s already begun writing final arguments for each case.

“One of the things that I like to do very early in the case is write my closing arguments, so that I understand what I need to go get in discovery,” Reagin said. “If and when we find ourselves at trial, I have a road map guiding me throughout the process.”

SURVEY, from page 1

the year, most of the 28 Georgia firm leaders who participated in the survey said they were able to avoid cutting employees.

Regarding firms’ possible layoffs between July 1, 2022, and July 1, 2023, their leaders provided positive info, with 89.3% saying they did not lay off lawyers or staff, 7.1% laying off staff only, 3.6% laying off both attorneys and staff and none laying off lawyers only. When asked if their firms were planning layoffs for the next year, all leaders said they have none expected.

Another sign of optimism is the firm leaders’ answers to questions about growth. When asked about firm expansion, nearly half of the firms participating (46.4%) said they grew significantly or by more than 10% between July 1, 2022, and July 1, 2023; 3.6% said they shrunk significantly, meaning by more than 10%; 28.6% stayed the same size; 17.9% grew by less than 10%; and 3.6% shrunk slightly, or less than 10%.

When it came to growth projections, the firm leaders said they plan to increase attorney head counts or stay the same between July 1, 2023, and July 1, 2024, with 35.7% growing significantly, 32.1% staying the same size and 32.1% growing slightly. But none of the leaders said their firms intend to shrink significantly or slightly.

However, the firm leaders said they plan to mostly stand pat when it comes to office or firm expansion despite the economy’s recent uptick. On Friday, the Dow Jones Industrial Average reached 37,090 points to set a new record high, according to The Wall Street Journal. Also, Barron’s reported Friday that the Dow and the two other major American stock indexes, the S&P 500 and the Nasdaq Composite, scored their seventh straight week of gains.

When asked if their firm intends to open one or more offices between July 1, 2023 and July 1, 2024, only 21.4% said yes. And when asked if their firms planned to take

specific action regarding office space, 3.6% said they plan to close an office entirely; 21.4% said they plan to reduce office square footage; and 75.0% said they are planning neither.

The survey’s other key findings included:

- Regarding possible mergers with other firms, 60.7% of leaders said they’re not interested, 35.7% said they’re open to merger opportunities, and 3.6% said they are actively seeking merger partners. When they were asked where those potential merger candidates are located, 87.5% said in Georgia, 37.5% said beyond this region, 25.0% said outside the U.S. and 12.5% said in other cities in this region.

- Regarding succession planning, when asked what the key elements were, surprisingly, 39.3% said their firm doesn’t have a defined plan in place. But leadership training (53.6%) and business development training (46.4%) led the way,

with partner de-equalization (17.9%) and mandatory retirement (14.3%) the remaining key elements.

- Technology budgeting remains a concern for law firms. When asked how their firms’ tech budgets have changed over the past year, 50.0% said it has increased somewhat, 32.1% said it has increased significantly, 17.9% said it stayed the same and none said decreased somewhat or decreased significantly. Regarding cyberattacks, 7.7% said their firms had a data breach in the past year, but the rest said no.
- When asked what actions their firms took to retain profitability levels between July 1, 2022, and July 1, 2023, raising billing rates led the way (73.9%) among a list of 12 options. Switch practice focus to higher-demand areas (34.8%), reduce partner compensation (17.4%), reduce marketing costs (17.4%) rounded out the top four.

To view the survey results, visit <https://bit.ly/3RQhvUC>.

CONSULTANTS, from page 1

of California after his research got a touch too much bad press.

Closer to home, a \$40,000 animation made for causation testimony helped the family of a deceased professional diver recover a wrongful death settlement from Georgia Power, and a radiologist partially to blame for a medical malpractice wrongful death testified in favor of a plaintiff who eventually won \$10 million in Fulton County.

Experts tend to agree that jury attitudes have changed in recent years but are more divided in their analysis of how the modern juror parses expert witness credibility.

Some say jurors rarely make decisions based on experts because, if they’re equally qualified, they cancel each other out, while others contend case outcomes can hinge on the way an expert comports himself or herself in court. So how can lawyers make sure they put the best foot forward at trial? According to jury consultants, presentation and preparation both matter.

Melissa Gomez, jury consultant at MMG Jury Consulting, also noted that “You can’t take an expert in isolation. How does that person fit into the rest of the case and is that

messaging consistent, understandable, reliable and intuitive?”

IMS Consulting and Expert Services jury consultant Aref Jabbour said “most jurors already have an expectation that each side will have a paid expert,” and lawyers shouldn’t shy away from it. The most important thing, he said, is that the expert is an effective teacher.

“Teachers are more approachable for the jurors,” Jabbour said. “They empower jurors to understand some novel concept, whether it’s technology or a medical device—those are the experts that really make a difference.”

Demeanor also comes across in how experts choose to teach their concepts.

“Many experts fail to use appropriate visual strategies—demonstratives and graphics—to reinforce their message,” said Daniel Wolfe, jury consultant at Magna Legal Services. “The worst experts are just talking heads because they like to hear themselves speak, but it doesn’t matter how much they like to hear themselves speak. That’s usually just a sign of being arrogant.”

According to Jabbour, “You can have the smartest person in a particular field, but if

they think they’re the best thing and that comes across to the jurors, they can be completely turned off.”

Consultants broadly agreed that credentials don’t impress jurors—experience does. “For example, if you’re going to have surgery, are you more inclined to ask the surgeon where they went to school or how many times they have done the surgery? Most people are going to ask the surgeon if they’ve done this before and how many times,” Wolfe said.

He also contends that experts should be advocates for their opinions, not the case.

“Jurors want to see an objective expert, somebody who doesn’t have a dog in the fight. ... And when they see an expert behaving like [that], that undermines their credibility because the jury thinks they’re biased,” Wolfe said. Instead, jurors want “an expert that’s going to be an umpire. ... They don’t work for either team. They’re just calling the shots.”

However, according to Tara Trask of Trask Consulting, finding an expert witness with the right qualities is only half the battle—the other is preparation. According to Trask, “cases are won or lost on cross-examination,” and when hiring an expert,

lawyers should consider how much time they have to train their witnesses.

“Too often experts are regarded as professionals, and lawyers don’t think they need to sit down and work with them. And then they’ll get on the stand and start arguing with a cross-examiner in front of a judge that does not tolerate that,” Trask said. “All that can be avoided with proper preparation, but it definitely takes a lot more time than lawyers recognize.”

Trask said effective preparation comes down to understanding the mechanics of cross-examination. Cross-examiners generally ask leading questions tailored to making statements to the jury and less concerned with what the witness actually has to say and unprepared experts are left waiting for the opportunity to jump in an expound on a question as soon as they get the chance.

“Being able to respond to question in a way that doesn’t seem argumentative takes some discipline. ... Just being prepared to sit there and hitting those balls back takes practice,” Trask said. “Even just recognizing that and knowing what the line is with whatever judge you’re in front of is really important.”

Lawyers, Judges Applaud Cobb County Case Resolution Progress Despite Indexing Concerns

CEDRA MAYFIELD | cmayfield@alm.com

AS 2023 WINDS down, litigators and judges are applauding the efficiency with which backlogged cases are being resolved in Cobb County.

Between Jan. 1 and Nov. 30, case dispositions surpassed case filings in Cobb County State Court. As jurists attribute the progress to the implementation of federal funding for additional court staff and space, litigators credit the tenacity of judges who have held firm on setting and maintaining trial dates.

Meanwhile, it's not clear what progress has been made in Cobb County Superior Court, as the Daily Report's repeated requests for case resolution data went unanswered by Cobb Superior Court Clerk Connie Taylor's office staff.

One of the Most Efficient

Throughout the first 11 months of the year, Cobb State Court disposed of just under 41,000 cases.

Of the 40,886 cases resolved as of Nov. 30, Chief Deputy Clerk Rochelle R. Taylor said 77% were criminal.

The state court disposed of more cases than it received during the same 11-month span, with 40,334 cases filed between Jan. 1 and Nov. 30, per Taylor.

Comparatively, the state court received 47,065 filings and disposed of 49,029 cases in 2022, respectively, according to a report submitted to the Administrative Office of the Courts.

According to Taylor, disposition rates for December won't be compiled until January, but the progress made, thus far, hasn't gone unnoticed by litigators who practice in the county.

"Cobb is very on it!" said Ashley B. Fournet of Brodhead Law in Atlanta. "We had a bunch of cases get put on trial calendars."

Fournet said the Cobb Judicial Circuit had been one of "the most efficient" courts her firm had practiced in this year.

Compared to years prior, the civil litigator said she'd also noticed an uptick in the speed with which judges set additional proceedings, which in turn, helped support case resolution efforts.

"We get put on [the] motions calendar faster than we ever have," Fournet said. "I feel like judges are very efficient at getting us on oral argument calendars, more so than they have been in the past."

It's an accolade members of the circuit's bench concur, but attribute to a boost in federally funded administrative support.

'Move the Business'

Prior to the COVID-19 pandemic, Chief Judge A. Gregory Poole said the Cobb Judicial Circuit completed 60 jury trials at its superior court in 2019. Amid a subsequent pause on jury trials, Poole said the court completed 33 trials between the pandemic's onset in early 2020 and lessened restrictions in early 2021.

To help address the circuit's pandemic-imposed case backlog, Poole said he applied for American Rescue Plan Act grant funding awarded through the Judicial Council of Georgia.

Since receiving its initial ARPA grant award in March 2022 and subsequent supplements, the circuit has secured more than \$4.7 million in federal funding eligible for use through October 2024, he said. The grant dollars have largely been used to acquire temporary personnel, includ-

ing senior judges who can help preside over backlogged matters.

"With the assistance of ARPA funding in 2022, Superior Court completed 51 trials, including 7 funded by ARPA. In 2023, Superior Court completed 63 trials with 13 funded by ARPA," Poole said. "In addition to the trials, at least 13 other cases were resolved without trial because jurors were present in the building."

Poole pointed out that more than 100 cases had been resolved "specifically through ARPA-funded senior judges conducting trials, ruling on motions and taking pleas for approximately 24 weeks during 2022 and 2023."

"Without ARPA, these cases would otherwise have continued to backlog the Court," Poole said. "I am extremely proud of the Cobb bench, bar and staff both during and after the pandemic. We have all worked extremely hard to ensure that the people's business and administration of justice moved efficiently."

Cobb Superior Court Judge Robert Leonard agreed.

"The Cobb Judicial Circuit is moving along with great efficiency in eliminating the once-burdensome COVID backlog," Leonard said. "Our Judges continue to move the business with great efficiency under Chief Judge Poole's leadership, assisted by our hard-working senior judges assisting under the ARPA grant."

Case Indexing Concerns

As lawyers and judges applauded the circuit's case disposition progress, they voiced concerns about the delayed availability of court record information maintained online by Cobb County Superior Court Clerk Connie Taylor.

In a Dec. 5 Facebook post, Leonard noted the clerk's index of filed cases had been "a full quarter behind," lacking information for cases filed after Sept. 6.

"I'm having to hold default judgments and bench warrants, attorneys aren't getting notices, addresses aren't getting changed," Leonard's post read.

In the post, the judge instructed lawyers to circumvent filing delays by contacting his staff directly.


"I can't stress this enough, if you have something important that needs attention, or even a responsive pleading with a hearing coming up, please send my office a courtesy copy," Leonard wrote.

Leonard's post garnered more than 80 reactions, just shy of 40 comments and more than a dozen shares as others involved in the Cobb legal community discussed the indexing delay.

At the time of Leonard's Dec. 5 post, he wrote that superior court cases had been indexed through Sept. 6; however, the circuit's online court's records search website underwent an update about a week later.

As of Dec. 13, the index had been updated through Dec. 11. But, by Dec. 18, an indexing date range had been omitted from the court records search altogether.

A Daily Report request for comment about the circuit's case indexing speeds and tracking omission went unanswered by Taylor. Meanwhile, the superior court clerk diverted a follow-up request for case filing and disposition rates to Chief Operations Officer Ashuana Gbye.

Despite receiving several emailed and phoned requests, neither Gbye nor Taylor provided the Daily Report with the requested case data. 

Kemp Names Lawyer-Legislator Fleming to Finish Blanchard's Term on Columbia Circuit Bench

CEDRA MAYFIELD | cmayfield@alm.com

AS COLUMBIA JUDICIAL Circuit Chief Judge James G. Blanchard Jr. prepares to retire Jan. 1, a municipal court judge and a state lawmaker were in the running to serve the remaining two years of the judge's term.

Earlier this month, the Judicial Nominating Commission of Georgia released its short list of potential appointees from which Gov. Brian Kemp was expected to fill the judicial vacancy that now serves only Columbia County.

On Wednesday, Kemp's office announced he chose Georgia House Rep. Barry A. Fleming, the founding partner of Fleming & Nelson in Augusta, over Chief Judge J. Grady Blanchard of the Municipal Courts of Louisville and Waynesboro.

J. Grady Blanchard

Since 2008, Blanchard has owned and operated Blanchard Law Firm in Evans. In private practice, he's handled criminal defense, personal injury, medical malprac-

tice and family law matters, according to the firm's website.

Blanchard currently serves as a chief municipal court judge in Waynesboro and Louisville. He's garnered additional judicial experience as an associate judge on the Grovetown Municipal Court and Columbia County Magistrate Court bench.

The Atlanta John Marshall Law School graduate was admitted to the Georgia bar in June 2004.

Blanchard did not respond to a Daily Report request for comment.

Barry A. Fleming

In addition to representing the city of Harlem as its Republican District 125 legislator, Fleming serves as the founding partner of Fleming & Nelson in Augusta.

After being appointed by Kemp to the Columbia County Judicial Circuit Public Defender's Oversight Panel, Fleming served as the panel's chairman. He also served as chairman of the Columbia County Board of Commissioners until being elected to

the Georgia House of Representatives in 2002. At the beginning of his second term in office, Fleming was elected by fellow Republicans as majority whip, according to his government biography. Before launching his own firm, Fleming served 11 years in Augusta as a partner at Fulcher Hagler.

The University of Georgia School of Law graduate was admitted to the Georgia bar in August 1994.

Fleming did not respond to a Daily Report request for comment.

Four Candidates Interviewed

The JNC shortlisted Blanchard and Fleming but interviewed two additional candidates, according to a Dec. 15 letter submitted by JNC co-chairs Vincent R. Russo and Mark Middleton to Kemp.

"The Judicial Nominating Commission met on December 15, 2023, to conduct interviews and consider the candidates for the vacancy on the Superior Court of the Columbia Judicial Circuit," the letter read. "The Commission selected four candidates to interview."


However, "after considering each of the candidates," the co-chairs wrote that they opted to submit only Blanchard and Fleming's names for the governor's appointment consideration.

Blanchard Retires at 81

The search to find the circuit's next superior court judge came as Blanchard Jr. is preparing to step down from the bench after 21 years of service.

Since being appointed to the bench by former Gov. Roy Barnes in 2002, Blanchard cultivated a judicial legacy that included the circuit's creation of behavioral, drug, parental and veterans accountability courts.

"I never had a day I regretted going to work," Blanchard told local newspaper The Augusta Chronicle. "Even as a judge, I look forward to it and have been enjoying every moment of it. The Lord has blessed me."

The Cumberland School of Law at Samford University graduate was admitted to the Georgia bar in January 1968. 

CALENDAR OF EVENTS

JAN. 11-13

State Bar of Georgia Midyear Meeting. Jan. 11-13. Westin Buckhead Atlanta, 3391 Peachtree Road, N.E., Atlanta. Registration deadline is Jan. 5. Contact: gakiik@gabar.org.

JAN. 12

17th Annual YLD Signature Fundraiser. Sponsored by State Bar of Georgia Young Lawyers Division and benefiting the YLD Public Interest Internship Program. 8:30-11 p.m., Westin Buckhead Atlanta, 3391 Peachtree Road, N.E., Atlanta. Contact: www.gabar.org/signaturefundraiser

JAN. 19

Atlanta Bar Association Corporate Counsel Section Near Year's Party. Jan. 19, 7-9 p.m. Murphy's Restaurant, 997 Virginia Ave., N.E., Atlanta. Contact: kharris@atlantabar.org.

JAN. 24

2024 AAPI Legislative Reception With Georgia's AAPI Elected & Appointed Officials. Co-sponsors: Georgia Asian Pacific American Bar Association, South Asian Bar Association of Georgia and Korean-American Bar Association of Georgia. Jan. 24, 6-9 p.m., Troutman Pepper, 600 Peachtree St, N.E., 30th Floor, Atlanta. Contact: communications@gapaba.org.

JAN. 25-27

Cyberspace Law Institute and Winter Working Meeting 2024. Sponsored by the American Bar Association Business Law Section. Jan. 25-27, Georgia State University College of Law, Georgia State University, 85 Park Place N.E., Atlanta. Contact: quiana.nesbit@americanbar.org

JAN. 31

Cobb County Bar Association Younger Lawyers Division Meeting. Jan. 31, Noon. Piastra Restaurant, 45 W Park Square, N.E., Marietta. Presenter: Judge Jane Manning. Contact: chelsey@gawtpfirm.com.

FEB. 1

Atlanta Bar Association Small Practice/ Small Firm Section Luncheon. Speaker: Tammy Thomas, Marcum LLC. Topic: How To Protect Your Firm From Internal Fraud. Feb. 1, 11:30 a.m.-1 p.m., Local Three, 3290 Northside Pkwy., N.W., Ste. 120, Atlanta. 1 CLE hour. Contact: kharris@atlantabar.org.

FEB. 8

2024 GAPABA Lunar New Year Banquet & Leadership Installation. Sponsored by Georgia Asian Pacific American Bar Association. Feb. 8, 6-9:30 p.m., Canton House, 4825 Buford Hwy., Chamblee. Contact: communications@gapaba.org.

FEB. 9

Boot Camp For Trial Lawyers. Feb. 9, 8:30 a.m.-5:30 p.m., Sponsored by the

State Bar of Georgia, 104 Marietta St. N.W., 3rd Floor, Atlanta. CLE Hours: 8 including 8 General, 0 Ethics, 1 Professionalism, 8 Trial Practice. Contact: icle.gabar.org.

FEB. 14

Bankruptcy & Commercial Law Year in Review. Sponsored by Atlanta Bar Association. Feb. 14, 8:30 a.m.-3 p.m. Capital City Club, Downtown, 7 John Portman Blvd., N.E., Atlanta. 5 General CLE hours; Bankruptcy session-3 hours, Commercial session-2 hours. Contact: asheth@atlantabar.org.

FEB. 16

Ancient Foundations & Modern Equivalents. Sponsored by the State Bar of Georgia General Practice & Trial Law Section. Feb. 16, 8:15 a.m.-1:15 p.m. Michael C. Carlos Museum, Emory University, 571 South Kilgo Circle, Atlanta. CLE hours: 3 including 3 General, 1 Ethics and 2 Professionalism. Contact: icle.gabar.org.

FEB. 23

33rd Annual Georgia Bar, Media & Judiciary Conference. Sponsored by the Georgia First Amendment Foundation. Feb. 23, 8:30 a.m.-5 p.m., State Bar of Georgia Conference Center. CLE hours to be offered. Contact: gfaf.org.

MARCH 7

DUI 101. March 7, 8:30 a.m.-4 p.m., State Bar of Georgia Conference Center, Atlanta. 6 CLE hours. Contact: icle.gabar.org.

MARCH 15

Red Clay Conference. Environmental issues conference at the University of Georgia School of Law, March 15, 9 a.m.-3 p.m., University of Georgia School of Law, Dean Rusk Hall, 225 Herty Drive, Athens. Includes CLE. Contact: logan.berg@uga.edu

APRIL 19-21

State Bar of Georgia Young Lawyers Division Spring Meeting. April 19-21, Brasstown Valley Resort & Spa, 6321 U.S. 76, Young Harris. Contact: jamiieg@gabar.org.

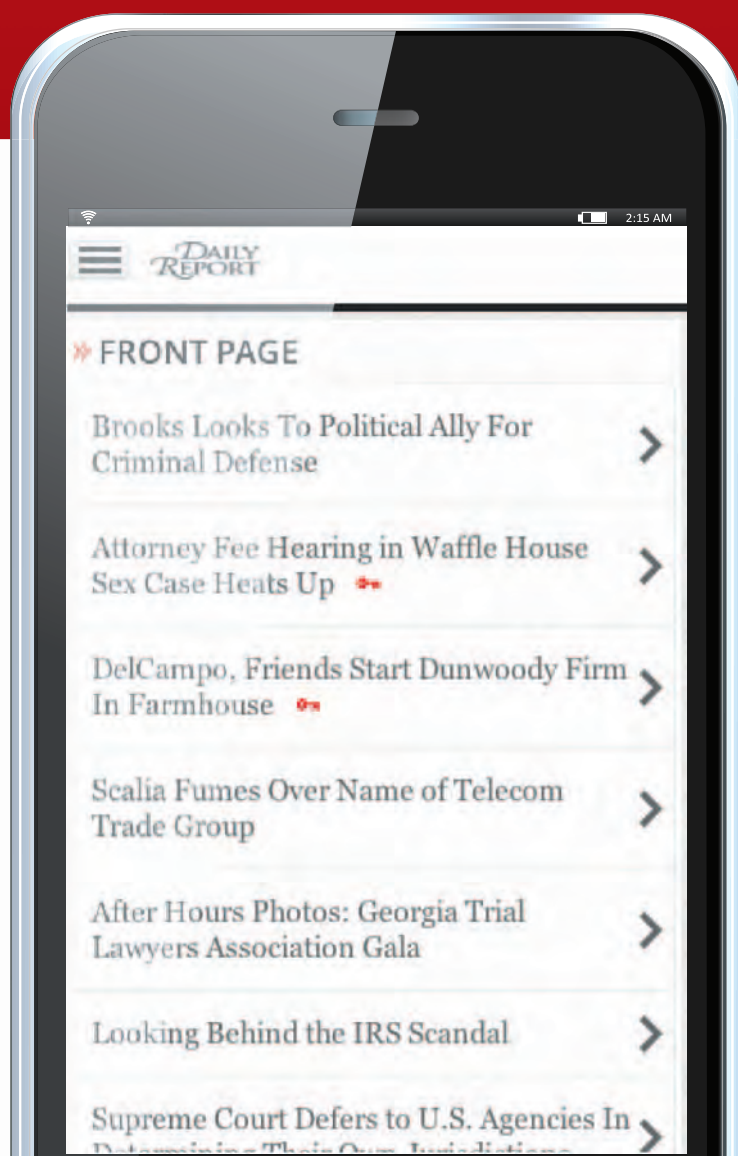
MAY 29

GAPABA GALA 2024: Celebrating the 10th Annual Gala Era. Sponsored by Georgia Asian Pacific American Bar Association, May 29, 6-9 p.m., Oceans Ballroom of the Georgia Aquarium, 225 Baker St. N.W., Atlanta. Contact: gapaba@jenniferlingleevents.com.

JUNE 6-9

State Bar of Georgia Annual Meeting. June 6-9, Omni Amelia Island Resort, 39 Beach Lagoon Road, Fernandina Beach, Florida. Contact: danielleb@gabar.org.

To submit items for Events, email Edén Jackson Landow at elandow@alm.com and include name of event, time, location, CLE information and contact details.



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FULTON COUNTY DAILY REPORT

OPINIONS DAILY

Opinions Daily, published Monday through Friday, includes summaries of all decisions issued by the Supreme Court of Georgia and the Georgia Court of Appeals. Information on the judges, lawyers and law firms in each case is provided by the respective appellate court. The full texts of the opinions are available online at <http://opinions.dailyreportonline.com>

Georgia Court of Appeals

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* online as amended.

criminal

Criminal Law • Evidence

The State v. Shalghen
A23A1737 (12/4/2023)

The State appealed the trial court's decision to suppress evidence related to

Hasaan Shalghen's alleged sexual assault of four other victim in a case involving rape and related charges against him. The State argued the evidence was admissible to show propensity. The court reversed the trial court's decision.

The victim, R. C., reported that Shalghen sexually assaulted her during a supposed spiritual cleansing at his apartment. She claimed Shalghen wore condoms and penetrated her twice against her will. She submitted to a rape exam that revealed physical injuries, and the police recovered disposed condoms and some of her jewelry that had fallen off in Shalghen's apartment. The prosecution sought to introduce evidence of four prior similar incidents involving Shalghen and different victims. Each incident involved Shalghen using his position as a spiritual cleanser to sexually assault the victims under the guise of performing a cleansing

ritual. The victims reported these incidents after seeing news coverage of Shalghen's arrest for assaulting R. C. The trial court had ruled this evidence inadmissible, reasoning that the State had not conducted separate investigations into these allegations. The trial court also questioned the credibility of the victims' statements and noted the absence of arrests or indictments related to these allegations. It concluded that the probative value of the evidence was outweighed by its prejudicial value. The State appealed that ruling.

The court concluded that the trial court abused its discretion in excluding this evidence. Under OCGA § 24-4-413, evidence of an accused's commission of another sexual assault is admissible and considered for its relevance. The court emphasized that Rule 413 is a rule of inclusion, favoring the admissibility of such evidence for any relevant purpose,

including demonstrating propensity. It disagreed with the trial court's assessment that the State's evidence was insufficient, but pointed out that a jury could find by a preponderance of the evidence that Shalghen committed the prior acts based on the victims' testimony. The court also stated that the probative value of these prior acts did not substantially outweigh their prejudicial effect. The similarities and temporal proximity of the prior acts to the current case are significant, and their exclusion was not justified. The court determined that the trial court's exclusion of the other acts evidence was an abuse of discretion and it reversed the trial court's decision to suppress that evidence.

ATTORNEYS: Nicole Fegan, (Fegan Law, LLC), Atlanta, for appellee. Patsy Austin-Gatson, Clifford Kurlander, (Gwinnett County District Attorney's Office), Lawrenceville, for appellant.

JUDGE: Mercier

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FULTON COUNTY DAILY REPORT

COURT INFORMATION

**JUDGE
Ellerbe***Presiding for the
week
of December 25
2023***SUPERIOR
COURT**
*Calendars***JUDGE
ADAMS****CRIMINAL DIVISION
CRIMINAL MOTION CALENDAR
1/8/2024
10:30 AM
COURTROOM 4E**23SC189192 THE STATE OF GEORGIA vs. KING, AYL A ELEGIA, **FOWLER, JOHN** for Pltff., **CHADHA JIMENEZ, SURINDER K, ESQUIRE** for Dft.
12/28/2023, 01/01/2024, 01/08/2024**JUDGE
CARNESALE****CRIMINAL DIVISION
MY JOURNEY MATTERS
CALENDAR
1/11/2024
9:30 AM
COURTROOM 5F**15SC132789 THE STATE OF GEORGIA vs. WILLINGHAM, QUENTRARIOUS, **MILLER, TARRANCE; ROOKS, CHARLES E.** for Dft.
15SC132789 THE STATE OF GEORGIA vs. WILLINGHAM, MARQUAVIUS, **GELLER, JOSHUA MARK** for Dft.17SC149843 THE STATE OF GEORGIA vs. KENDRICK, DEMETRIA, **THERRY, OVERTON CLAYTON, JR.** for Dft.18SC159841 THE STATE OF GEORGIA vs. SHERIFF, RAVEN, **CHO, ERIC; STUDELSKA, RACHEL** for Dft.18SC161133 THE STATE OF GEORGIA vs. ELLIS, CHRISTAVIUS, **ZIMBARDI, SARAH B** for Dft.
18SC162278 THE STATE OF GEORGIA vs. MCCLENDON, PATRICK, **PETTY, ADAM D.** for Pltff., **SHEPARD, KENNETH WAYNE; UPSHAW, PRISCILLA T.** for Dft.
19SC168635 THE STATE OF GEORGIA vs. BOB, DAMAINE TABASSY, **BRIDGES, RODERICK KEITH** for Dft.19SC169048 THE STATE OF GEORGIA vs. LESTER, RAYMOND JUSTIN, **CHO, ERIC** for Dft.19SC173180 THE STATE OF GEORGIA vs. GRAHAM, ABEBJA ABIA, **AIGBE, GEORGE U., JR.; LEWIS, CRAIL A.; STEED, KEISHA** for Dft.
19SC173798 THE STATE OF GEORGIA vs. BAUGH, QWATAVIOUS DEMONTE, **BRAY - PD, REONA FLORENCE; JACKSON, KATHRYN** for Dft.
22SC184687 THE STATE OF GEORGIA vs. THOMPSON, CEDRIC, **BUTTERFIELD, TORRIS** for Dft.

23SC185813 THE STATE OF GEOR-

GIA vs. ALLISON, D'CARLOS KEONTAY, **PITTS, E C** for Dft.
23SC186016 THE STATE OF GEORGIA vs. ALEXANDER, OMARION, **BURKE, STACEY M** for Pltff., **LEVY, STACY SUSANNE** for Dft.
23SC187994 THE STATE OF GEORGIA vs. HILL, JAYELIN, **HUDSON, JACOBY; MATHEW, ELIZABETH** for Dft.
12/28/2023, 01/11/2024**JUDGE
EDWARDS****CRIMINAL DIVISION
ZOOM FINAL PLEA CALENDAR
1/18/2024
9:30 AM
COURTROOM 8E**20SC177077 THE STATE OF GEORGIA vs. GABLE, MICHAEL, **IQBAL, SHAMMA; MCCULLEY, KAREEM** for Pltff., **TUCKER, MATTHEW A** for Dft.21SC180034 THE STATE OF GEORGIA vs. WAYMER, MICHAEL, **TURNER, ERICA** for Pltff., **JERNIGAN - PD, MARANDA; MARKOWITZ, ELIZABETH; RONDON, HANNAH** for Dft.22SC181957 THE STATE OF GEORGIA vs. NOLAN, CHRISTOPHER NORRIS, **BARBER, JASMINE N** for Dft.
22SC182027 THE STATE OF GEORGIA vs. HOUGH, JEFFON QUARTEZ, **BARBER, JASMINE N; BRAY - PD, REONA FLORENCE; MILLER, SUESAN A** for Dft.23SC186573 THE STATE OF GEORGIA vs. WAYMER, MICHAEL, **CHO, ERIC; FIACCO, NATALIE; RONDON, HANNAH** for Dft.
12/28/2023, 01/18/2024**JUDGE
EDWARDS
CRIMINAL DIVISION
ZOOM PLEA AND
ARRAIGNMENT CALENDAR
1/18/2024
1:30 PM
COURTROOM 8E**22SC182909 THE STATE OF GEORGIA vs. MORRELL, MARIE, **BARBER, JASMINE N; RUCKER, CLINTON KEITH** for Dft.23SC190189 THE STATE OF GEORGIA vs. MACKLIN, VANESSA V, **MCCULLEY, KAREEM** for Pltff., **BARBEE, TODD E; TESSIER, RANDY** for Dft.
12/28/2023, 01/18/2024**JUDGE
EDWARDS
CRIMINAL DIVISION
IN PERSON FINAL PLEA
CALENDAR
1/19/2024
9:30 AM
COURTROOM 8E**15SC139705 THE STATE OF GEORGIA vs. HERNANDEZ, ANDRES, **MCCULLEY, KAREEM** for Pltff., **RONDON, HANNAH; WALKER, R. JOY** for Dft.20SC176939 THE STATE OF GEORGIA vs. WHEELER, CONNERY, **BARBER, JASMINE N; JERNIGAN - PD, MARANDA; REEVES, BRANDI S** for Dft.22SC181707 THE STATE OF GEORGIA vs. BARBER, DONTAVIUS ANTWAN, **DAVIS MADDEN, LEAH;****MERRELL, RASHEED D** for Dft.
22SC182203 THE STATE OF GEORGIA vs. CONWAY, PIERRE TREPUL, **MCCULLEY, KAREEM** for Pltff., **MACKE, CAMERON S.** for Dft.
22SC182208 THE STATE OF GEORGIA vs. WILSON, DAMON JOHN-MICHAEL, **BOOKER, ROBERT L.** for Dft.
12/28/2023, 01/19/2024**JUDGE
EDWARDS
CRIMINAL DIVISION
CRIMINAL JURY TRIAL
2/5/2024
9:30 AM
COURTROOM 8E**21SC178913 THE STATE OF GEORGIA vs. DOWE, PATRICE, **ADAMS, JASON; THOMAS, BRANDON PIERRE** for Pltff., **BRAY - PD, REONA FLORENCE; WRIGHT, DEREK MIKAL** for Dft.21SC180166 THE STATE OF GEORGIA vs. WILSON, VALENCIA LASHAWN, **BARBER, JASMINE N** for Dft.
21SC180166 THE STATE OF GEORGIA vs. BUSSEY, DEMARCUS KENTRIL, **BRIDGES, RODERICK** for Pltff., **HOOVER, R. SHAWN; RAGAS, ARNOLD M.; RIVERA, SHIRLISE** for Dft.22SC181598 THE STATE OF GEORGIA vs. HARLOW, JERMAINE JEQUAN, **BARBER, JASMINE N** for Dft.22SC182186 THE STATE OF GEORGIA vs. DOWE, PATRICE, **WRIGHT, DEREK MIKAL** for Dft.22SC182208 THE STATE OF GEORGIA vs. WILSON, DAMON JOHN-MICHAEL, **BOOKER, ROBERT L.** for Dft.22SC182675 THE STATE OF GEORGIA vs. FRANKLIN, DEQUAVIUS DEXTER, **BAYSAN, ASIA** for Pltff., **MELNICK, JONATHAN REUVEN** for Dft.23SC186319 THE STATE OF GEORGIA vs. DORSEY, JAMES JAMAR, **HUNTER, MARIA** for Pltff., **BARBER, JASMINE N** for Dft.23SC187318 THE STATE OF GEORGIA vs. LAZEWSKI, JOSEPH DONALD, **HIRSH, D. MAX** for Dft.23SC187427 THE STATE OF GEORGIA vs. DOLLAR, RHONDA, **MELNICK, JONATHAN REUVEN** for Dft.
12/28/2023, 02/05/2024**JUDGE
EDWARDS
CRIMINAL DIVISION
IN PERSON FINAL PLEA
CALENDAR
2/16/2024
9:30 AM
COURTROOM 8E**21SC178249 THE STATE OF GEORGIA vs. HALE, ROSHEME, **MCCULLEY, KAREEM; THOMAS, BRANDON PIERRE** for Pltff.22SC182436 THE STATE OF GEORGIA vs. BAILEY, CALVIN LERNARD, **MCCULLEY, KAREEM** for Pltff., **RONDON, HANNAH** for Dft.22SC183560 THE STATE OF GEORGIA vs. BLACK, TAMMY PATRICE, **WRIGHT, DEREK MIKAL** for Dft.
22SC185311 THE STATE OF GEORGIA vs. GRIFFIN, TYRONE, **MACKE, CAMERON S.** for Dft.23SC187271 THE STATE OF GEORGIA vs. RIVERA PARDO, GABRIEL, **MCCULLEY, KAREEM** for Pltff.,**MACKE, CAMERON S.** for Dft.
23SC187288 THE STATE OF GEORGIA vs. BAILEY, LEETAYVEON, **MCCULLEY, KAREEM** for Pltff., **BARBER, JASMINE N** for Dft.
23SC188524 THE STATE OF GEORGIA vs. GLENN, CEDRIC, **HOOVER, R. SHAWN; LEE, MARCUS; PINTO, LOUISA A; RONDON, HANNAH** for Dft.23SC189728 THE STATE OF GEORGIA vs. JACOBS, DONALD, **BARBER, JASMINE N** for Dft.23SC189759 THE STATE OF GEORGIA vs. JEAN-PIERRE, CHRISTOPHER, **MCCULLEY, KAREEM** for Pltff., **LANG, STEPHEN J.; STAROSTO, FRANK** for Dft.23SC189864 THE STATE OF GEORGIA vs. MOULDER, WAYNE, **MCCULLEY, KAREEM** for Pltff., **MACKE, CAMERON S.** for Dft.23SC190013 THE STATE OF GEORGIA vs. DAVIDSON III., PATRICK DESHUN, **MCCULLEY, KAREEM** for Pltff., **BUMPUS, KAYLA J** for Dft.23SC190017 THE STATE OF GEORGIA vs. DURHAM, DESEAN, **LEE, MARCUS; MIGNOTT, MARSHA W.** for Dft.23SC190017 THE STATE OF GEORGIA vs. JENKINS, DEMARCUS, **RONDON, HANNAH** for Dft.
12/28/2023, 02/16/2024**JUDGE
MANNING****CIVIL DIVISION
MANNING ESTABLISHMENT
1/11/2024
9:30 AM
COURTROOM 8G
<https://zoom.us/j/998458961551>**2023CS022827 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. LEVY, ROWAN N., JR., **CUSICK, AMANDA J.** for Pltff.2023CS022830 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. CURRIE, NICHOLAS, **CUSICK, AMANDA J.** for Pltff.2023CS022834 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. BROWN, JOSEPH TYRONE, **CUSICK, AMANDA J.** for Pltff.2023CS022835 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. MAJEEED, NAZEEH ABDURRAHIM, **CUSICK, AMANDA J.** for Pltff.2023CS022863 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. TYUS, GABRIEL, **CUSICK, AMANDA J.** for Pltff.2023CS022871 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. PRUITT, TRAVIS M, **CUSICK, AMANDA J.** for Pltff.2023CS022876 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. MONROE, WILSON, **CUSICK, AMANDA J.** for Pltff.2023CS022881 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. PONDER, KEYON SHAKUR, **CUSICK, AMANDA J.** for Pltff.2023CS022942 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. CRUTCH, JOSEPH, **CUSICK, AMANDA J.** for Pltff.2023CS023075 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. JOHNSON, REGINALD LAMAR, **CUSICK, AMANDA J.** for Pltff.2023CS023076 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. JONES, ELIJAH, SR., **CUSICK, AMANDA J.** for Pltff.

2023CS023077 GEORGIA DEPART-

MENT OF HUMAN SERVICES EX REL vs. SUTTON, JAMES A, JR., **CUSICK, AMANDA J.** for Pltff.
2023CS023078 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. WHITEHEAD, MICHAEL TREMAYNE, **CUSICK, AMANDA J.** for Pltff.2023CS023079 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. RENDER, JOSEPH CRAIG, SR., **CUSICK, AMANDA J.** for Pltff.2023CS023080 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. LEWIS, KEVAN, **CUSICK, AMANDA J.** for Pltff.2023CS023081 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. YARN, LAKIESHA S, **CUSICK, AMANDA J.** for Pltff.2023CS023082 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. HANCOCK, ROBERT, III., **CUSICK, AMANDA J.** for Pltff.2023CS023083 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. CARTER, KEITH, **CUSICK, AMANDA J.** for Pltff.2023CS023084 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. GREEN, QUENTRELL DEMOND, **CUSICK, AMANDA J.** for Pltff.2023CS023085 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. WILLIAMS, JAHEEMEE JALANIE, **CUSICK, AMANDA J.** for Pltff.2023CS023086 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. ESQUILIN, WILLIAM ALEXANDER, **CUSICK, AMANDA J.** for Pltff.2023CS023087 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. ROBINSON, JAY, **CUSICK, AMANDA J.** for Pltff.2023CS023089 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. JEAN-PIERRE, HANTZ GUARDY, **CUSICK, AMANDA J.** for Pltff.2023CS023090 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. FRANCIOS, JONATHAN, **CUSICK, AMANDA J.** for Pltff.2023CS023091 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. COLBERT, TRABIOS, **CUSICK, AMANDA J.** for Pltff.2023CS023092 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. DAVIS, MARTIS B, **CUSICK, AMANDA J.** for Pltff.2023CS023093 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. MATHIS, COREY C, **CUSICK, AMANDA J.** for Pltff.2023CS023094 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. SWAIN, DECORIAN TERRELL, **CUSICK, AMANDA J.** for Pltff.2023CS023095 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. CHIVAS, NIKOHLAS, **CUSICK, AMANDA J.** for Pltff.2023CS023096 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. JAMES, RICHARD L, **CUSICK, AMANDA J.** for Pltff.2023CS023097 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. ORDUNA-MORA, RAYMUNDO, **CUSICK, AMANDA J.** for Pltff.2023CS023098 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. LANG, MICHAEL, **CUSICK, AMANDA J.** for Pltff.2023CS023099 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. BENJAMIN, DWAYNE A, JR., **CUSICK, AMANDA J.** for Pltff.2023CS023102 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. HATTEN, KATRICE T, **DIA-MOND, LAWRENCE E; MARAN-**2023CS023103 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. FORD, TRAVIS ORLANDO, **CUSICK, AMANDA J.** for Pltff.2023CS023104 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. JOSEPH, JORDAN LEWIS, **CUSICK, AMANDA J.** for Pltff.2023CS023105 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. BOUGHTON, DONALD, JR., **CUSICK, AMANDA J.** for Pltff.2023CS023106 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. HOPKINS, JERRELL JEVONTE, **CUSICK, AMANDA J.** for Pltff.2023CS023107 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. GUTIERREZ-GARCIA, JUAN CARLOS, **CUSICK, AMANDA J.** for Pltff.2023CS023108 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. WALKER, RICKY RICARDO, JR., **CUSICK, AMANDA J.** for Pltff.2023CS023109 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. OSBORNE, TYRUS RODARECUS, **CUSICK, AMANDA J.** for Pltff.2023CS023110 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. BARROW, HASAN RONALD, **CUSICK, AMANDA J.** for Pltff.2023CS023111 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. THOMAS, TYREE ANTWON, **CUSICK, AMANDA J.** for Pltff.2023CS023112 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. WILLIAMS, DERON LOVELL, **CUSICK, AMANDA J.** for Pltff.2023CS023113 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. SPEARS-ADAMS, KARON, **CUSICK, AMANDA J.** for Pltff.2023CS023114 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. KOUGL, GINA MARIE, **CUSICK, AMANDA J.** for Pltff.2023CS023115 GEORGIA DEPARTMENT OF HUMAN SERVICES EX REL vs. PORTER, JAVARY LAMAR, **CUSICK, AMANDA J.** for Pltff.

12/28/2023, 01/11/2024

**JUDGE
MCAFFEE****CRIMINAL DIVISION
MOTIONS
1/16/2024
1:00 PM
COURTROOM 5A**22SC184068 THE STATE OF GEORGIA vs. WALLACE, ERVIN JERMAINE, **BUMPUS, KAYLA J; MARKS, RICHARD WILLIAM** for Dft.22SC184068 THE STATE OF GEORGIA vs. EDWARDS JR., LARRY, **CHO, ERIC; SMITH, W SCOTT** for Dft.22SC184068 THE STATE OF GEORGIA vs. THOMAS, ERIC DEANTE, **HOOVER, R. SHAWN** for Dft.
12/28/2023, 01/16/2024**JUDGE
MCAFFEE
CRIMINAL DIVISION
CASE MANAGEMENT
CONFERENCE
1/18/2024
9:00 AM
COURTROOM 5A**14SC124881 THE STATE OF GEORGIA vs. HATTEN, KATRICE T, **DIA-MOND, LAWRENCE E; MARAN-**

court information

DA JERNIGAN; MICHEL, MELISSA for Dft.

14SC127405 THE STATE OF GEORGIA vs. HATTEN, KATRICE T, **MICHEL, MELISSA** for Dft.
19SC164638 THE STATE OF GEORGIA vs. HATTEN, KATRICE T, **KABA, LAYAL** for Dft.

19SC171328 THE STATE OF GEORGIA vs. BUFFORD, TREVIS, **WILLINGHAM, JAZMIN** for Pltff., **BRILL, MICHAEL C, ESQUIRE; MIGNOTT, MARSHA W.** for Dft.
22SC180657 THE STATE OF GEORGIA vs. BURTON, CHRISTOPHER MARTEL, **MITCHELL, KENNETH, JR.;** **SIMONOV, VESELIN** for Dft.
23SC188756 THE STATE OF GEORGIA vs. FAVORS, RASHONDA, **MARKS, RICHARD WILLIAM** for Dft.

23SC188868 THE STATE OF GEORGIA vs. BROWN, ALEXANDER ISAIAH, **MARKS, RICHARD WILLIAM** for Dft.

23SC189078 THE STATE OF GEORGIA vs. PIERCE, ROBERT, **SIMONOV, VESELIN** for Dft.

23SC189078 THE STATE OF GEORGIA vs. PIERCE, ROBERT, **MITCHELL, KENNETH, JR.;** **SIMONOV, VESELIN** for Dft.

23SC189248 THE STATE OF GEORGIA vs. CHUKWUEMEKA, CHINEDU, **MARKS, RICHARD WILLIAM** for Dft.

23SC189517 THE STATE OF GEORGIA vs. CARREIRA, ANGELINA LEHUA OKALANI, **WHITE, JASON M** for Dft.

23SC189622 THE STATE OF GEORGIA vs. SNYDER, JESSE, **BRAY - PD, REONA FLORENCE** for Dft.
23SC189746 THE STATE OF GEORGIA vs. ALLEN, ARTIC, **PINTO, LOUISA A** for Dft.

23SC189913 THE STATE OF GEORGIA vs. JOHNSON, TIMOTHY, **MARKS, RICHARD WILLIAM** for Dft.

23SC189935 THE STATE OF GEORGIA vs. WOODS, ZEDIA EMANI JOANN, **MARKS, RICHARD WILLIAM** for Dft.

23SC190035 THE STATE OF GEORGIA vs. BURCHETT, JOHNNY, **KIM, JUDY;** **MARKS, RICHARD WILLIAM** for Dft.

23SC190048 THE STATE OF GEORGIA vs. KELLY, STEPHEN MALIK
23SC190056 THE STATE OF GEORGIA vs. MEJIA BECERRA, LUZ, **DRAKE, TRACY S.;** **SAMPSON, IDIONGO E.** for Dft.

23SC190068 THE STATE OF GEORGIA vs. SIMMONS, ELIJAH

23SC190075 THE STATE OF GEORGIA vs. KEYS, PATRICK, **MARKS, RICHARD WILLIAM** for Dft.
23SC190077 THE STATE OF GEORGIA vs. MCKOY, AJA, **MARKS, RICHARD WILLIAM** for Dft.
23SC190277 THE STATE OF GEORGIA vs. SMITH, RICKY, **MARKS, RICHARD WILLIAM** for Dft.

23SC190283 THE STATE OF GEORGIA vs. PRICE, TYLER MARCELL, **JEROME, SERGE, JR.;** **MARKS, RICHARD WILLIAM** for Dft.
12/28/2023, 01/18/2024

JUDGE MCAFFEE CRIMINAL DIVISION CRIMINAL TRIAL CALENDAR CALL 1/19/2024 9:00 AM COURTROOM 5A

21SC178562 THE STATE OF GEORGIA vs. WILLIAMS, TROY ANTHONY, **RAO, GAUTAM** for Pltff., **BRYANT, KENYA M;** **HOOPER, R. SHAWN;** **THIERRY, OVERTON CLAYTON, JR.** for Dft.

22SC180195 THE STATE OF GEORGIA vs. ROBINSON JR., DONNAR

LEE, **JOHNSTON, KAYLA C.** for Pltff., **ROCKWELL, F. RENEE REGARD** for Dft.
22SC180431 THE STATE OF GEORGIA vs. GOODEN, DAVID, **ROCKWELL, F. RENEE REGARD** for Dft.
22SC182504 THE STATE OF GEORGIA vs. CUMMINGS, ARIELIS GABRIEL, **DANSBY, MELVIN L.;** **IZMAYLOVA, OLGA; MERCY, ECLEYNNE** for Dft.
22SC183254 THE STATE OF GEORGIA vs. FERRELL, JAMAL, **ROCKWELL, F. RENEE REGARD** for Dft.
22SC183808 THE STATE OF GEORGIA vs. GOODEN, DAVID, **MORRIS, DONITA** for Pltff., **SHAHER, ANN T** for Dft.

22SC183820 THE STATE OF GEORGIA vs. LOGAN, MICHAEL, **JORDAN, JULIAN** for Pltff., **JOHNSTON, KATELIN; KING, KIMANI** for Dft.
22SC184745 THE STATE OF GEORGIA vs. MACON, DAMAIN, **MICHAEL, JAMES DAVID; TESSIER, RANDY** for Dft.

22SC185523 THE STATE OF GEORGIA vs. DANIELS, ESAIAH BOOKER LEE, **BROWN, JOE LOUIS, JR.** for Dft.

23SC186402 THE STATE OF GEORGIA vs. WILLIAMS, TROY RODNEY, **BRAY - PD, REONA FLORENCE; TEAL, KENDALL A.** for Dft.

23SC187514 THE STATE OF GEORGIA vs. ROBINSON, DONNAR LEE, **WILLINGHAM, JAZMIN** for Pltff., **SIMONOV, VESELIN** for Dft.

23SC187743 THE STATE OF GEORGIA vs. PINKEY, QUINCY RASHAD, **FEGAN, NICOLE; HIRSH, D. MAX; ROSENHOOPER, SARAH, ESQUIRE** for Dft.

23SC187743 THE STATE OF GEORGIA vs. DAVIS, KEIONTAY, **JONES, DAVID** for Dft.

23SC187743 THE STATE OF GEORGIA vs. BENFORD, NATHAN, **BARRON, LYNSEY M; SMITH, W SCOTT** for Dft.

23SC187743 THE STATE OF GEORGIA vs. HAMPTON, KEITH JAMEEL, **MARKS, RICHARD WILLIAM; OLLIVIERRE, LARISSA** for Dft.

23SC187787 THE STATE OF GEORGIA vs. FERRELL, JAMAL, **ROCKWELL, F. RENEE REGARD** for Dft.

23SC188328 THE STATE OF GEORGIA vs. GOODEN, DAVID, **SIMONOV, VESELIN** for Dft.
23SC188329 THE STATE OF GEORGIA vs. GOODEN, DAVID, **SIMONOV, VESELIN** for Dft.
12/28/2023, 01/19/2024

JUDGE MCAFFEE CRIMINAL DIVISION FINAL PLEA CALENDAR 1/19/2024 10:00 AM COURTROOM 5A

19SC166502 THE STATE OF GEORGIA vs. RICHARDSON, RODNEY, **SIMONOV, VESELIN** for Dft.
21SC178644 THE STATE OF GEORGIA vs. GARCIA, ROY, **WEINSTEIN, DOUG, ESQUIRE** for Dft.
21SC179156 THE STATE OF GEORGIA vs. ANTHONY, DEVIN LAMAR, **RAO, GAUTAM** for Pltff., **ABT, E JAY;** **BANKS-BROWNE-PD, JENNIFER;** **MAJESKE, JONATHON J** for Dft.

22SC180571 THE STATE OF GEORGIA vs. JOHNSON, MALCOLM N, **LEWIS, CRAIL A.** for Dft.
22SC181799 THE STATE OF GEORGIA vs. GATES, TYRONE C, II., **SIMONOV, VESELIN** for Dft.
22SC182527 THE STATE OF GEORGIA vs. SMITH, JASON, **BRAY - PD, REONA FLORENCE; MARKS, RICHARD WILLIAM** for Dft.

22SC183605 THE STATE OF GEORGIA vs. ALEXANDER, ANDREW,

MARKS, RICHARD WILLIAM for Dft.

22SC183716 THE STATE OF GEORGIA vs. HILL, ZAIKEE SANCHEZ, **SIMONOV, VESELIN** for Dft.
22SC184435 THE STATE OF GEORGIA vs. RICHARDSON, TALMADGE KERNELL, **MARKS, RICHARD WILLIAM** for Dft.

22SC185334 THE STATE OF GEORGIA vs. WALKER JR., FLETCHER, **MAJESKE, KEVIN** for Pltff., **MARKS, RICHARD WILLIAM** for Dft.

23SC186872 THE STATE OF GEORGIA vs. CUNNINGHAM, JUSTIN C, **SIMONOV, VESELIN** for Dft.

23SC186922 THE STATE OF GEORGIA vs. TUCKER JR., ERIC, **MELNICK, JONATHAN REUVEN** for Dft.

23SC187498 THE STATE OF GEORGIA vs. CHAVOUS, JADE, **MITCHELL, C. DAMEON; TESSIER, RANDY** for Dft.

23SC187521 THE STATE OF GEORGIA vs. CHAVOUS, JADE, **MITCHELL, C. DAMEON** for Dft.

23SC187606 THE STATE OF GEORGIA vs. GRACE, KEITH, **SIMONOV, VESELIN** for Dft.

23SC187862 THE STATE OF GEORGIA vs. PERKINS, DOUGLAS, **AN, LUBIN; HOUSTON, DAVID** for Dft.

23SC188054 THE STATE OF GEORGIA vs. STIVERS, AMANDA, **MARKS, RICHARD WILLIAM** for Dft.

23SC188655 THE STATE OF GEORGIA vs. ROBERTS, TERANCE, **MARKS, RICHARD WILLIAM** for Dft.

23SC188835 THE STATE OF GEORGIA vs. MCCARTY, KENNEDY FITZGERALD, **CAMPBELL, CHRISTOPHER** for Dft.

23SC188844 THE STATE OF GEORGIA vs. RICHARDSON, RODNEY, **SIMONOV, VESELIN** for Dft.

23SC189061 THE STATE OF GEORGIA vs. YOUNG, VERNON, **WRIGHT, DEREK MIKAL** for Dft.

23SC189262 THE STATE OF GEORGIA vs. ALDRIDGE, ALEXANDER SINCLAIR, **MARKS, RICHARD WILLIAM** for Dft.

12/28/2023, 01/19/2024

JUDGE MCAFFEE CRIMINAL DIVISION SUPPLEMENTAL CRIMINAL TRIAL CALENDAR CALL 1/19/2024 9:00 AM COURTROOM 5A

23SC187864 THE STATE OF GEORGIA vs. JOHNSON, MCKINLEY LIN-EAR, **FRANCIS, JR, DENNIS C;** **WRIGHT, DEREK MIKAL** for Dft.
12/28/2023, 01/19/2024

JUDGE MCAFFEE CRIMINAL DIVISION VIRTUAL CASE MANAGEMENT CONFERENCE 1/24/2024 9:00 AM COURTROOM 5A

21SC178554 THE STATE OF GEORGIA vs. WARD, SEBASTIAN, **SIMONOV, VESELIN** for Dft.
21SC178570 THE STATE OF GEORGIA vs. PAZHEDATH, JEROME NARAYAN, **BROWN, JOE LOUIS, JR.;** **JOHNSON, ERIC R** for Dft.
21SC179745 THE STATE OF GEORGIA vs. MCMILLIAN, GILBERT, **JOHNSON, ERIC R; THIERRY, OVERTON CLAYTON, JR.;** **YOUNG, AMANDA** for Dft.

21SC179745 THE STATE OF GEORGIA vs. HAMIDULLAH, SAMADIA S, **HOLLANDER, JILL** for Pltff.,

ROCKWELL, F. RENEE REGARD for Dft.

22SC180354 THE STATE OF GEORGIA vs. HINTON, QUONTAVIOUS, **WILLINGHAM, JAZMIN** for Pltff., **SIMONOV, VESELIN** for Dft.
22SC180441 THE STATE OF GEORGIA vs. PAGE, PATRICK JOSEPH, **KIM, JUDY** for Dft.

22SC182815 THE STATE OF GEORGIA vs. WARD, SEBASTIAN, **SIMONOV, VESELIN** for Dft.
22SC183768 THE STATE OF GEORGIA vs. BELL, LOQUEZ, **WILLINGHAM, JAZMIN** for Pltff., **SIMONOV, VESELIN** for Dft.

22SC183816 THE STATE OF GEORGIA vs. BOGGS, PHILLIP, **ADKINS, CHRISTIAN** for Pltff., **SIMONOV, VESELIN** for Dft.

22SC184411 THE STATE OF GEORGIA vs. TATE, CHRISTOPHER VINCENT, **SIMONOV, VESELIN** for Dft.

23SC186936 THE STATE OF GEORGIA vs. HENDERSON, STANLEY, **FRANCIS, JR, DENNIS C** for Dft.

23SC187930 THE STATE OF GEORGIA vs. BOYNTON, STARRETT LUCE-RO, **FIACCO, NATALIE; KING, KIMANI** for Dft.

23SC187966 THE STATE OF GEORGIA vs. MBI, YASMINE BIANCA, **MELNICK, JONATHAN REUVEN** for Dft.

23SC188126 THE STATE OF GEORGIA vs. ROSS, ALI ABDUSH, **SIMONOV, VESELIN** for Dft.

23SC188133 THE STATE OF GEORGIA vs. HARPER, DARRION, **EDWARDS, TESSIE D; MARKES, KEVIN E.** for Dft.

23SC188194 THE STATE OF GEORGIA vs. MATTHEWS, JAMMIE, **SIMONOV, VESELIN** for Dft.

23SC188243 THE STATE OF GEORGIA vs. GATES, NAKHIA MARIE, **MITCHELL, KENNETH, JR.;** **OLLIFF, BRIAN KEITH; WALKER, R. JOY** for Dft.

23SC188985 THE STATE OF GEORGIA vs. PAZHEDATH, JEROME, **BRAY - PD, REONA FLORENCE; BROWN, JOE LOUIS, JR.** for Dft.

23SC189034 THE STATE OF GEORGIA vs. WARD, SEBASTIAN, **SIMONOV, VESELIN** for Dft.
12/28/2023, 01/24/2024

JUDGE MCAFFEE CRIMINAL DIVISION VIRTUAL CASE MANAGEMENT CONFERENCE 1/25/2024 9:00 AM COURTROOM 5A

22SC182289 THE STATE OF GEORGIA vs. RUIZ, RICHARD, **TEVIS, BRIAN** for Pltff., **TEVIS, BRIAN** for Dft.

22SC183959 THE STATE OF GEORGIA vs. THOMAS, ROBERT BENTON, **ARORA, MANUBIR** for Dft.

22SC184204 THE STATE OF GEORGIA vs. PATRICK, DOMINIC, **MITCHELL, KENNETH, JR.;** **SIMONOV, VESELIN** for Dft.

23SC186923 THE STATE OF GEORGIA vs. TURNER, CHRISTOPHER, **SIMONOV, VESELIN** for Dft.

23SC187190 THE STATE OF GEORGIA vs. TECHIERA, DONNY, **ROSS, SHEQUEL P; SIMONOV, VESELIN** for Dft.

23SC187446 THE STATE OF GEORGIA vs. COLLINS, JOMARCUS DESHAUN, **JORDAN, JULIAN** for Pltff., **SHIPP, JAMARA** for Dft.

23SC187549 THE STATE OF GEORGIA vs. SHANNON, RAYCARDO, **SIMONOV, VESELIN** for Dft.

23SC187732 THE STATE OF GEORGIA vs. SCOTT, KESHONE MALIK, **MARKS, RICHARD WILLIAM; MITCHELL, KENNETH, JR.** for Dft.
23SC188093 THE STATE OF GEORGIA vs. KING JR., HAROLD,

MARKS, RICHARD WILLIAM; RICHARDSON, MAX for Dft.

23SC188114 THE STATE OF GEORGIA vs. SCOTT, KESHONE MALIK, **MARKS, RICHARD WILLIAM; MITCHELL, KENNETH, JR.** for Dft.
23SC188328 THE STATE OF GEORGIA vs. GOODEN, DAVID, **SIMONOV, VESELIN** for Dft.

23SC188329 THE STATE OF GEORGIA vs. GOODEN, DAVID, **SIMONOV, VESELIN** for Dft.

23SC188714 THE STATE OF GEORGIA vs. THOMAS, ROBERT BENTON, **PALMER, AMANDA** for Dft.

23SC189342 THE STATE OF GEORGIA vs. DIXON, LINDA, **MARKS, RICHARD WILLIAM** for Dft.

23SC189382 THE STATE OF GEORGIA vs. FRANKLIN, XAVIER, **MARKS, RICHARD WILLIAM** for Dft.

23SC190644 THE STATE OF GEORGIA vs. INGRAM, JACOB CHRISTIN, **HOWARD, JAMES W** for Dft.
23SC190644 THE STATE OF GEORGIA vs. JOHNSON, JAMON, **BROWN, JOE LOUIS, JR.** for Dft.
12/28/2023, 01/25/2024

JUDGE MCAFFEE CRIMINAL DIVISION BOND FORFEITURE CALENDAR 1/26/2024 9:00 AM COURTROOM 5A

22SC184204 THE STATE OF GEORGIA vs. PATRICK, DOMINIC, **MITCHELL, KENNETH, JR.;** **SIMONOV, VESELIN** for Dft.

23SC188583 THE STATE OF GEORGIA vs. STROZIER, D'ANDRA, **MARKS, RICHARD WILLIAM** for Dft.

23SC188717 THE STATE OF GEORGIA vs. PRATER, ASHLEY
23SC188782 THE STATE OF GEORGIA vs. JOHNSON, TONY CORTEZ, **BROWN, JOE LOUIS, JR.;** **OLLIFF, BRIAN KEITH** for Dft.

23SC188840 THE STATE OF GEORGIA vs. HAMMOND SR., DEONTAE MARCELLUS, **CAZZOLI, ROBERT** for Dft.

23SC189026 THE STATE OF GEORGIA vs. ELLERBE, LOUIS, **MARKS, RICHARD WILLIAM; YOUNG, AMANDA** for Dft.

12/28/2023, 01/26/2024

JUDGE MCAFFEE CRIMINAL DIVISION PLEA & ARRAIGNMENT 1/26/2024 9:00 AM COURTROOM 5A

08SC73253 THE STATE OF GEORGIA vs. LAMBERT, ERNEST, **TREPANIER, BRIAN P.** for Pltff., **BASFORD, WAYNE HAMPTON; BUTTERFIELD - PC, TORRIS JERREL; MORELAND, SHANNON** for Dft.

22SC181290 THE STATE OF GEORGIA vs. JOHNSON, TONY, **AMJADI, PARESA** for Pltff., **BROWN, JOE LOUIS, JR.;** **SIMONOV, VESELIN** for Dft.

23SC185986 THE STATE OF GEORGIA vs. JOHNSON, TONY CORTEZ, **BROWN, JOE LOUIS, JR.** for Dft.

23SC188583 THE STATE OF GEORGIA vs. STROZIER, D'ANDRA, **MARKS, RICHARD WILLIAM** for Dft.

23SC188782 THE STATE OF GEORGIA vs. JOHNSON, TONY CORTEZ, **BROWN, JOE LOUIS, JR.;** **OLLIFF, BRIAN KEITH** for Dft.

23SC189433 THE STATE OF GEORGIA vs. WHITESIDE, KEVAM, **MARKS, RICHARD WILLIAM** for Dft.

23SC189716 THE STATE OF GEOR-

GIA vs. JOHNSON, VANITY, **HEMINGWAY, FERLERIA NIKITTA; MITCHELL, KENNETH, JR.** for Dft.

23SC189892 THE STATE OF GEORGIA vs. COOPER, JONATHAN AMARI, **JOHNSON, ERIC R; SAMPSON, IDIONGO E.** for Dft.

23SC190097 THE STATE OF GEORGIA vs. BATTLE, STERNAJA BREANNA, **MITCHELL, KENNETH, JR.** for Dft.

23SC190233 THE STATE OF GEORGIA vs. DEAN, SAMTRAVIOUS, **MARKS, RICHARD WILLIAM** for Dft.

23SC190481 THE STATE OF GEORGIA vs. BUSBY, SHANTELL DENISE, **MARKS, RICHARD WILLIAM** for Dft.

23SC190846 THE STATE OF GEORGIA vs. BRINKLEY, MARQUIS, **HARVEY, BRUCE STEVEN** for Dft.

23SC190846 THE STATE OF GEORGIA vs. MITCHELL, JAMES, **BERNARD, GINA** for Dft.

23SC190846 THE STATE OF GEORGIA vs. PAZHEDATH, JEROME NARAYAN, **BROWN, JOE LOUIS, JR.** for Dft.

23SC191103 THE STATE OF GEORGIA vs. WILLIAMS IV., LOUIS ALVIN, **BASTIEN, VILLARD, ESQUIRE; DARK, TERRELL D; HOOVER, R. SHAWN** for Dft.

23SC191560 THE STATE OF GEORGIA vs. DAVIS, RICO, **RHODES, NELSON** for Dft.

23SC191573 THE STATE OF GEORGIA vs. LINWOOD, TEIONA LAKERIE, **CORREA-JAMISON, MARTHA** for Dft.

23SC191583 THE STATE OF GEORGIA vs. MBACKE, KHADIM, **PINTO, LOUISA A** for Dft.

23SC191583 THE STATE OF GEORGIA vs. DUNN, AMYA, **MITCHELL, KENNETH, JR.;** **STEPHO, MELANIE** for Dft.

23SC191583 THE STATE OF GEORGIA vs. BARNES, JAVON, **FLACK, SARAH** for Dft.

23SC191641 THE STATE OF GEORGIA vs. BUTTS, QUANTAVIOUS, **BRAY - PD, REONA FLORENCE** for Dft.

23SC191683 THE STATE OF GEORGIA vs. HOPE, JUSTIN, **DORFMAN, TRACY A.** for Dft.

23SC191686 THE STATE OF GEORGIA vs. LAWTON, DOMINIQUE CHERELLE, **KENNEBREW, TERKQUY-OSE** for Dft.

23SC191689 THE STATE OF GEORGIA vs. HOWARD, CHRISTOPHER, **STEPHO, MELANIE CHRISTINE; WALKER, R. JOY** for Dft.

23SC191697 THE STATE OF GEORGIA vs. PRATT, RAHMAN KENYATTA, **FIACCO, NATALIE** for Dft.

23SC191735 THE STATE OF GEORGIA vs. TALLEY, DONTAVIOUS LEESEAN, **CAZZOLI, ROBERT** for Dft.

23SC191738 THE STATE OF GEORGIA vs. TERRY, JULIAN, **CORREA-JAMISON, MARTHA** for Dft.

23SC191759 THE STATE OF GEORGIA vs. KOSOKO, GANIU, **FINDLING, SAMANTHA** for Dft.

23SC191779 THE STATE OF GEORGIA vs. ANTOINE, PRINCE
23SC191822 THE STATE OF GEORGIA vs. SINEGAL, JALEN, **RHODES, NELSON** for Dft.

23SC191836 THE STATE OF GEORGIA vs. TAYLOR, JAMES EDWARD, **KORN, LAWRENCE M** for Dft.

23SC191842 THE STATE OF GEORGIA vs. PARRISH, SHAN
23SC191844 THE STATE OF GEORGIA vs. SHAW, PETRA-LASHAUN TAWANNA, **MIRSAJEDIN, CYRUS** for Dft.

23SC191848 THE STATE OF GEORGIA vs. MAXEY, DARIUS, **BRAY - PD, REONA FLORENCE** for Dft.
23SC191856 THE STATE OF GEORGIA vs. FLEMING, DEIVERY, **BLEND, MARYANN FAITH** for Dft.

court information

23SC191865 THE STATE OF GEORGIA vs. JONES, ANTHONY JEROME, **JOHNSTON, KATELIN** for Dft. 12/28/2023, 01/26/2024

JUDGE MCAFFEE
CRIMINAL DIVISION
CRIMINAL JURY TRIAL
CALENDAR
1/29/2024
9:00 AM
COURTROOM 5A
THIS IS A TWO 2 WEEK TRIAL
CALENDAR FOR THE WEEKS OF
JANUARY 29, 2024 AND
FEBRUARY 5, 2024. THERE WILL
BE A CALENDAR CALL ON
JANUARY 19, 2024. THE PARTIES
WILL BE ADVISED AT CALENDAR
CALL AS TO WHICH CASES WILL
BE GOING TO TRIAL. UNLESS
CALLED TO TRIAL, THE PARTIES
DO NOT NEED TO APPEAR ON
JANUARY 19, 2024. ALL CASES
ARE ON A TWO 2 HOUR CALL.
PLEASE REFER TO STANDING
TRIAL MANAGEMENT ORDER
FOR CRIMINAL CASES IN JUDGE
SCOTT MCAFFEE'S DIVISION
https://www.fultoncourt.org/sites/default/files/judges/forms/mcafee_criminal_tmo.pdf

21SC178562 THE STATE OF GEORGIA vs. WILLIAMS, TROY ANTHONY, **RAO, GAUTAM** for Pltff., **BRYANT, KENYA M; HOOVER, R. SHAWN; THIERRY, OVERTON CLAYTON, JR.** for Dft.
 22SC180195 THE STATE OF GEORGIA vs. ROBINSON JR., DONNAR LEE, **JOHNSTON, KAYLA C.** for Pltff., **ROCKWELL, F. RENEE REGARD** for Dft.
 22SC180431 THE STATE OF GEORGIA vs. GOODEN, DAVID, **ROCKWELL, F. RENEE REGARD** for Dft.
 21SC182504 THE STATE OF GEORGIA vs. CUMMINGS, ARIELIS GABRIEL, **DANSBY, MELVIN L.; IZMAYLOVA, OLGA; MERCY, ECLEYNN** for Dft.
 22SC183254 THE STATE OF GEORGIA vs. FERRELL, JAMAL, **ROCKWELL, F. RENEE REGARD** for Dft.
 22SC183808 THE STATE OF GEORGIA vs. GOODEN, DAVID, **MORRIS, DONITA** for Pltff., **SHAFER, ANN T** for Dft.
 22SC183820 THE STATE OF GEORGIA vs. LOGAN, MICHAEL, **JORDAN, JULIAN** for Pltff., **JOHNSTON, KATELIN; KING, KIMANI** for Dft.
 22SC184745 THE STATE OF GEORGIA vs. MACON, DAMAIN, **MICHAEL, JAMES DAVID; TESSIER, RANDY** for Dft.
 22SC185523 THE STATE OF GEORGIA vs. DANIELS, ESAIAH BOOKER LEE, **BROWN, JOE LOUIS, JR.** for Dft.
 23SC186402 THE STATE OF GEORGIA vs. WILLIAMS, TROY RODNEY, **BRAY - PD, REONA FLORENCE; TEAL, KENDALL A.** for Dft.
 23SC187514 THE STATE OF GEORGIA vs. ROBINSON, DONNAR LEE, **WILLINGHAM, JAZMIN** for Pltff., **SIMONOV, VESELIN** for Dft.
 23SC187743 THE STATE OF GEORGIA vs. PINKEY, QUINCY RASHAD, **FEGAN, NICOLE; HIRSH, D. MAX; ROSENHOOPER, SARAH, ESQUIRE** for Dft.
 23SC187743 THE STATE OF GEORGIA vs. DAVIS, KEIONTAY, **JONES, DAVID** for Dft.
 23SC187743 THE STATE OF GEORGIA vs. BENFORD, NATHAN, **BARON, LYNSEY M; SMITH, W SCOTT** for Dft.
 23SC187743 THE STATE OF GEORGIA vs. HAMPTON, KEITH JAMEEL, **MARKS, RICHARD WILLIAM; OLLIVIERRE, LARISSA** for Dft.
 23SC187787 THE STATE OF GEOR-

GIA vs. FERRELL, JAMAL, **ROCKWELL, F. RENEE REGARD** for Dft. 23SC188328 THE STATE OF GEORGIA vs. GOODEN, DAVID, **SIMONOV, VESELIN** for Dft. 23SC188329 THE STATE OF GEORGIA vs. GOODEN, DAVID, **SIMONOV, VESELIN** for Dft. 12/28/2023, 01/29/2024

JUDGE NON-COMPLEX

CRIMINAL DIVISION
NC1 STATUS HEARING
12/28/2023
10:00 AM
COURTROOM 1C

18SC159675 THE STATE OF GEORGIA vs. ANDERSON, DEMARCUS, **BERMAN, RACHEL A; CARTER, CHARLOTTE H; CLAYTON, W. CARTER** for Dft.
 19SC172745 THE STATE OF GEORGIA vs. PHILLIPS, ASHLEY
 19SC173556 THE STATE OF GEORGIA vs. PHILLIPS, ASHLEY, **FINDLING, SAMANTHA; TREJO, JAVIER A.** for Dft.
 20SC174375 THE STATE OF GEORGIA vs. GREEN, CHARLIE, **MAR-KOWITZ, ELIZABETH; PINTO, LOUISA A** for Dft.
 20SC175935 THE STATE OF GEORGIA vs. COLZIE, COREY CORDELL, **PINTO, LOUISA A** for Dft.
 20SC176013 THE STATE OF GEORGIA vs. ADDERLY, HUNTER, **BRILL, MICHAEL C, ESQUIRE; CLAYTON, W. CARTER; WHITTAKER, DANIELLE** for Dft.
 20SC176943 THE STATE OF GEORGIA vs. GARRISON, DIAMOND K, **NOBLES, RENARD; VAIL, PD, BRUCE DAVID** for Dft.
 21SC178226 THE STATE OF GEORGIA vs. WHITE JR., BOBBY RAY, **KORN, LAWRENCE M** for Dft.
 22SC183015 THE STATE OF GEORGIA vs. TRIMBLE, ALTIONNA CURTRICE, **CARTER, CHARLOTTE H** for Dft. 12/11/2023, 12/28/2023

JUDGE NON-COMPLEX 2

CRIMINAL DIVISION
NC2 FINAL PLEA CALENDAR
IN-PERSON
12/28/2023
1:30 PM
COURTROOM 1D

21SC178443 THE STATE OF GEORGIA vs. MCADAMS, HEATH, **MALKIN, BRADLEY ROBERT** for Pltff., **GOUDY, IVORY N** for Dft.
 22SC183548 THE STATE OF GEORGIA vs. JONES, ISHMAEL, **SCATES, MYCHAL** for Pltff., **RICHARDSON, RICKEY L** for Dft.
 22SC184616 THE STATE OF GEORGIA vs. MEGA, MORRIS O, **FINDLING, SAMANTHA** for Dft.
 22SC184943 THE STATE OF GEORGIA vs. BLACKMON, LORIS JANA, **SCATES, MYCHAL** for Pltff., **GOUDY, IVORY N; MARKOWITZ, ELIZABETH** for Dft.
 23SC186012 THE STATE OF GEORGIA vs. HOUSTON, QUATREZ, **PENNINGTON, TIMOTHY S** for Pltff., **GOUDY, IVORY N** for Dft.
 23SC187441 THE STATE OF GEORGIA vs. CORTEZ, DELRICO, **MCCULLEY, KAREEM** for Pltff., **MACKE, CAMERON S.** for Dft.
 23SC187770 THE STATE OF GEORGIA vs. EZZARD, BRIAN LERON, **TURNER, ERICA** for Pltff., **STE-**

PHO, MELANIE CHRISTINE; WALKER, R. JOY for Dft. 23SC188173 THE STATE OF GEORGIA vs. TRUITT, DUANE, **MALKIN, BRADLEY ROBERT; SCATES, MYCHAL** for Pltff., **GOUDY, IVORY N** for Dft. 12/15/2023, 12/28/2023

STATE COURT OF FULTON COUNTY

CHIEF JUDGE
 Susan E. Edlein

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

MAGISTRATES
 J Lall

JUDGES
 Jerry Baxter
 E ORCA
 TBA TBA
 Eric Morrow

STATE COURT CALENDARS

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

JUDGE PORTER

CIVIL DIVISION
CIVIL DEFAULT CALENDAR
1/4/2024
11:30 AM
COURTROOM 2D

The following cases are scheduled for this Courts January 4, 2024, Default Calendar. There will be a Default calendar call on January 4, 2023, at 11:30 a.m. via Zoom before the Honorable Patsy Y. Porter. The Zoom Hearing information will be sent in a subsequent mailing and/or email. Please do not appear in person at the Courthouse. Attorneys appearing must be the attorneys trying the case or another attorney of record authorized to define the issues and enter into stipulations. Please review the calendar and inform the Staff Attorney of any corrections needed to the names of parties and associated counsel that will appear for the call of the calendar. All Parties are required to display their video during the Zoom session and to announce which case you are appearing for at the call of the calendar. Counsel and any pro se parties are directed to appear with all evidence and/or witnesses necessary to prove damages. Failure to appear at the calendar may result in dismissal of the action for want of prosecution. Please direct all inquiries preferably via email to this calendar to: Booker Washington, Staff Attorney 404 613-4350 or booker.washington@fultoncountygov.

tyga.gov. Parties must notify Booker at least 5 days before the hearing to request a court reporter. Failure to do so may result in no takedown. Further, if your matter is scheduled before 8:30am, you are required to bring your own court reporter. Dress appropriately: NO SHORTS, NO HATS, and NO HALTER TOPS AND NO PRINTED T-SHIRTS.

19EV004271 ESTATE OF GEORGE C. LYLE vs. CT WIRELESS WEST END, INC., **DUKES, ROBERT** for Pltff.
 22EV005435 ANGELA RUFFIN, AS ADMINISTRATOR OF THE ESTATE OF ROSALYN M. RUFFIN-ROBINSON, DECEASED vs. PEARSON THOMPSON, DEVONTE T., **HIGGINS, HAL F** for Pltff.
 23EV002418 JOHNSON PUGH, KATHEY vs. BROWNLEE, ANTONIE; BROWNLEE, KEYANDA QUITERA, **ELLIS, WILLIE C., JR.** for Pltff.
 23EV003215 MARINER FINANCE, LLC vs. HENDERSON, RAY A, JR., **HECHT, FREDERICK S** for Pltff.
 23EV003248 BALANCED BRIDGE FUNDING, LLC vs. SOUND OF YOUNG AMERICA, LLC, **VAN HORN, CHARLES HALE** for Pltff., **SOUND OF YOUNG AMERICA, LLC** for Dft.
 23EV004199 COLZIE, NEKEVIA vs. DOES 1-2, JANE; K&C INTERPRISES, LLC D/B/A 656 SPORTS BAR AND GRILLE; SENTER, CARLOS, **FELTON, EUGENE; JONES, ALEXANDRIA F; SEAY, QUINTON S** for Pltff. 12/11/2023, 12/28/2023, 01/04/2024

JUDGE PORTER
CIVIL DIVISION
CIVIL NO SERVICE CALENDAR
1/4/2024
9:30 AM
COURTROOM 2D

The following cases are scheduled for this Courts January 4, 2024, No Service/Scire Facias Calendar. There will be a No Service/Scire Facias calendar call on January 4, 2024, at 9:30 a.m. via Zoom before the Honorable Patsy Y. Porter. The Zoom Hearing information will be sent in a subsequent email or e-filed. Attorneys appearing must be the attorneys trying the case or another attorney of record authorized to define the issues and enter into stipulations. If this case appears on this calendar for No Service, the Plaintiff is hereby placed on notice that a failure to serve the Defendants with process prior to the call of the calendar may result in the action being dismissed without prejudice. If service of process has not been effected prior to the call of the calendar, the Plaintiff must be prepared to factually demonstrate at the status hearing due diligence in attempting service on the Defendants. Should the Court find that the Plaintiff has not adequately demonstrated due diligence in attempting to serve the Defendants, the case may be dismissed for want of prosecution. If this case is called in sua sponte by the Court for a hearing on a service issue, each side will be given five 5 minutes to argue their positions. If this case appears on this calendar for Scire Facias, movants are required to obtain personal service as to these matters and no continuances will be granted for the failure to obtain service except upon good cause. Failure to appear at the calendar will

result in dismissal of the action for want of prosecution. Please direct all inquiries to this calendar to: Booker Washington, Staff Attorney 404 613-4350 or booker.washington@fultoncountygov preferred. Parties must notify Booker at least 5 days before the hearing to request a court reporter. Failure to do so may result in no takedown. Further, if your matter is scheduled before 8:30am, you are required to bring your own court reporter. In addition, Parties must update the names of all Counsel who will appear at the calendar call.

23EV002566 AMERICAN EXPRESS NATIONAL BANK vs. VAN PHAM AKA VAN C PHAM, **CARR, COURTNEY E.; GARDNER, TARRA** for Pltff.
 23EV002612 LALA, ADETAYO vs. CORONA NAVA, NESTOR LUIS; ORTEGA, NESTOR, **HANSROTE, SHARON RODRIGUEZ** for Dft.
 23EV002635 PETERS, NEDRICK vs. BONNER, HENRY; URDANETA, KATRINA, **ROBINSON, SASHA** for Pltff.
 23EV002675 FOX, LITICIA vs. POWELL, BENNY, **PEARSON, ROMERO** for Pltff.
 23EV002704 VELOCITY INVESTMENTS, LLC ASSIGNEE OF UPSTART NETWORK, INC. vs. MONTILLA, EDGAR, **REAGIN, ROY D, JR.** for Pltff.
 23EV002740 LCS FINANCIAL SERVICES CORPORATION vs. EHLER, ANDREA, **TADDAY, CHERICE** for Pltff.
 23EV002757 THE LAW OFFICES OF FRANK A. LIGHTMAS JR., LLC vs. PAQUETTE, JAMES ADAM, **LIGHTMAS, FRANK A** for Pltff., **PAQUETTE, JAMES ADAM** for Dft.
 23EV002853 STATE FARM MUTUAL AUTOMOBILE INSURANCE CO. AS SUBROGEE OF SARA CLOUTIER vs. COGENCY GLOBAL INC. DBA GREASE MONKEY, **TOWNSEND, KESHIA** for Pltff.
 23EV002866 NAVY FEDERAL CREDIT UNION vs. BRIDGES, JAMES E, **WHITEMORE, DONALD J.** for Pltff.
 23EV002877 CDL TRAINING SERVICES vs. WILSON, DEMETRIA, **BROOKS, DOUGLAS LEON** for Pltff.
 23EV002957 CKS PRIME INVESTMENTS, LLC ASSIGNEE OF CONTINENTAL FINANCE COMPANY, LLC vs. JACKSON, CHARLIE M, JR., **REAGIN, ROY D, JR.** for Pltff.
 23EV002971 OTR CAPITAL, LLC vs. GILLION LOGISTICS LLC; GILLON A/K/A ANIYA GILLON, ANIYA NICOLE, **KAPLAN, BRYAN S; SADRI, AMIN, ESQUIRE** for Pltff.
 23EV003055 ELLIS, NICHOLAS vs. ALLEN, TOMORROW, **HARRIS, SANEDA W.; PHILLIPS, JOHNNY** for Pltff., **EDWARDS, TRENTON W** for Dft.
 23EV003092 TRUIST BANK vs. HARDIN, REBECCA JANINE; SKOLE, MICHAEL T, **PURVIX, RICHARD RYAN** for Pltff.
 23EV003122 ABSOLUTE RESOLUTIONS INVESTMENTS LLC, AS SUCCESSOR IN INTEREST TO US BANK NATION vs. LAMPODE, HAWK, **FLOYD, KYLE; GROEN, BRIAN L.; KWOFIE, ARABA A.** for Pltff.
 23EV003300 ALLSTATE VEHICLE & PROPERTY INSURANCE COMPANY FILE #: 2023-0109 vs. PROFESSIONAL MOVING & STORAGE, LLC, **LOCKLEY, RONALD J, ESQUIRE** for Pltff., **PROFESSIONAL MOVING & STORAGE, LLC** for Dft.
 23EV003406 VELOCITY INVESTMENTS, LLC ASSIGNEE OF UPSTART NETWORK, INC vs. PANJAPALLI VENUGOPAL, DIN KUMAR, **REAGIN,**

ROY D, JR. for Pltff. 23EV003422 VELOCITY INVESTMENTS, LLC ASSIGNEE OF UPSTART NETWORK, INC vs. TINGLE, LAUREN, **REAGIN, ROY D, JR.** for Pltff. 23EV003449 SPRING OAKS CAPITAL SPV, LLC vs. WILLIAMS, RAEKWON, **KEITH, CARLA T.** for Pltff. 23EV003496 CKS PRIME INVESTMENTS, LLC ASSIGNEE OF CONTINENTAL FINANCE COMPANY, LLC vs. MADDOX, YOLANDA, **REAGIN, ROY D, JR.** for Pltff. 23EV003563 AMERICAN EXPRESS NATIONAL BANK vs. KARASAKAL, ADAM, **KIRSCHENHEITER, MICHAEL** for Pltff. 23EV003601 SPRING OAKS CAPITAL SPV, LLC vs. KERSEY, GAVIN, **KEITH, CARLA T.** for Pltff. 23EV003698 AMUR EQUIPMENT FINANCE, INC. vs. NL TRANSPORTATION LLC; PIERRE, ROY S, **RACHELSON, BENJAMIN** for Pltff. 23EV003739 CKS PRIME INVESTMENTS, LLC ASSIGNEE OF CONTINENTAL FINANCE COMPANY LLC vs. LANGFORD, KENDRICK M, **REAGIN, ROY D, JR.** for Pltff. 23EV003756 AUTOVEST, L.L.C. A/A/O U.S. AUTO SALES, INC. vs. GATHERS, NATASHA MARTIN, **TADDAY, CHERICE** for Pltff. 23EV003857 THOMPSON, HOPE vs. JOHNSON, TANAYA N., **JACKSON, STEVEN J** for Pltff. 23EV003926 PRESSLEY, DANNY vs. WILLIAMS, ROOSEVELT, **PETROZAZA, ANTHONY J.** for Pltff. 12/11/2023, 12/28/2023, 01/04/2024

JUDGE MATHER

CRIMINAL DIVISION
PLEA & ARRAIGNMENT
1/4/2024
9:30 AM
COURTROOM 2E

The following cases have been scheduled for Plea and Arraignment before Judge John R. Mather. If you would like to waive arraignment, please call the Judicial Assistant, David Chamberlain, at 404 613-4110 or the Litigation Manager, Ronda Bolton, at 404 613-4356 no later than 4:00 p.m. three days prior to the calendar. Anyone wishing to discuss a possible resolution of your case with the State should contact Assistant Solicitor General, Sandra Wolfe at 404 612-4800 or email Sandra. wolfe@fultoncountygov. Defendants and Attorneys are to be present for the calendar unless they are specifically excused by the Court.

23CR000108G THE STATE OF GEORGIA vs. FALCONER, ANDREW
 23CR004133G THE STATE OF GEORGIA vs. COPPINGER, TAVVEAN, **HOWARD, DEREK** for Dft.
 23CR004266G THE STATE OF GEORGIA vs. WILLIAMS, JOSEPH, **WHITE, GEORGE THOMAS** for Dft.
 23CR004522G THE STATE OF GEORGIA vs. STEGER, ELIJAH
 23CR004533G THE STATE OF GEORGIA vs. BROWN, DEARLD, **COLEMAN, DARRYL** for Dft.
 23CR004542G THE STATE OF GEORGIA vs. CHAVEZ, DANIEL, **WHITE, GEORGE THOMAS** for Dft.
 23CR004545G THE STATE OF GEORGIA vs. EDDINS, CHRISTIAN, **COLEMAN, DARRYL** for Dft.
 23CR004566G THE STATE OF GEORGIA vs. SHABAZZ, BADEE
 23CR004567G THE STATE OF GEORGIA vs. CLARK, JAILYN IYANA
 23CR004747G THE STATE OF GEORGIA vs. PACHRICO-JOSE, EDGAR,

court information

COLEMAN, DARRYL for Dft.
23CR004837G THE STATE OF GEORGIA vs. TROTMAN, MALIK RASHAD
23CR004844G THE STATE OF GEORGIA vs. TABATABAEIPOUR, ARSHIA
23CR004854G THE STATE OF GEORGIA vs. PATTERSON, APRIL, **WHITE, GEORGE THOMAS** for Dft.
23CR004857G THE STATE OF GEORGIA vs. ROGERS, ROY
23CR004872G THE STATE OF GEORGIA vs. JULES, TERRY, **WHITE, GEORGE THOMAS** for Dft.
23CR004884G THE STATE OF GEORGIA vs. GILBERT, SANTANGELO, **WHITE, GEORGE THOMAS** for Dft.
23CR004953G THE STATE OF GEORGIA vs. DUDLEY, TALITHA
23CR004954G THE STATE OF GEORGIA vs. BELVIN, ASIANNA SADE
23CR004979G THE STATE OF GEORGIA vs. JOHNSON, LONDON
23CR005031G THE STATE OF GEORGIA vs. BABINEAUX, CORNDREA SHALIK
23CR005032G THE STATE OF GEORGIA vs. WASHINGTON, LAMONT V, **ROTHMAN, BRENDA** for Dft.
23CR005033G THE STATE OF GEORGIA vs. ALLEN, TYRELL
23CR005034G THE STATE OF GEORGIA vs. JAMES, PORSHA
23CR005038G THE STATE OF GEORGIA vs. WILLIS, ALEXUS
23CR005057G THE STATE OF GEORGIA vs. JACKSON, CAROLYN MARCHELLE
23CR005059G THE STATE OF GEORGIA vs. BECKHAM, QUANTRELL, **COLEMAN, DARRYL** for Dft.
23CR005063G THE STATE OF GEORGIA vs. THOMAS, BRIANI ALEXANDRA
23CR005132G THE STATE OF GEORGIA vs. DUROSINMI, SHERIFF, **WHITE, GEORGE THOMAS** for Dft.
23CR005219G THE STATE OF GEORGIA vs. DRISCOLL, TIA MARIE, **COLEMAN, DARRYL** for Dft.
23CR005227G THE STATE OF GEORGIA vs. BERRY, JAVONTAI JIQUAVIOUS
12/18/2023, 12/28/2023, 01/04/2024

JUDGE ROTH

CIVIL DIVISION
CIVIL JURY TRIAL CALENDAR
1/16/2024
9:00 AM
COURTROOM 3F

THE FOLLOWING CASES WILL BE TRIED DURING A THREE-WEEK TRIAL CALENDAR BEGINNING JANUARY 16, 2024, BEFORE THE HONORABLE JUDGE JAY ROTH, IN COURTROOM 3F. THIS IS A THREE-WEEK CALENDAR. TRIALS COMMENCE AT 9:00 AM. THERE WILL NOT BE A CALENDAR CALL. PARTIES NEED NOT APPEAR UNLESS CALLED BY THE COURT. CASES MAY NOT BE CALLED IN THE ORDER PUBLISHED. ALL CASES WILL REMAIN ON TWO-HOUR NOTICE. THE PARTIES MUST ADVISE THE COURT AS TO WHETHER MEDIATION HAS BEEN CONDUCTED. PARTIES MUST CONTACT STAFF ATTORNEY JEFFREY ABRAMS AT 404-613-4139 OR JEFFREY.ABRAMS@FULTONCOUNTYGA.GOV ADVISING THE EXPECTED LENGTH OF TRIAL AND TELEPHONE NUMBERS OF ALL PARTIES INVOLVED. IF DEFENDANT HAS A COUNTERCLAIM, DEFENDANT MUST GIVE A READY ANNOUNCEMENT IN THE SAME MANNER. FAILURE OF EITHER PARTY TO GIVE A READY ANNOUNCEMENT MAY RESULT

IN SANCTIONS. PARTIES MUST GIVE A READY ANNOUNCEMENT EVERY TIME THE CASE APPEARS ON THE CALENDAR. PARTIES MUST IMMEDIATELY NOTIFY THE COURT OF ANY PENDING MOTIONS EXCEPT IN LIMINE. PARTIES MUST REQUEST A COURT REPORTER AT LEAST 5 DAYS PRIOR TO TRIAL. FAILURE TO DO SO MAY RESULT IN NO TAKEDOWN. PARTIES MUST SUBMIT REQUESTS TO CHARGE LIMIT 15 EXCLUDING PATTERN CHARGES 10 DAYS PRIOR TO TRIAL. PARTIES MUST SUBMIT A CONSOLIDATED PRE-TRIAL ORDER 10 DAYS PRIOR TO TRIAL. THE PARTIES SHOULD SUBMIT COURTESY COPIES OF ALL PRE-TRIAL MATERIALS DIRECTLY TO THE JUDGES CHAMBERS. THIS INCLUDES 2 COPIES OF ALL EXHIBITS, MARKED. THE PARTIES WILL BE NOTIFIED BY THE COURT AS TO THE SPECIFIC TIME TO APPEAR.

17EV002568 MCCASKEY, ANDRENI-CA vs. ATLANTA PERINATAL ASSOCIATES, P.C.; DAVIS, JANET E., M.D.; EMORY CLINIC, INC.; EMORY HEALTHCARE NETWORK; EMORY HEALTHCARE, INC.; FREEMAN, JENNIFER C., M.D.; JANET E. DAVIS, M.D., P.C.; JENNIFER CORBITT FREEMAN, M.D., P.C.; NEUMAN, ALAN M., M.D.; PRESTIGE HEALTHCARE ATLANTA, LLC; PRESTIGE HEALTHCARE OBGYN, LLC; SIMMONS, LORENZA, M.D., **STONE, WILLIAM S; WEINSTEIN, LISA** for Pltff., **BAILEY, MICHAEL SCOTT; BANKS, GABE; BENDIN, TIMOTHY H.; BOMER, SPENCER A; CALLAGHAN, COLLEEN; FILIBERTO, CRYSTAL D.; GRIFFIN, SELETA; LADNER, BENJAMIN DAVID; MCGREW, WAYNE D., III.; MONYAK, ROBERT P.; PAYNE, ALAN J.; QUAN, EMILY H.; SABLIS, BAILEY B; STOCK, V. MICHELLE; TRIBBLE, TAYLOR; WEATHINGTON, PAUL E; WHEELER, GABRIELLA** for Dft.
18EV004573 ORIAL, AYLIN vs. GEORGIA RETINA, P.C. D/B/A GEORGIA RETINA; LAMPERT, SCOTT I., M.D.; WOODHAMS EYE CLINIC, P.C. D/B/A WOODHAMS EYE CLINIC; WOODHAMS LASER & LENS IMPLANT CENTER D/B/A WOODHAMS EYE CLINIC; WOODHAMS OPTICAL LLC D/B/A WOODHAMS EYE CLINIC; WOODHAMS, JOHN TREVOR, M.D., **TRASK, THOMAS DIXON** for Pltff., **ACREE, II, W. CLEVELAND; JOSEPH-ROPER, SHERLEY; MARTIN, ROLFE MILLAR; NELSON, ALPHONSIE** for Dft.
18EV004592 MOSE, KRYSTAL vs. AMA GODBY LLC; ROCO SIERRA TOWNHOMES LLC, **FOSTER, KEITH R** for Pltff.
18EV005616 ALLSTATE FIRE & CASUALTY INS. CO ASO JAMES ROSS IDDINGS vs. AMAYSING FATHER AND SONS TRUCKING LLC, **BOUTWELL, CANDACE M** for Pltff., **CRAWFORD, MIKE O; ESKRIDGE, KORI E** for Dft.
19EV004601 THARP, NATHAN vs. JACKSON, THEODORE; THEODORE JACKSON AS FULTON COUNTY SHERIFF, **VAN GELDEREN, LEON A.** for Pltff., **COLEMAN, JOHN H.; ROBERTS, ELIZABETH M** for Dft.
19EV005545 C&F FINANCE COMPANY vs. ZAYAS, TOPAZ, **RUSSO, ADAM S** for Pltff.
19EV006668 AYALA, ROSA M.; GARCIA PANTOJA, ARMANDO vs. GEORGIA CVS PHARMACY, LLC; HORIZON PLAZA, LLC; J.A.B.E. ENTERPRISES DBA FIELDS INVESTMENTS, **MCALEER, CHARLES** for Pltff., **EASON, LESLIE K.; JAMES, KAWANIA B; JONES, KENNETH**

D; KICKLIGHTER, KELSEY; KRAW-CHECK, JOHNATHAN TYLER; TRULOCK, BRIAN D; TRUONG, OLIVIA Y for Dft.
21EV002177 EVANS, RANDALL vs. BOLOTIN, LEONID; MUNGUIA, NICOLE, **LONG, ADAM H** for Pltff., **BOLOTIN, LEONID; DAITCH, ROBIN E.; KITCHENS, TYLER D.; WEINER, DENISE E** for Dft.
21EV003351 BECKHAM, CARMELITA vs. ABC CORPORATIONS 1-5; DOES 1-5, JOHN; EMPIRE CARE CENTERS, LLC; FULTON CENTER FOR REHABILITATION, LLC; GENESIS HEALTHCARE, INC; OSTROZYNSKI, MICHAEL; SUNBRIDGE RETIREMENT CARE ASSOCIATES, LLC DBA FOX GLOVE, **BALLARD, WILLIAM L.; KETNER, KEVIN M.; PENN, DAREN WADE** for Pltff., **ABC CORPORATIONS 1-5; AKINOSHO, SARAH E; DOES 1-5, JOHN; FOCIA, KAREN SMILEY; LANG, CHRISTIAN** for Dft.
21EV006234 BILLINGSLEA, SHEILA vs. TOLBERT, ROBERT, **RANDALL, ARON CODY** for Pltff., **BRENNAN, THOMAS E; TATE, CHAUNTE** for Dft.
21EV007091 HINTON, DANIEL A. vs. POSS, EMILY, **DIETRICK, PAUL A.** for Pltff., **TRAVIS, LAUREN** for Dft.
21EV007336 JACKSON, PHYLLIS vs. OGUNLEYE, OLUNGBENGA O.; OGUNLEYE, OLUWAKEMI, **TODD, JOSEPH M** for Pltff., **ALEXANDER, BRIAN** for Dft.
21EV007743 MCKINNON, ARLESTER vs. BALTACI, ENVER, **COTTON, JOHN C.** for Pltff., **CRUSER, ROBB; YODER, KRISTIN** for Dft.
22EV000131 REINKEMEYER, KRISTEN vs. WILLIAMS, MARESCHIA, **DEWOSKIN, DANIEL** for Pltff., **BRITT, ADRIAN** for Dft.
22EV000147 LUCENA, ZARAGOZO ORTIZ vs. DEKALB COUNTY BOARD OF COMMISSIONER; DOE, JOHN; GEORGIA DEPARTMENT OF TRANSPORTATION, **BAILEY, GREG T** for Pltff., **HAYTER, KRISTINE K** for Dft.
22EV000278 LAWRENCE, CHARITA vs. WESTBROOK, LAASTI, **FOSTER, KEITH, ESQUIRE** for Pltff.
22EV000342 TALBOT, DEANNE vs. HURST, JATERRA J; HURST, TERRI L, **DOWNEY, JASON, ESQUIRE** for Pltff., **BAKER, WILLIAM KENDALL, III.** for Dft.
22EV000370 TUBMAN, DEHCONTI vs. GARCIA, DULCE, **PARSONS, RICHARD L** for Pltff., **ALLEN, JANET; KUCZLER, DANIEL** for Dft.
22EV000494 MCNEIL, KENNETH vs. GOLD ROOM INC., **BANKS, GABE; WEAVER, SAM** for Pltff., **GOLD ROOM INC.; MARTIN, DEWAYNE N** for Dft.
22EV000521 STEWARD, CRYSTAL vs. WALKER, JOVON, **BEY, N JOHN, ESQUIRE** for Pltff., **BROWN, MICHAEL** for Dft.
22EV000564 LOUISIUS, ERICK, II. vs. LYLES, MARIAN, **HOFFER, MICHAEL D** for Pltff., **JOHNSON, ROBERT; LYLES, MARIAN** for Dft.
12/28/2023, 01/09/2024, 01/16/2024

GIA vs. ROVER, DAQUAN BILAL, **COOKE, TAMISHA** for Dft.
20DF003879H THE STATE OF GEORGIA vs. HORNSBY, ANGELO, **HORN-SBY-CULPEPPER, AVIS, ESQUIRE** for Dft.
20DF003947H THE STATE OF GEORGIA vs. HORNSBY, ANGELO, **HORN-SBY-CULPEPPER, AVIS, ESQUIRE** for Dft.
21CR005892H THE STATE OF GEORGIA vs. NUNN, DEANTHONY DESHON, **TODD, TAYLOR D.** for Pltff., **BERNE, STEVEN PAUL** for Dft.
21CR006324H THE STATE OF GEORGIA vs. WILSON, MATTHEW B
21CR006458H THE STATE OF GEORGIA vs. CARR, JEREMIE
21DF000431G THE STATE OF GEORGIA vs. BAIRD, ROBERT, **ANDERSON, MECCA** for Pltff., **ARM-STRONG, SARAH V** for Dft.
21DF003193H THE STATE OF GEORGIA vs. HERTZLER, JACOB, **CHILDRESS, SCOTT N G** for Dft.
21DF005358H THE STATE OF GEORGIA vs. SMITH, JAIMISON LADERIC, **ANDERSON, MECCA; TODD, TAYLOR D.** for Pltff.
22CR003903H THE STATE OF GEORGIA vs. ROBINSON, ASIA, **ARM-STRONG, SARAH V** for Dft.
22CR005627H THE STATE OF GEORGIA vs. WILSON, JOHNNY, **ARM-STRONG, SARAH V** for Dft.
22CR005785H THE STATE OF GEORGIA vs. ALLEE, NEIL, **ARMSTRONG, SARAH V** for Dft.
22CR006402H THE STATE OF GEORGIA vs. WASHINGTON, SHERISSA, **TODD, TAYLOR D.** for Pltff.
22CR006717H THE STATE OF GEORGIA vs. OCAMPO, KIMBERLY, **ARM-STRONG, SARAH V** for Dft.
22CR006778H THE STATE OF GEORGIA vs. THOMAS, DARELL LEWIS
22CR007014H THE STATE OF GEORGIA vs. CALHOUN, JOHNATHAN, **ARMSTRONG, SARAH V** for Dft.
22CR007305H THE STATE OF GEORGIA vs. PITTS, ROY, JR., **RAINES, MELVIN, II.** for Dft.
22CR007963H THE STATE OF GEORGIA vs. MASTERS, BRANDY, **TODD, TAYLOR D.** for Pltff., **SMITH, W SCOTT** for Dft.
22CR008002H THE STATE OF GEORGIA vs. THOMAS, VICKIE LAWAN, **COOKE, TAMISHA** for Dft.
22CR008493H THE STATE OF GEORGIA vs. MILLER, KARL, **STEIN, RAYMOND HAROLD** for Dft.
23CR000101H THE STATE OF GEORGIA vs. GORDON, DETRUS JAVONNIAN
23CR000164H THE STATE OF GEORGIA vs. RUSSELL, JONATHAN LAMAR, **COOKE, TAMISHA; KIM, JAE J** for Dft.
23CR000273H THE STATE OF GEORGIA vs. WILLIS, PHILLIP, **ARM-STRONG, SARAH V** for Dft.
23CR000422H THE STATE OF GEORGIA vs. ALLEN, ANTHON RENNARD, **COOKE, TAMISHA** for Dft.
23CR000461H THE STATE OF GEORGIA vs. WILLIAMS, RAVEN, **ARM-STRONG, SARAH V** for Dft.
23CR000537H THE STATE OF GEORGIA vs. RAHMING, JONATHAN HENRY, **MCLEOD, MAUREEN M** for Dft.
23CR000627H THE STATE OF GEORGIA vs. GRIGGS, MICHAEL, **ARM-STRONG, SARAH V** for Dft.
23CR000650H THE STATE OF GEORGIA vs. RAILL, BRAIN MICHAEL, **COOKE, TAMISHA** for Dft.
23CR000676H THE STATE OF GEORGIA vs. STROZIER, TEVIN, **COOKE, TAMISHA** for Dft.
23CR000746H THE STATE OF GEORGIA vs. SANDERS, ANNIE, **COOKE, TAMISHA** for Dft.
23CR000748H THE STATE OF GEORGIA vs. STROZIER, TEVIN, **COOKE, TAMISHA** for Dft.
23CR000789H THE STATE OF GEORGIA vs. FICKLIN, JAYDEN, **ARM-**

JUDGE TAILOR

CRIMINAL DIVISION
CRIMINAL JURY CALENDAR
CALL-AM
1/4/2024
9:30 AM
COURTROOM 3E

19CR002182H THE STATE OF GEORGIA vs. MASTERS, BRANDY J, **TODD, TAYLOR D.** for Pltff., **SMITH, W SCOTT** for Dft.
20CR001028H THE STATE OF GEORGIA vs. ROVER, DAQUAN BILAL, **COOKE, TAMISHA** for Dft.
20CR001416H THE STATE OF GEOR-

GIA vs. ROVER, DAQUAN BILAL, **COOKE, TAMISHA** for Dft.
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21DF000431G THE STATE OF GEORGIA vs. BAIRD, ROBERT, **ANDERSON, MECCA** for Pltff., **ARM-STRONG, SARAH V** for Dft.
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22CR005627H THE STATE OF GEORGIA vs. WILSON, JOHNNY, **ARM-STRONG, SARAH V** for Dft.
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22CR007963H THE STATE OF GEORGIA vs. MASTERS, BRANDY, **TODD, TAYLOR D.** for Pltff., **SMITH, W SCOTT** for Dft.
22CR008002H THE STATE OF GEORGIA vs. THOMAS, VICKIE LAWAN, **COOKE, TAMISHA** for Dft.
22CR008493H THE STATE OF GEORGIA vs. MILLER, KARL, **STEIN, RAYMOND HAROLD** for Dft.
23CR000101H THE STATE OF GEORGIA vs. GORDON, DETRUS JAVONNIAN
23CR000164H THE STATE OF GEORGIA vs. RUSSELL, JONATHAN LAMAR, **COOKE, TAMISHA; KIM, JAE J** for Dft.
23CR000273H THE STATE OF GEORGIA vs. WILLIS, PHILLIP, **ARM-STRONG, SARAH V** for Dft.
23CR000422H THE STATE OF GEORGIA vs. ALLEN, ANTHON RENNARD, **COOKE, TAMISHA** for Dft.
23CR000461H THE STATE OF GEORGIA vs. WILLIAMS, RAVEN, **ARM-STRONG, SARAH V** for Dft.
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23CR000650H THE STATE OF GEORGIA vs. RAILL, BRAIN MICHAEL, **COOKE, TAMISHA** for Dft.
23CR000676H THE STATE OF GEORGIA vs. STROZIER, TEVIN, **COOKE, TAMISHA** for Dft.
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23CR000748H THE STATE OF GEORGIA vs. STROZIER, TEVIN, **COOKE, TAMISHA** for Dft.
23CR000789H THE STATE OF GEORGIA vs. FICKLIN, JAYDEN, **ARM-**

STRONG, SARAH V for Dft.
23CR000987H THE STATE OF GEORGIA vs. ROBERTS, JOLETTA ERICA, **ARMSTRONG, SARAH V** for Dft.
23CR001009H THE STATE OF GEORGIA vs. BASHARU, GIDADO, **ARM-STRONG, SARAH V** for Dft.
23CR001041H THE STATE OF GEORGIA vs. BROWN, ADRIENE MARIE, **ARMSTRONG, SARAH V** for Dft.
23CR001070H THE STATE OF GEORGIA vs. THOMAS, DIRON, **CHAPMAN, CARL** for Dft.
23CR001111H THE STATE OF GEORGIA vs. BARROWS, ZANA K, **ARM-STRONG, SARAH V** for Dft.
23CR001168H THE STATE OF GEORGIA vs. GORDON, ROBERT, **COOKE, TAMISHA** for Dft.
23CR001233H THE STATE OF GEORGIA vs. WEST, JAMES
23CR001303H THE STATE OF GEORGIA vs. KING, MYLEA, **ARM-STRONG, SARAH V** for Dft.
23CR002163H THE STATE OF GEORGIA vs. GONZALEZ, STEVEN, **ARM-STRONG, SARAH V** for Dft.
23CR002765H THE STATE OF GEORGIA vs. BLISS, MCKENZIE NICOLE, **GRIGGS, MIYA Y.** for Dft.
23CR002963H THE STATE OF GEORGIA vs. JAMES, DEONSHAY, **ARM-STRONG, SARAH V** for Dft.
23CR003201H THE STATE OF GEORGIA vs. JONES, RASOOL, **ARM-STRONG, SARAH V** for Dft.
23CR003568H THE STATE OF GEORGIA vs. SPAULDING, FRANCES, **FISHER, KEVIN R.; STEEL, COLETTE RESNIK** for Dft.
23CR003595H THE STATE OF GEORGIA vs. JONES, SABRINA, **MCLEOD, MAUREEN M** for Dft.
23CR003863H THE STATE OF GEORGIA vs. CLARK, CONNOR, **ARM-STRONG, SARAH V** for Dft.
23CR003907H THE STATE OF GEORGIA vs. GILMORE-JOINER, AUSTIN, **ARMSTRONG, SARAH V** for Dft.
12/07/2023, 12/28/2023, 01/04/2024

JUDGE
TAILOR
CRIMINAL DIVISION
CRIMINAL JURY CALENDAR
CALL-PM
1/4/2024
1:30 PM
COURTROOM 3E

13CR400018 THE STATE OF GEORGIA vs. ALLEN, ATESHA R
16CR004522H THE STATE OF GEORGIA vs. BLACK, MALID
20CR003966H THE STATE OF GEORGIA vs. PARKS, MARIAH, **COOKE, TAMISHA** for Dft.
20DF001068G THE STATE OF GEORGIA vs. STARKS-CLARK, JUSTIN DENARD, **PORTER, BRANDY L.** for Dft.
22CR000610H THE STATE OF GEORGIA vs. COLVIN, SIMONETTA, **COOKE, TAMISHA** for Dft.
22CR001296H THE STATE OF GEORGIA vs. SCOTT, NARQUETTE ANDREW, **COOKE, TAMISHA** for Dft.
22CR003684H THE STATE OF GEORGIA vs. MEKHOUKH, PAUL, **MALOOF, WILLIAM MICHAEL, JR.** for Dft.
22CR003903H THE STATE OF GEORGIA vs. ROBINSON, ASIA, **ARM-STRONG, SARAH V** for Dft.
22CR004921H THE STATE OF GEORGIA vs. HARRIS, ERNEST, **COLLINS, JULIUS B.** for Dft.
22CR005904H THE STATE OF GEORGIA vs. BROYLES, KEVIN, **PALMER, AMANDA** for Dft.
22CR007053H THE STATE OF GEORGIA vs. HOSCH, QUAMARIUS DATERIUS, **ARMSTRONG, SARAH V** for Dft.
22CR007235H THE STATE OF GEORGIA vs. ABREU, KATHERINE MARIE, **HIRSH, D. MAX** for Dft.

22CR007273H THE STATE OF GEORGIA vs. CARRECKER, DWAYNE, **SMITH, W SCOTT** for Dft.
22CR007303H THE STATE OF GEORGIA vs. PELTS, JOSEPH BENEDICK, **GOODMAN, JUSTIN** for Dft.
22CR007305H THE STATE OF GEORGIA vs. PITTS, ROY, JR., **RAINES, MELVIN, II.** for Dft.
22CR007406H THE STATE OF GEORGIA vs. WITTINGHAM, ANGELICA TIARA, **BUTTERFIELD, TORRIS** for Dft.
22CR007441H THE STATE OF GEORGIA vs. GILLILAND, SHELTONIAN AMBROSE, **KIM, PHILIP** for Dft.
22CR007669H THE STATE OF GEORGIA vs. MITHRETEAB, BERHANE, **WALLER, JOHNNY C.** for Dft.
22CR007740H THE STATE OF GEORGIA vs. MILLS, BROCK MICHAEL, **ELLWANGER, MELANIE M** for Dft.
22CR007766H THE STATE OF GEORGIA vs. DIMAS-ACOSTA, RICARDO, **TODD, TAYLOR D.** for Pltff., **HOFFMAN, SARAH B; KASATKIN, NICK A** for Dft.
22CR007767H THE STATE OF GEORGIA vs. FITZ, CONTESSA DESNOY, **ARMSTRONG, SARAH V; KIM, JAE J** for Dft.
22CR007911H THE STATE OF GEORGIA vs. BICKEL, MICHELLE, **SAB-BAK, SADEER, ESQUIRE** for Dft.
22CR007952H THE STATE OF GEORGIA vs. ISKHAKOV, YURIY, **COOKE, TAMISHA; KIM, JAE J** for Dft.
22CR007976H THE STATE OF GEORGIA vs. KEITH, CHRISTOPHER, **COOKE, TAMISHA** for Dft.
22CR008096H THE STATE OF GEORGIA vs. COLLIER, CURT, **TODD, TAYLOR D.** for Pltff., **MCLEOD, MAUREEN M** for Dft.
22CR008123H THE STATE OF GEORGIA vs. PRICE, TRAVIS WAYNE, **HOWARD, BRYAN R** for Dft.
22CR008210H THE STATE OF GEORGIA vs. ARNOLD, EDDIE
22CR008224H THE STATE OF GEORGIA vs. DAWSON, TRAVIS, **COOKE, TAMISHA; KIM, JAE J** for Dft.
22CR008386H THE STATE OF GEORGIA vs. HOLMES, JASMINE, **TODD, TAYLOR D.** for Pltff., **MCKEEN, SHANE** for Dft.
22CR008483H THE STATE OF GEORGIA vs. COLON, JUANCARLOS
22CR008484H THE STATE OF GEORGIA vs. DA CUNHA, STELLA, **MCLEOD, MAUREEN M** for Dft.
22CR008575H THE STATE OF GEORGIA vs. MICKEL, LARRY, **ARM-STRONG, SARAH V; KIM, JAE J** for Dft.
22DF006414H THE STATE OF GEORGIA vs. POWERS, DARRY LEE, **WHITE, GEORGE THOMAS** for Dft.
23CR000445H THE STATE OF GEORGIA vs. BROCE, COURTNEY LAVAUGHNTE, **ARMSTRONG, SARAH V** for Dft.
23CR000537H THE STATE OF GEORGIA vs. RAHMING, JONATHAN HENRY, **MCLEOD, MAUREEN M** for Dft.
23CR000620H THE STATE OF GEORGIA vs. JONES, ANTOINE D, **DICKERSON, JEFFREY L** for Dft.
23CR001521H THE STATE OF GEORGIA vs. LITTLE, KAVARUS, **ARM-STRONG, SARAH V** for Dft.
23CR001706H THE STATE OF GEORGIA vs. CARTER, JAMECIA KESHEN-DRA, **COOKE, TAMISHA** for Dft.
23CR002955H THE STATE OF GEORGIA vs. GRANT, KEIRA, **ARM-STRONG, SARAH V** for Dft.
23CR004034H THE STATE OF GEORGIA vs. TYUS, SHAQUILLE, **COOKE, TAMISHA** for Dft.
23CR004097H THE STATE OF GEORGIA vs. JENKINS, MICHAEL, **DOUGLAS, CHUCK M.** for Dft.
23CR004119H THE STATE OF GEORGIA vs. MURES-WALLACE, PAUL A
23CR004145H THE STATE OF GEORGIA vs. LARA-MURILLO, JOSE, **ARMSTRONG, SARAH V** for Dft.
23CR004183H THE STATE OF GEOR-

court information

GIA vs. HERNANDEZ, OSCAR JAVIER, **ARMSTRONG, SARAH V** for Dft.
 23CR004210H THE STATE OF GEORGIA vs. JOHNSON, MICHAEL DON-TREL
 23CR004222H THE STATE OF GEORGIA vs. MACHVCA, PAULO, **BORGER, MAX L.** for Pltff., **GAETA, ZACHARY; GONZALEZ, ANDREA I.** for Dft.
 23CR004253H THE STATE OF GEORGIA vs. BUCHANAN, KRISTOPHER, **WALDMAN, RANDEE J** for Dft.
 23DF001844H THE STATE OF GEORGIA vs. WALKER, TORREY LENARD, **BORGER, MAX L.** for Pltff.
 23DF001849H THE STATE OF GEORGIA vs. RIDLEY, RANEESIA JACENTA, **BORGER, MAX L.** for Pltff., **KING, KIMANI** for Dft.
 23DF002789H THE STATE OF GEORGIA vs. BICKEL, MICHELLE, **BORGER, MAX L.** for Pltff., **SABBAK, SADEER, ESQUIRE** for Dft.
 12/07/2023, 12/28/2023, 01/04/2024

JUDGE ORCA

CRIMINAL DIVISION
ORCA FINAL PLEA
 1/4/2024
 1:30 PM
COURTROOM G33

17CR008980 THE STATE OF GEORGIA vs. WILLIS, ANDRE, **PARTRIDGE, DURANTE B** for Dft.
 20CR003114C THE STATE OF GEORGIA vs. MAKINS, TYLER, **ROTH-**

MAN, BRENDA; YEARGAN, JAMES L, JR. for Dft.
 20CR003674C THE STATE OF GEORGIA vs. CHEN, YANLING, **WILLIAMS, MIRACLE A.** for Pltff., **SCHNIPPER, DAVID M.** for Dft.
 20CR004592C THE STATE OF GEORGIA vs. JOHNSON, RACHEL DIANE, **ROSENHOOVER, SARAH, ESQUIRE** for Dft.
 21CR006728F THE STATE OF GEORGIA vs. SMOTHERS, BRICSON J, **ABT, E JAY** for Dft.
 21CR007478E THE STATE OF GEORGIA vs. HOOD, DEERUNSHUNAY, **WILLIAMS, MIRACLE A.** for Pltff., **WATSON-CAFFE, AYANNA ZAKIYA** for Dft.
 12/14/2023, 12/28/2023, 01/04/2024

JUDGE ORCA
CRIMINAL DIVISION
ORCA STATUS
 1/4/2024
 9:00 AM
COURTROOM G33

17CR009634G THE STATE OF GEORGIA vs. TANKS, DEANDRE, **ROSENHOOVER, SARAH, ESQUIRE** for Dft.
 19CR010129B THE STATE OF GEORGIA vs. HUNT, DOMINIQUE DANIELLE
 20CR000245B THE STATE OF GEORGIA vs. JACKSON, WALTER DANIEL
 20CR001134B THE STATE OF GEORGIA vs. SIAS, LESLIE
 20CR001312 THE STATE OF GEORGIA vs. BROWN, CORTEZ JAVANTE, **HADDAD, JUWAYN; THOMAS,**

BIONCA for Dft.
 20CR002947F THE STATE OF GEORGIA vs. RODRIQUEZ, JOANA
 20CR002996F THE STATE OF GEORGIA vs. JACKSON, DENNIS
 20CR003461F THE STATE OF GEORGIA vs. SUTTON, GEORGE EDWARD
 20CR003539B THE STATE OF GEORGIA vs. LAWSON, TERIAZ RAMONZ, **KING, KIMANI** for Dft.
 20CR004077F THE STATE OF GEORGIA vs. STEWART, NICHELLE
 20CR004080F THE STATE OF GEORGIA vs. PARSON, KRISTAL NICOLE
 20CR004251F THE STATE OF GEORGIA vs. GASTON, TEDDY DAE-QJUAN
 20CR004491J THE STATE OF GEORGIA vs. SMITH, KENDALL DARIUS, **COLEMAN, DARRYL** for Dft.
 21CR000022Y THE STATE OF GEORGIA vs. MACY, CALLIE GENTRY, **FRANCIS, MARSHA K.** for Pltff., **MAXWELL, KAYLEE E.** for Dft.
 21CR000104Y THE STATE OF GEORGIA vs. GRIFFIN, YVETTE B, **FRANCIS, MARSHA K.** for Pltff., **ROSENHOOVER, SARAH, ESQUIRE** for Dft.
 21CR000192J THE STATE OF GEORGIA vs. ADAMS, JACQUES CARDIN
 21CR000273J THE STATE OF GEORGIA vs. SMITH, KENDALL DARIUS, **COLEMAN, DARRYL** for Dft.
 21CR000422J THE STATE OF GEORGIA vs. MATTOCKS, DEON DEVANE, **MITCHELL, MARIAH S.; TUCKER, HEATHER E.** for Pltff., **HOWARD, DERRICK; MOSES, JAZMIN** for Dft.
 21CR000567Y THE STATE OF GEORGIA vs. GLYNN, ERIN M, **BIXON, MICHAEL D** for Dft.
 21CR000784J THE STATE OF GEOR-

GIA vs. CARDWELL, JEMILA LORETTA, **TUCKER, HEATHER E.** for Pltff.
 21CR000827C THE STATE OF GEORGIA vs. MOJICA, GIOVANNI A, **COLLINS, SEAN P** for Dft.
 21CR001006J THE STATE OF GEORGIA vs. OMOYOMA, ANDRE O, **SMITH, W SCOTT** for Pltff., **SMITH, W SCOTT** for Dft.
 21CR001446J THE STATE OF GEORGIA vs. WALLER, CYNTHIA MICHELLE, **MITCHELL, MARIAH S.** for Pltff., **MOSES, JAZMIN** for Dft.
 21CR001510Y THE STATE OF GEORGIA vs. GARCIA, JOSE LUIS, **FRANCIS, MARSHA K.; JAMES, WHENDA P.** for Pltff., **MAXWELL, KAYLEE E.; SAINTFLEX, CLARISSA** for Dft.
 21CR001565Y THE STATE OF GEORGIA vs. TURNIPSEED, MICHEAL, **SEGURA, JOSE I.** for Pltff., **SMITH, W SCOTT** for Dft.
 21CR001900J THE STATE OF GEORGIA vs. KONATA, LALORIA, **CREWS, AHMAD R.** for Dft.
 21CR001951J THE STATE OF GEORGIA vs. EDIKE, EDWIN ESEKA, **COLEMAN, DARRYL; DODYS, ANGELO** for Dft.
 21CR002040J THE STATE OF GEORGIA vs. CARTER, RODDRICK, **MOSES, JAZMIN** for Dft.
 21CR002155E THE STATE OF GEORGIA vs. COX, BRITTNEY, **COOK, KEITH HARRIS; HELLEN, CATRICE; HOAGUE, ELIZABETH; WOODBURY, ROSE** for Dft.
 21CR002194Y THE STATE OF GEORGIA vs. BROOKS, JEREMY JAMAL, **BRYANT, KENYA M; MURPHY, DENNIS J** for Dft.
 21CR002233B THE STATE OF GEORGIA vs. MORGAN, DEMARCUS,

BARTELS, PAUL E.; HELLEN, CATRICE for Dft.
 21CR002618J THE STATE OF GEORGIA vs. GADSDEN, GENEVA NICHO-LE
 21CR003946J THE STATE OF GEORGIA vs. MOYAO VEGA, JOSE CARLOS, **HIRSH, D. MAX** for Dft.
 21CR004731J THE STATE OF GEORGIA vs. HARRIS, TEVARIS TERRELL
 21CR004794Y THE STATE OF GEORGIA vs. NOLTON, RICO ANTAWN
 21CR005115J THE STATE OF GEORGIA vs. HARRIS, DEVANTE ANTONIO, **COLEMAN, DARRYL; DODYS, ANGELO** for Dft.
 21CR005129Y THE STATE OF GEORGIA vs. HERITIER, ERIC LEE, **WALDROP, ANGELA** for Pltff., **BERRY, KIMBERLY A** for Dft.
 21CR005215J THE STATE OF GEORGIA vs. MILLINER, APRIL CAMILLE, **MURPHY, JOSEPH CRAIG** for Dft.
 21CR005502Y THE STATE OF GEORGIA vs. MENARD, ZACHARY EDWARD, **BACHUS, BRITTANY E.; WALDROP, ANGELA** for Pltff., **SPIZMAN, JUSTIN I** for Dft.
 21CR005623Y THE STATE OF GEORGIA vs. BERCIK, RYAN, **WALDROP, ANGELA** for Pltff., **CLEAVER, CASEY A** for Dft.
 21CR006036J THE STATE OF GEORGIA vs. WILLINGHAM, VINCENT G
 21CR006154J THE STATE OF GEORGIA vs. CURRY, JAILON, **DEBROW, BARRY, JR.** for Dft.
 21CR006216J THE STATE OF GEORGIA vs. WARE-HOLLINS, LAKISHA, **MOSES, JAZMIN** for Dft.
 21CR006350J THE STATE OF GEORGIA vs. HOWELL, ASHLEY DANIELLE, **KIM, JUDY** for Dft.
 21CR006481Y THE STATE OF GEOR-

GIA vs. JOSEPH, KAVIDHA, **WALDROP, ANGELA** for Pltff., **BERRY, KIMBERLY A** for Dft.
 21CR006592J THE STATE OF GEORGIA vs. PAZ, EDWIN EDUARDO, **DELPORTE, LUC** for Dft.
 21CR006653J THE STATE OF GEORGIA vs. SPEIGHTS, ELEXANDER, **BAILEY, CHAUNCY O** for Dft.
 21CR006843J THE STATE OF GEORGIA vs. PILCHER, MARCUS CHAD, **COLEMAN, DARRYL; DODYS, ANGELO** for Dft.
 21CR006999J THE STATE OF GEORGIA vs. MCFARLAND, MARSHALL CODY, **WILLINGHAM, DAVID R** for Dft.
 21CR007196F THE STATE OF GEORGIA vs. HOUSTON, WHITNEY, **MCLEOD, MAUREEN M** for Dft.
 22CR001101J THE STATE OF GEORGIA vs. SMITH, KENDALL, **COLEMAN, DARRYL; DODYS, ANGELO** for Dft.
 22CR003146Y THE STATE OF GEORGIA vs. GOINS, JANINYHA, **WALDROP, ANGELA** for Pltff.
 12/14/2023, 12/28/2023, 01/04/2024

JUDGE ORCA
CRIMINAL DIVISION
ORCA-SHOW CAUSE
 1/4/2024
 1:30 PM
COURTROOM G33

20CR001564C THE STATE OF GEORGIA vs. ROYALSTON, KELSEA SHEMIKA, **LEWIS, CRAIL A.** for Dft.
 12/14/2023, 12/28/2023, 01/04/2024

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Quiet Title
Condemnation and Petition
Seizure and Forfeiture
Marshals Sale
Public Auction - Auto
Public Auction - Other
Judicial Sale - Real Property
Judicial Sale - Other Property
Miscellaneous Property

BUSINESS

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

GOVERNMENT NOTICES

Bond Validation
Invitation to Bid
Public Hearing
Misc. Government Notices

INDIVIDUAL

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

PROBATE

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

Rates

Notice of Intent To Incorporate.....	\$40.00
Articles of Amendment.....	\$40.00
Articles of Merger.....	\$40.00
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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
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Email
dailyreport@alm.com

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

Che' Alexander
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

State of Georgia, County of Fulton
Under and by virtue of the Power of Sale contained in a Security Deed given by **Devon Paul Lambert** to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corp. (the Secured Creditor), dated July 25, 2022, and Recorded on July 25, 2022 as Book No. 65962 and Page No. 150, Fulton County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$435,958.00, with interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC d/b/a Mr. Cooper 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 Court-house within **the legal hours of sale on the first Tuesday in January, 2024**, the following described property:

All that tract or parcel of land lying and being in Land Lots 159 and 162 of the 14th District originally Henry, now Fulton County, Georgia, and being Lot 5, Block 183 of the College Park Land Company Property Sub-division, according to the revised survey by O.F Kauffman, C.E., made in 1905, and being more particular described as follows:

Beginning on the South side of Mercer Avenue at a point 190 feet west of the southwest corner of Mercer Avenue and Reid Street; running thence west along the south side of Mercer Avenue, 95 feet to the east line of Lot 7 of said block and subdivision; thence south along the east line of said Lot 7, 205 feet to the north line of Lot 6 of said block and subdivision; thence east along the north line of said Lot 6, 95 feet to the west line of Lot 3 of said block and subdivision; thence north along the west line of said Lot 3, 205 feet to the point of beginning.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 35662, Page 71, Fulton County, Georgia Records.
Tax ID: 14-0159-0001-025-6

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). Nationstar Mortgage, LLC d/b/a Mr. Cooper holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, LLC d/b/a Mr. Cooper 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, Nationstar Mortgage, LLC d/b/a Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067.

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 **1804 MERCER AVENUE, ATLANTA, GA 30337** is/are: Devon Paul Lambert and Brittany Atkinson 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".

Nationstar Mortgage, LLC d/b/a Mr. Cooper
as Attorney in Fact for
Devon Paul Lambert.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-57469

NOTICE OF FORECLOSURE SALE UNDER POWER

FULTON COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by **Funke Olayinka Otti to Athas Capital Group, Inc.** dated October 11, 2019 and recorded on November 19, 2019 in Deed **Book 60827, Page 327**, Fulton County, Georgia Records, and later assigned to Residential Mortgage Loan Trust II, by US Bank National Association, not in its individual capacity but solely as Legal Title Trustee by Assignment of Security Deed recorded on May 12, 2020 in Deed Book 61578, Page 132, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Four Hundred Fifty-Five Thousand And 00/100 Dollars (**\$455,000.00**), 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, within the legal hours of sale on **January 2, 2024** the following described property:

All that tract or parcel of land lying and being in Land Lot 65 of the 17th District of Fulton County, Georgia, being part of Lots 16 of Wieuca Overlook and more particularly described as follows:

To arrive at the true point of beginning, commence at a point located on the Southwesterly right-of-way line of Wieuca Road, 945.0 feet Northwesterly as measured along the Southwesterly right-of-way line of Wieuca Road, from the point formed by the Intersection of the Southwesterly right-of-way line of Wieuca Road and the South line of Land Lot 65; thence South 42 degrees 15 minutes 00 seconds West 103.50 feet to a point; thence North 47 degrees 33 minutes 11 seconds West, 114.25 feet to an iron pin found and the True Point of Beginning; thence South 46 degrees 27 minutes 37 seconds West 125.10 feet to an iron pin found on the Northerly side of the cul-de-sac of Wieuca Overlook; thence along the curvature of Wieuca Overlook along the arc of a curve to the left an arc distance of 42.75 feet to an iron pin found (said arc being subtended by a chord bearing North 80 degrees 08 minutes 37 seconds West and having a distance of 39.99 feet); thence leaving said cul-de-sac North 22 degrees 07 minutes 35 seconds East, 47.02 feet to an iron pin found; thence North 44 degrees 18 minutes 48 seconds West, 42.69 feet to an iron pin found; thence North 67 degrees 36 minutes 26 seconds East, 8.62 feet to an iron

pin found; thence North 42 degrees 42 minutes 16 seconds East, 66.44 feet to an iron pin found; thence North 39 degrees 21 minutes 50 seconds East 25.62 feet to an iron pin found; thence South 47 degrees 33 minutes 11 seconds East, 98.81 feet to an iron pin found and the true point of beginning; being 0.2507 acres, as shown and delineated on a plat of survey prepared for R. Walter Ashmore, Ann S. Ashmore and Chicago Title Insurance Company, prepared by J.A. Evans Surveying Co., Inc. and bearing the seal and certification of James A. Evans, Jr., GRLS No. 2167, dated August 7, 2007, more particularly shown in Plat Book 150, Page 80. Being improved property known as 4217 Wieuca Overtook according to the present system of numbering houses in the City of Atlanta, Fulton County, Georgia.

APN: 17 0065 0012 012 7
Property address: **4217 Wieuca Overlook NE, Atlanta, GA 30342**
Tax ID #: 17-0065-0012-012-7

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

Your mortgage servicer, BSI Financial Services, as servicer for Residential Mortgage Loan Trust II, by US Bank National Association, not in its individual capacity but solely as Legal Title Trustee, can be contacted at 1-866-581-4514 or by writing to 314 S. Franklin Street, Titusville, PA 16354, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are Funke Olayinka Otti or tenant(s); and said property is more commonly known as **4217 Wieuca Overlook NE, Atlanta, GA 30342**.

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.

Residential Mortgage Loan Trust II, by US Bank National Association, not in its individual capacity but solely as Legal Title Trustee
as Attorney in Fact for
Funke Olayinka Otti

McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2022-00528-2
#0000697630:12/08-1AS
#0000698658:12/15-3AS

NOTICE OF FORECLOSURE SALE UNDER POWER

FULTON COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a

Security Deed given by **Aikeem Hunter** to **Mortgage Electronic Registration Systems, Inc.** As Grantee, As nominee for Broker Solutions, Inc. dba New American Funding, dated October 12, 2017, and recorded in Deed Book **58073, Page 391**, Fulton County, Georgia Records, as last transferred to PHH Mortgage Corporation by assignment recorded on March 20, 2020 in Book 61348 Page 147 in the Office of the Clerk of Superior Court of Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Thirty-Two Thousand Eight Hundred and 0/100 dollars (**\$232,800.00**), 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, within the legal hours of sale on **January 2, 2024**, the following described property:

All that tract or parcel of land lying and being in Land Lot 84 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Condominium Unit 2 of Swift & Co. Lofts Condominium, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Swift & Co. Lofts Condominium, recorded in Deed Book 38065, Page 450, et seq., Fulton County, Georgia Records, as may be amended, together with all right, title and interest in the Common Elements as set forth in said Declaration.

This conveyance is made subject to the Declaration and all matters referenced therein. all matters shown on the Plat recorded in Condominium Plat Book 16, Pages 195-198, Fulton County, Georgia records, as may be amended, and the Floor Plans recorded in Condominium Floor Plan Book 29, Pages 236-255, aforesaid records, as maybe amended.

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthington Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Aikeem Hunter or tenant(s); and said property is more commonly known as **244 Peters St#2 SW, Atlanta, GA 30313**.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

PHH Mortgage Corporation
as Attorney in Fact for
Aikeem Hunter.

Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 21-05389
#0000696702:12/06-4AS

NOTICE OF FORECLOSURE SALE UNDER POWER

FULTON COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Paula Fisher to Mortgage Electronic Registration Systems, Inc.**, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, dated October 15, 2020, and recorded in Deed Book **62464, Page 255**, Fulton County, Georgia Records, as last transferred to Everett Financial Inc., dba Supreme Lending by assignment recorded on September 11, 2023 in Book 67169 Page 69 in the Office of the Clerk of Superior Court of Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Five Hundred Ten Thousand Four Hundred and 0/100 dollars (**\$510,400.00**), 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, within the legal hours of sale on **January 2, 2024**, the following described property:

All that tract or parcel of land lying and being in Land Lot 613 of the 2nd District, 2nd Section of Fulton County, Georgia, being Lot 29, POD M, Phase 1, Crooked Creek, as per Plat recorded at Plat Book 202, Pages 19 through 21, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof.

Parcel ID: 22-5370-0613-133-3

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Supreme Lending they can be contacted at 866.219.0032 for Loss Mitigation Dept, or by writing to 14801 Quorum Drive, Suite 300, Dallas, Texas 75254, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Paula Fisher or tenant(s); and said property is more commonly known as **305 Eagles Pass, Alpharetta, GA 30004**.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Everett Financial Inc., dba Supreme Lending
as Attorney in Fact for
Paula Fisher.

Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 23-11669
#0000696807:12/06-4AS

NOTICE OF FORECLOSURE SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Residential Adversities, L.L.C.** to BP Fast Lending, LLC, dated November 21, 2022, recorded in Deed Book 66396, at Page 502, in the Office of the Clerk of Superior Court of Fulton County, Georgia Records, conveying the after-described real property to secure a Note in the original principal amount of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00), as modified by that certain Note and Deed to Secure Debt Modification Agreement dated September 1, 2023, recorded in Deed Book 67191, at Page 688, in the Office of the Clerk of Superior Court of Fulton County, Georgia Records, conveying the after-described real property to secure a Note in the new principal amount of Two Hundred Forty-Eight Thousand Two Hundred Seventy-One and 00/100 Dollars (\$248,271.00) with interest thereon at the rate as set forth therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door of Fulton County, Georgia within the legal hours of sale on the first Tuesday of January being **JANUARY 2ND, 2024**, the following described real property (the "Property"):

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING in Land Lot 180 of the 9th FF District (formerly Fayette) now Fulton County, Georgia, and being Lots 60 and 61, Unit II, Somerled Subdivision, as per plat recorded in Plat Book 96, Page 64, Fulton County, Records, the same being incorporated by reference herein and made a part of hereof by reference.
TOGETHER WITH: ALL THAT TRACT OR PARCEL OF

LAND LYING AND BEING in Land Lot 180 of the 9th FF District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located 381.8 feet northerly along the westerly side of Ridge Road, as measured from Somerlane Trail; thence westerly 444.5 feet to an iron pin; thence southerly 100 feet to a point; thence easterly approximately 436 feet to a point on Ridge Road; thence northerly 100.4 feet to the POINT OF BEGINNING; this being the northerly half of a two acre tract as surveyed by Eston Pendley and Associates, Inc. dated Oct. 13, 1980; said tract has a gas line easement across the western portion.

TOGETHER WITH: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 180 of the 9th FF District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located 181 feet north of Somerlane Trail as measured along the westerly side of Ridge Road; thence 13 feet easterly to an iron pin; thence northerly 100.4 feet to a point; thence westerly 436 feet more or less to a point; thence southerly 100 feet to an iron pin; thence easterly 413.7 feet to a point and the POINT OF BEGINNING; said property contains one acre, more or less, subject to a gas line easement across the western end of the property.

The above-described tracts of land, combined, being improved property known as No. 5380 Somerlane Trail, SW according to the present numbering of houses in Fulton County, Georgia.

TAX ID 09F-3703-0180-024-1

TOGETHER WITH all the improvements and fixtures now erected on or affixed to the Property, and all easements, rights, appurtenances, and rents, all of which shall be deemed to be and remain a part of the Property.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt.

The debt remaining in default, this sale will be made for paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given).

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 and 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, (e) Security Deed recorded in Deed Book 64051, Page 177, Fulton County, Georgia Records and any deeds to secure debt that are superior to the above referenced Deed to Secure Debt, and (f) 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, and/or covenants.

BP Fast Lending, LLC is the secured creditor under the Deed to Secure Debt and loan being foreclosed.

The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Deed to Secure Debt and associated notes on behalf of BP Fast Lending, LLC:
Flint, Connolly & Walker LLP
(770) 720-4411
131 East Main Street
Attn: David L. Walker, Jr.
Canton, GA 30114

BP Fast Lending, LLC is not required by law to negotiate, amend, or modify the terms of the loan or mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Property is Residential Adversities, L.L.C. or a tenant or tenants, and said Property is more commonly known as **5380 Somerlane Trail, College Park, Georgia 30349**.

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 Deed to Secure Debt.

The undersigned will execute a Deed Under Power to the purchaser as authorized by the aforementioned Deed to Secure Debt.

Pursuant to O.C.G.A. Â§ 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 two preceding paragraphs.

Present holder of said Deed to Secure Debt,
FLINT, CONNOLLY, & WALKER, LLP
As Attorney-In-Fact for
BP Fast Lending, LLC

DAVID L. WALKER, JR.
Georgia State Bar No. 731663
131 E. Main Street
Canton, Georgia 30114
(770) 720-4411
dwalker@fcwlawfirm.com

NOTICE OF FORECLOSURE SALE UNDER POWER

STATE OF GEORGIA

FULTON COUNTY

Under and by virtue of the Power of Sale contained in the following instrument (the "Deed to Secure Debt"): Deed to Secure Debt, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated September 23, 2022 by **NEWPORT 160 PEACHTREE STREET, L.P.**, a Delaware limited partnership and **NEWPORT 172 PEACHTREE STREET, L.P.**, a Delaware limited partnership (individually and collectively, "Grantor"), in favor of TRED III, LLC, a Delaware limited liability company, as recorded in the Office of the Clerk of Superior Court of Fulton County, Georgia (the "Recording Office") on September 27, 2022 at Deed Book 66176, Page 310; as modified by that certain Real Estate Loan Documents Modification Agreement dated October 24, 2022 as recorded in the Recording Office on October 26, 2022 at Deed Book 66264, Page 135; as further modified by that certain Second Real Estate

Loan Documents Modification Agreement dated December 30, 2022 as recorded in the Recording Office on December 30, 2022 at Deed Book 66439, Page 213, as assigned by TRED III, LLC, a Delaware limited liability company to TRE ATL III, LLC, a Delaware limited liability company by Assignment of Deed to Secure Debt, Assignment of Assignment of Leases and Rents and Assignment of Loan Documents recorded in the Recording Office on October 31, 2023 at Deed Book 67315, Page 575, as further assigned by TRE ATL III, LLC, a Delaware limited liability company to SODO BLOCK C AND D LENDER, LLC, a Georgia limited liability company by assignment of deed to secure debt, assignment of assignment of leases and rents and assignment of loan documents recorded in the Recording Office,

collectively conveying the after-described real property to secure that certain Second Amended and Restated Promissory Note dated December 30, 2022, in the original principal amount of Ten Million Five Hundred Eighty-Five Thousand and No/100 Dollars (\$10,585,000.00) (the "Note"), with interest thereon at the rate as set forth therein,

SODO BLOCK C AND D LENDER, LLC being the current owner and holder of the Note, there will be a sale at public outcry to the highest bidder for cash before the courthouse door of Fulton County, Georgia within the legal hours of sale on January 2, 2024 (being the first Tuesday of said month), the following described property (the "Property"):

Tract 1 (portion of **146-148 Peachtree Street SW, Atlanta, GA 30303**):

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a nail set at the intersection of the southeasterly right-of-way line of Peachtree Street (formerly known as Whitehall street and being an apparent 60-foot right-of-way) and the northeasterly right-of-way line of Trinity Avenue (being an apparent 60-foot right-of-way); thence along said southeasterly right-of-way line of Peachtree Street North 34 degrees 06 minutes 33 seconds East, a distance of 27.00 feet to a nail set; said point being the TRUE POINT OF BEGINNING; thence North 34 degrees 15 minutes 03 seconds East, a distance of 73.50 feet to a 1/2-inch rebar found; thence North 33 degrees 28 minutes 32 seconds East, a distance of 75.31 feet to a 1/2-inch rebar found; thence North 34 degrees 32 minutes 41 seconds East, a distance of 24.90 feet to a nail set; thence North 34 degrees 35 minutes 21 seconds East, a distance of 64.00 feet to a nail found; thence departing said right-of-way line South 55 degrees 55 minutes 10 second East, a distance of 94.96 feet to a nail found; thence South 55 degrees 52 minutes 29 seconds East, a distance of 10.23 feet to a nail found; thence South 55 degrees 52 minutes 29 seconds East, a distance of 49.89 feet to a nail found; thence South 34 degrees 36 minutes 22 seconds West, a distance of 14.22 feet to a nail found; thence South 56 degrees 14 minutes 13 seconds East, a distance of 34.61 feet to a 1/2-inch rebar found; thence South 39 degrees 49 minutes 02 seconds West, a distance of 22.84 feet to a nail found; thence South 34 degrees 38 minutes 01 seconds West, a distance of 28.09 feet to a nail found at the northeasterly end of an alley; thence North 55 degrees 40 minutes 59 seconds West, a distance of 11.67 feet to a nail set at the northwesterly end of said alley; thence along the northwesterly side of said alley South 34 degrees 31 minutes 02 seconds West, a distance of 24.86 feet to a 1/2-inch rebar found; thence South 34 degrees 46 minutes 24 seconds West, a distance of 42.14 feet to a 1/2-inch rebar found; thence South 32 degrees 14 minutes 25 seconds West, a distance of 49.49 feet to a nail found; thence departing said alley North 55 degrees 54 minutes 39 seconds West, a distance of 86.81 feet to a nail found; thence South 33 degrees 22 minutes 31 seconds West, a distance of 24.94 feet to a nail found; thence South 56 degrees 00 minutes 18 seconds East, a distance of 11.00 feet to a point; thence South 34 degrees 07 minutes 18 seconds West, a distance of 73.57 feet to a point; thence North 55 degrees 52 minutes 03 seconds West, a distance of 101.22 feet to a nail set, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.962 Acres. Also depicted as Tract 1 on that ALTA/NSPS Land Title Survey prepared by Jonathan E. Moeller GA RLS 3345 dated January 13, 2022 and last revised March 15, 2022 as Job No. 20217272.

Tract 2 (**172 Peachtree Street SW, Atlanta, GA 30303**):

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows: BEGINNING at a nail set at the intersection of the southeasterly right-of-way line of Peachtree Street (formerly known as Whitehall street and being an apparent 60-foot right-of-way) and the northeasterly right-of-way line of Trinity Avenue (being an apparent 60-foot right-of-way); thence along said southeasterly right-of-way line of Peachtree Street North 34 degrees 06 minutes 33 seconds East, a distance of 27.00 feet to a nail set; thence departing said right-of-way line South 55 degrees 52 minutes 03 seconds East, a distance of 101.22 feet to a point; thence South 34 degrees 06 minutes 34 seconds West, a distance of 27.10 feet to a nail set on the northeasterly right-of-way line of Trinity Avenue; thence along said right-of-way line North 55 degrees 48 minutes 39 seconds West, a distance of 101.22 feet to a nail set, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.063 Acres.

Also depicted as Tract 2 on that ALTA/NSPS Land Title Survey prepared by Jonathan E. Moeller GA RLS 3345 dated January 13, 2022 and last revised March 15, 2022 as Job No. 20217272.

Tract 3 (portion of **146-148 Peachtree Street SW, Atlanta, GA 30303**):

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a nail set at the intersection of the Southeasterly right-of-way line of Peachtree Street (formerly known as Whitehall street and being an apparent 60-foot right-of-way) and the Northeasterly right-of-way line of Trinity Avenue (being an apparent 60-foot right-of-way); thence along said Southeasterly right-of-way line of Peachtree Street North 34 degrees 06 minutes 33 seconds East, a distance of 27.00 feet to a nail set;

thence North 34 degrees 15 minutes 03 seconds East, a distance of 73.50 feet to a 1/2-inch rebar found; thence North 33 degrees 28 minutes 32 seconds East, a distance of 75.31 feet to a 1/2-inch rebar found; thence North 34 degrees 32 minutes 41 seconds East, a distance of 42.00 feet to a nail set; thence North 34 degrees 32 minutes 41 seconds East, a distance of 24.90 feet to a nail set; thence North 34 degrees 35 minutes 21 seconds East, a distance of 64.00 feet to a nail found; thence departing said right-of-way line South 55 degrees 55 minutes 10 seconds East, a distance of 94.96 feet to a nail found; thence South 55 degrees 52 minutes 29 seconds East, a distance of 10.23 feet to a nail found; thence South 55 degrees 52 minutes 29 seconds East, a distance of 49.89 feet to a nail found; thence South 34 degrees 36 minutes 22 seconds West, a distance of 14.22 feet to a nail found; thence South 56 degrees 14 minutes 13 seconds East, a distance of 34.61 feet to a 1/2-inch rebar found; thence South 39 degrees 49 minutes 02 seconds West, a distance of 22.84 feet to a nail found; thence South 34 degrees 38 minutes 01 seconds West, a distance of 28.09 feet to a nail found at the Northeasterly end of an alley, said point being the TRUE POINT OF BEGINNING; thence along Southeasterly side of said alley South 35 degrees 57 minutes 54 seconds West, a distance of 35.80 feet to a nail found; thence South 33 degrees 56 minutes 13 seconds West, a distance of 80.64 feet to a nail set; thence North 55 degrees 54 minutes 39 seconds West, a distance of 9.80 feet to a nail found on the Northwesterly side of said alley; thence along said northwesterly side of the alley North 32 degrees 14 minutes 25 seconds East, a distance of 49.49 feet to a 1/2-inch rebar found; thence North 34 degrees 46 minutes 24 seconds East, a distance of 42.14 feet to a 1/2-inch rebar found; thence North 34 degrees 31 minutes 02 seconds East, a distance of 24.86 feet to a nail set, thence South 55 degrees 40 minutes 59 seconds East, a distance of 11.67 feet to a nail found, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.029 Acres.

Also depicted as Tract 3 on that ALTA/NSPS Land Title Survey prepared by Jonathan E. Moeller GA RLS 3345 dated January 13, 2022 and last revised March 15, 2022 as Job No. 20217272.

TOGETHER WITH all the improvements and fixtures now erected on or affixed to the Property, and all easements, rights, appurtenances, and rents, all of which shall be deemed to be and remain a part of the Property, and all other property of Grantor more specifically described in the Deed to Secure Debt.

The debt secured by said Deed to Secure Debt has been and is hereby declared due and payable because of default under the terms of the Note and the Deed to Secure Debt, including, but not limited to, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt.

The debt remaining in default, this sale will be made for paying the same, accrued interest, all expenses of this sale, and all other payments provided for under the Deed to Secure Debt, as provided in the Deed to Secure Debt and by law, including attorneys' fees (the statutory notice of intent to collect attorneys' fees having been given).

To the best knowledge and belief of undersigned, the parties in possession of the Property are the Grantor described in the Deed to Secure Debt or a tenant or tenants or said Grantor.

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 and 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) 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, and/or covenants.

SODO BLOCK C AND D LENDER, LLC, a Georgia limited liability company is the secured creditor under the Deed to Secure Debt and loan being foreclosed.

Notice to Grantor as required by O.C.G.A. § 44-14-162.2 has been given. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Deed to Secure Debt and associated notes on behalf of SODO BLOCK C AND D LENDER, LLC:

SODO BLOCK C AND D LENDER, LLC
3423 Piedmont Road
Atlanta, GA 30305
Attention: Jon Birdsong
Phone: (404) 500-8937?

SODO BLOCK C AND D LENDER, LLC can be contacted through the following representative: Jon Birdsong at (404) 500-8937.?

SODO BLOCK C AND D LENDER, LLC is not required by law to negotiate, amend, or modify the terms of the loan or deed to secure debt.

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 Deed to Secure Debt.

Present holder of said Deed to Secure Debt,
SODO BLOCK C AND D LENDER, LLC,
As Attorney-In-Fact for

**NEWPORT 160 PEACHTREE STREET, L.P. and
NEWPORT 172 PEACHTREE STREET, L.P.**

By its attorneys:
ALSTON & BIRD LLP
Eric J. Berardi, Esq.
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
404-881-7863

NOTICE OF SALE UNDER POWER

By virtue of Power of Sale contained in the Deed to Secure Debt (the "Security Deed") from **Rare Opportunity Investment Brokers, LLC** ("Grantor") to **Winston Holdings, LLC** ("Grantee"), dated December 11, 2020, recorded in Deed Book **62885, page 238,**

Fulton County, Georgia Records, said Security Deed being given to secure a note of even date therewith in the original principal amount of Fifty-Six Thousand and 00/100 Dollars (\$56,000.00), with interest from the date thereof at the rate specified therein (the "Note"), together with any and all other indebtedness owing the Grantor to Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton County, Georgia, within the legal hours of sale **on the first Tuesday in January, 2024**, the following described property:

All that tract or parcel of land lying and being in Land Lot 39 of the 14th District, Fulton County, Georgia, being known as Lot 12 and part of Lot 11, JJ Pooles Estates, as per plat recorded in Plat Book 12, page 200, Fulton County, Georgia records, and being more particularly described as follows:

Beginning at an iron pin found at the southeast corner of the intersection of Troy Street and Fremont Street, thence running easterly along the southerly right of way line of Troy Street 70 feet to an iron pin found; thence southerly 145 feet to an iron pin found; thence westerly 70 feet to an iron pin located on the easterly right of way line of Fremont Street; thence running northerly along the easterly right of way line of Fremont Street 145 feet to the iron pin found at the southeast corner of Troy Street and Fremont Steet and the point of beginning.

**329 Troy Street SE
Atlanta, GA 30315
Tax Parcel Nos.: 14 -0039-0005-056-3**

The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of said Note and Security Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, accrued interest and expenses for the sale and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been given as provided by law; and the remainder, if any, shall be applied as provided by law.

Said property will be sold as the property of Debtor subject to all unpaid real estate ad valorem taxes and governmental assessments and to all prior restrictions, rights-of-way, and easements of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented by the Grantee.

Winston Holdings, LLC
Attorney in Fact for
**Rare Opportunity Investment
Brokers, LLC**

WILLIAM E. BRUMBY, II
4-B Lenox Pointe NE
Atlanta, GA 30324
404.783.0957
Bill@BrumbyLaw.com

THIS FIRM IS ACTING AS A DEBT COLLECTOR IN THIS MATTER. ANY INFORMATION OBTAINED WILL BE USED FOR THE PURPOSES OF COLLECTING SAID DEBT.
#0000697299:12/08-4AS

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA,
COUNTY OF Fulton

Pursuant to a power of sale contained in a certain security deed executed by **Ethel Barnes**, hereinafter referred to as Grantor, to Residential Lending Corp. recorded in Deed Book 37028, beginning at page 15, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder **on the first Tuesday in January 2024**, 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 situate in Land Lot 159, of the 13th District, Fulton County, Georgia, being Lot 27, Block B of Woodland Estates Subdivision, Unit One as shown on Plat recorded in Plat Book 157, Page 106, Fulton County, Georgia records, which plat is incorporated herein by reference for a more complete description. Said legal description being controlling, however, the Property is more commonly known as: 3580 Keels Lane, College Park, GA 30349

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by tele-

phone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Ethel L. Lewis aka Ethel L. Barnes, or tenant(s).

**MidFirst Bank,
as Transferee, Assignee, and Secured
Creditor**
As attorney-in-fact for
he aforesaid Grantor

CB Legal, LLC
Attorneys at Law
Glenridge Highlands II
5565 Glenridge Connector,
Suite 350
Atlanta, GA 30342
(770) 392-0041
23-7323

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

#0000697997:12/7-4kwill

NOTICE OF SALE UNDER POWER

COUNTY OF FULTON
STATE OF GEORGIA

Under and by virtue of the power of sale contained in that certain Security Deed dated November 20, 2017 from **Solid Estate Investments LLC** ("Debtor" or "Grantor") granting Angel Oak Prime Bridge, LLC ("Original Lender") a security interest in that certain real property known as **1350 Wichita Drive SW, Atlanta, GA 30311**, as more particularly described therein (the "Property"), recorded on December 4, 2017 at Deed Book 58218, Page 145, Fulton County, Georgia records, (the "Security Deed"), as subsequently assigned to SMS AFC, LLC ("Lender") via, inter alia, that certain Assignment of Security Deed, recorded on at Deed Book 66968, Page 513, Fulton County records, which secures a certain Promissory Note dated November 20, 2017 from Debtor to Original Lender, as subsequently assigned to Lender, in the original principal amount of \$ 146,246.00 with interest from the date thereof at the rate specified therein, as previously or subsequently amended, modified or replaced ("Note"), there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the **legal hours for sale before the Courthouse door in Fulton County, Georgia, on January 2, 2024** the following described land, improvements and appurtenances, (hereinafter collectively referred to as the "Premises" or the "Property") to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 12, BLOCK "C" OF UTOY HILLS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGE 39, FULTON COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Debtor has been notified of the same, pursuant to O.C.G.A. § 44-14-162.2.

The Premises will be sold on an "as is, where is" basis without recourse against Lender or its auctioneer or other agents and without representation or warranty of any kind or nature whatsoever by Lender or its auctioneer or other agents with respect thereto. All persons attending the sale will be given an opportunity to bid on a competitive basis. Lender may offer the Property for sale, may adjourn and withdraw the sale and recommence the sale in its discretion. Lender reserves the right, in its discretion, to reject any and all bids that do not meet its minimum reserve price. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Settlement Agreement and Security Deed.

The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject, and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

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 with the Debtor is:

SMS Financial AFC, LLC
c/o Kyler H. Kienholz
3707 E. Shea Blvd, Suite 100
Phoenix, AZ 85028
Phone: 602-944-0624

Nothing herein, however, shall obligate Lender to negotiate, amend or modify the terms of the mortgage or loan.

To the best of the undersigned's knowledge and belief, the owner of the Premises is Solid Estate Investments LLC and the party or parties in possession of the Premises Solid Estate Investments LLC and/or tenants of Solid Estate Investments LLC.

SMS Financial AFC, LLC
As Attorney-in-Fact for
Solid Estate Investments LLC

Beth E. Rogers, Esq.
ROGERS LAW OFFICES
9040 Roswell Road, Suite 205
Atlanta, GA 30350
(770) 685-6320 phone
(678) 990-9959 fax

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Aundra Green A/K/A Aundra F. Green** to Mortgage Electronic Registration Systems, Inc., as grantee, as a nominee for New Century Mortgage Corporation, its successors and assigns dated 9/29/2006 and recorded in Deed Book 43609 Page 660 Fulton

County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage AssetBacked Pass-Through Certificates, Series 2007-KS2, conveying the after-described property to secure a Note in the original principal amount of \$152,000.00, 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 January 2, 2024** (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 159 OF THE 13TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING LOT 93, BLOCK "C", OAK RIDGE SUBDIVISION, UNIT ONE, PHASE TOWN, AS PER PLAT RECORDED IN PLAT BOOK 178, PAGE 40, FULTON COUNTY RECORDS TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION 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 **145 Loverwood Ct, 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): Aundra Green A/K/A Aundra F. Green 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.

U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS2

as agent and Attorney in Fact for
Aundra Green A/K/A Aundra F. Green
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1017-6473A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6473A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Ethyl Bigby** to Argent Mortgage Company, LLC dated 8/12/2004 and recorded in Deed Book 38366 Page 544 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 \$70,000.00, 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 January 2, 2024** (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 207 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 18, BLOCK B, OF COLLIER HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 30, PAGE 34, FULTON COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION. PROPERTY LOCATION IS 2676 BAKER RIDGE DRIVE, ATLANTA, GEORGIA 30318.

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 **2676 Baker Ridge Drive NW, Atlanta, GA 30318** together with all fixtures and personal property attached to and consti-

tuting 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): Estat e/Heirs of Ethyl Sue Bigby 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
Ethyl Bigby

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1263-3338A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-3338A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Francine Stevens a/k/a Francine Faye Stevens** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Churchill Mortgage Corporation, its successors and assigns dated 3/23/2022 and recorded in Deed Book 65576 Page 232 Fulton County, Georgia records; as last transferred to or acquired by Churchill Mortgage Corporation, conveying the after-described property to secure a Note in the original principal amount of \$247,000.00, 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 January 2, 2024** (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 OF PARCEL OF LAND LYING AND BEING IN LOT 107, OF THE 9TH DISTRICT, FULTON COUNTY GEORGIA, BEING LOT 129 OF THE WAVERLY PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 276, PAGES 93-99, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE PART HEREOF BY REFERENCE AND ALSO BEING KNOWN AS 4234 WINSTON CIRCLE.

Tax ID#: 09F-2601-0107-209-3
Subject to any Easements or Restrictions of Record
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 **4234 Winston Circle, 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): Francine Faye Stevens or tenant or tenants.

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

DMI Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 <https://loansolutioncenter.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.

Churchill Mortgage Corporation

as agent and Attorney in Fact for
Francine Stevens a/k/a Francine Faye Stevens
 Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
 1072-613A
 THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-613A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Mable Carter and Durham Carter** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns dated 1/11/2016 and recorded in Deed Book 55771 Page 322 Fulton County, Georgia records; as last transferred to or acquired by MCLP ASSET COMPANY, INC., conveying the after-described property to secure a Note in the original principal amount of \$379,953.00, 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 January 2, 2024 (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 1295 of the 2nd District, 2nd Section of Fulton County, Georgia, being Lot 106 of Hadfield Subdivision, Phase One-A, as per plat thereof recorded in Plat Book 151, Page 66, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.
 Parcel ID: 22-3294-1296-055-8

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 **1790 Windsor Wood Drive, Roswell, GA 30075-1771** 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): Mable Carter, Durvi Carter and Katania Carter or tenant or tenants.

Selene Finance, LP is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
 Selene Finance, LP 3501 Olympus Blvd 5th Floor, Suite 500 Dallas, TX 75019 1-877-735-3637

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.

MCLP ASSET COMPANY, INC.

as agent and Attorney in Fact for
Mable Carter and Durham Carter
 Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
 1078-260A
 THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1078-260A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Maurice E. Dewitt and Jeanette Dewitt** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ryland Mortgage Company, its successors and assigns dated 4/21/2004 and recorded in Deed Book 37640 Page 685 Fulton County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021E, Mortgage-Backed Securities, Series 2021-E, conveying the after-described property to secure a Note in the original principal amount of \$198,550.00, 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 January 2, 2024 (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 60, DISTRICT 9F, FULTON COUNTY, GEORGIA, BEING LOT 161, BARRINGTON SUBDIVISION, BLOCK A, UNIT ONE-B, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGES 156-159, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS

HEREBY REFERRED TO AND MADE A PART HEREOF BY 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 **5202 Village Court, 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): Maurice E. Dewitt or tenant or tenants.

Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698

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.

U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E

as agent and Attorney in Fact for
Maurice E. Dewitt and Jeanette Dewitt
 Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
 1144-477A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-477A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Phyllis White and Samuel White** to Unity Mortgage Corp dated 8/1/1997 and recorded in Deed Book 23095 Page 63 Fulton County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., conveying the after-described property to secure a Note in the original principal amount of \$53,200.00, 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 January 2, 2024 (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 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 6, BLOCK B, A.B. SUTTLES PROPERTY AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 4, FULTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS 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 **1658 Hadlock Street, Atlanta, GA 30311** 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): Estate/Heirs of Phyllis White and Estate/Heirs of Samuel White 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, N.A., s/b/m Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.

as agent and Attorney in Fact for
Phyllis White and Samuel White
 Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
 1000-18858A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-18858A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Reginald A. Burney and Belinda Burney** to Long Beach Mortgage Company dated 2/16/2005 and recorded in Deed Book 39528 Page 207 Fulton County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee, for Long Beach Mortgage Loan Trust 2006-WL1, Asset-Backed Certificates, Series 2006-WL1, conveying the after-described property to secure a Note in the original principal amount of \$661,500.00, 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 January 2, 2024 (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 situate in Land Lots 169 and 170, of the 9F District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point located at the intersection of Land Lots 169, 166, 165 and 170, which is the true point of beginning; thence proceeding South 88 degrees 59 minutes 20 seconds West, a distance of four hundred forty-six and fifty-nine hundredths (446.59) feet to an iron pin placed; thence proceeding North 00 degrees 23 minutes 26 seconds West, a distance of one hundred eighty and eighty-one hundredths (180.81) feet to an iron pin placed; thence proceeding North 88 degrees 59 minutes 20 seconds East, a distance of four hundred sixty (460.00) feet to an iron pin placed; thence proceeding Southeast along the arc of a curve, an arc distance of one hundred eighty-nine and eighty-nine hundredths (189.89) feet (said arc being subtended by a chord with a bearing of South 19 degrees 07 minutes 20 seconds East a chord distance of one hundred eighty-eight and twenty-seven hundredths (188.27) feet) to a point; thence proceeding South 88 degrees 59 minutes 20 seconds WEST a distance of seventy-four and five tenths (74.5) feet, which is also the true point of beginning. Said Tract containing 2.036 acres, more or less.

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 **4085 W Stubbs Rd, 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): Belinda Gail Burney and Estate/Heirs of Reginald Antonio Burney 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.

Deutsche Bank National Trust Company, as Trustee, for Long Beach Mortgage Loan Trust 2006-WL1, Asset-Backed Certificates, Series 2006-WL1

as agent and Attorney in Fact for
Reginald A. Burney and Belinda Burney
 Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
 1012-15276A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-15276A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Robert S. Wilder and McCall C. Wilder** to Homebank Mortgage Corporation dated 5/1/2003 and recorded in Deed Book 35294 Page 592 and modified in Deed Book 37617 Page 250 Fulton County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2004-2, conveying the after-described property to secure a Note in the original principal amount of \$832,750.00, 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 January 2, 2024 (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 101 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOTS 31 AND 32 OF BLOCK 4, E. RIVERS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 76, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDE OF LAKEVIEW AVENUE WITH THE WEST SIDE OF FOREST WAY; RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF LAKEVIEW AVENUE, FOLLOWING THE CURVATURE THEREOF 102 FEET TO A POINT; RUNNING THENCE NORTH 142 FEET TO A POINT; RUNNING THENCE EAST 100 FEET TO THE WEST SIDE OF FOREST WAY; RUNNING THENCE SOUTH ALONG THE WEST SIDE OF FOREST WAY 159 FEET TO THE NORTHERLY SIDE OF LAKEVIEW AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY, HAVING A HOUSE THEREON KNOWN AS NO. 250 LAKEVIEW AVENUE, N.E., ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA.

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.

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 **250 Lakeview Ave, Atlanta, GA 30305** 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): Robert S. Wilder and McCall C. Wilder 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.

The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2004-2

as agent and Attorney in Fact for
Robert S. Wilder and McCall C. Wilder
 Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
 1012-15270A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-15270A

NOTICE OF SALE UNDER POWER, FULTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Sandra S. Bethea** to Navy Federal Credit Union dated 12/8/2017 and recorded in Deed Book 58386 Page 417 Fulton County, Georgia records;

as last transferred to or acquired by Navy Federal Credit Union, conveying the after-described property to secure a Note in the original principal amount of \$103,300.00, 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 January 2, 2024 (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 2 & 36 of the 14th FF District, of Fulton County, Georgia, being Lot 98, Princeton Lakes (Park) Subdivision, Pod L, Phase 2, as per plat recorded in Plat Book 284, Pages 99100, 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 **3219 Wellington Walk 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): Sandra S. Bethea or tenant or tenants.

Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102

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.

Navy Federal Credit Union
as agent and Attorney in Fact for
Sandra S. Bethea

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
2049-199A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-199A

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

Pursuant to the Power of Sale contained in a Security Deed given by **Serelda S Smith** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage, FSB, its successors and assigns dated 3/25/2009 and recorded in Deed Book 47924 Page 202 Fulton County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the afterdescribed property to secure a Note in the original principal amount of \$161,000.00, 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 January 2, 2024 (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 201 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 6, CASCADE HEIGHTS ANNEX, AS PER PLAT RECORDED IN PLAT BOOK 28, PAGE 37, 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 2490 CASCADE ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN FULTON COUNTY, GEORGIA. APN: 14 -0201-0004-024-4

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 **2490 Cascade Rd SW, Atlanta, GA 30311** 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): Estate/Heirs of Serelda S Smith 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, N.A.
as agent and Attorney in Fact for
Serelda S Smith

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1000-18817A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-18817A

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

Pursuant to the Power of Sale contained in a Security Deed given by **Wilma J Washington** to Bank of America, NA dated 1/21/2022 and recorded in Deed Book 65202 Page 486 Fulton County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$25,000.00, 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 January 2, 2024 (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 Certain Parcel Of Land Lot 221 Of The 14th District Of Fulton County, Georgia, Being Lot 5, Block D, Unit 2., Arrowood Drive Extension, As Per Plat Recorded At Plat Book 71, Page 37, Fulton County Records, And Being More Particularly Described As Follows:

Beginning At An Iron Pin On The North Side Of Branchwood Drive, 285 Feet East From The Corner Formed By The Intersection Of The North Side Of Branchwood Drive With The East Side Of Tyewood Lane, If Said Street Lines Were Extended To Form An Angle Instead Of A Curve, Said Beginning Point Being At The Southeast Corner Of Lot 6 Of Said Block And Subdivision; Running Thence Easterly Along The Northerly Side Of Branchwood Drive, Ninety Five And Six-Tenths (95.6) Feet To A Point And Lot 4 Of Said Block And Subdivision; Running Thence North Along The West Line Of Said Lot 4, Two Hundred Sixty Eight And Five-Tenths (268.5) Feet To An Iron Pin; Running Thence West, Ninety Five (95) Feet To An Iron Pin And Lot 6 Of Said Block And Subdivision; Running Thence South Along The East Line Of Said Lot 6, Two Hundred Seventy Two (272) Feet To An Iron Pin On The North Side Of Branchwood Drive And The Point Of Beginning; Being Improved Property Known As No. 2897 Branchwood Drive, East Point, Georgia.

Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

Being previously conveyed by deed from Arthur W. Washington III to Wilma J. Washington, Dated 12/03/1980, and recorded on 12/03/1980 at document reference 7716/41 in Fulton County, Georgia.

Parcel ID(s): 14-0221-0003-072-0

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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 **2897 Branchwood Dr, East Point, GA 30344** 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): E state/Heirs of Wilma J Washington aka Wilma Jean Washington or tenant or tenants.

Bank of America, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Bank of America, N.A. 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, cove-

nants, 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.
as agent and Attorney in Fact for
Wilma J Washington

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1016-5482A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5482A

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **GABEZ BEAN LLC & PLATINUM INVESTMENT SOLUTIONS LLC** to **TUCKY LENDING, LP**, dated DECEMBER 9, 2022, recorded in Deed Book **66407, Page 290**, FULTON County, GA Records, said Security Deed having been given to secure a Note of even date in the original principal amount of THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (**U.S. \$226,000.00**) with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of FULTON County, Georgia, within the legal hours of sale on the **first Tuesday in JANUARY 2, 2024**, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK 9 OF DIXIE HILLS SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 15, PAGE 99, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF BETHEL DRIVE, 300 FEET EAST FROM A POINT WHERE THE SOUTH SIDE OF BETHEL DRIVE INTERSECTS WITH THE WEST LINE OF SAID SUBDIVISION; RUNNING THENCE EAST ALONG THE SOUTH SIDE OF BETHEL DRIVE 60 FEET; THENCE SOUTHWESTERLY 155 FEET; THENCE NORTHWESTERLY 60 FEET THENCE NORTH 149.2 FEET TO THE POINT OF BEGINNING;
BEING IMPROVED PROPERTY KNOWN AS 2066 BETHEL DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA.

PARCEL ID #14 -0174-0002-006-6

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.

Tucky Lending, LP, Michael P. Williams, Manager, 77C 298-6894, as the secured creditor is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor.

Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said Deed.

To the best knowledge and belief of the undersigned, the party in possession of the property is **GABEZ BEAN LLC & PLATINUM INVESTMENT SOLUTIONS LLC**, or a tenant or tenants, and said property is more commonly known as:

2066 BETHEL DRIVE, ATLANTA, GA 30314

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.

TUCKY LENDING, LP
as Attorney in Fact for
GABEZ BEAN LLC & PLATINUM INVESTMENT SOLUTIONS LLC

Perrie & Associates, LLC
100 Galleria Pkwy,
Suite 1170
Atlanta, GA 30339
770-579-2700
File No.: 23-007CM

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED. ANY INFORMATION

OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000697577:12/08-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **PLATINUM INVESTMENT SOLUTIONS LLC** to **TUCKY LENDING, LP**, dated FEBRUARY 14, 2022, recorded in Deed Book **65305, Page 92**, FULTON County, GA Records, said Security Deed having been given to secure a Note of even date in the original principal amount of ONE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 DOLLARS (**U.S. \$187,000.00**) with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of FULTON County, Georgia, within the legal hours of sale on the **first Tuesday in JANUARY 2, 2024**, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING LOT 9, BLOCK A, TIP TOP SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 32, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.

BEING IMPROVED PROPERTY KNOWN AS 338 LINCOLN STREET SW, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA.

PARCEL ID #14 -0089-0004-031-6

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.

Tucky Lending, LP, Michael P. Williams, Manager, 770-298-6894, as the secured creditor is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor.

Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said Deed.

To the best knowledge and belief of the undersigned, the party in possession of the property is **PLATINUM INVESTMENT SOLUTIONS LLC**, or a tenant or tenants, and said property is more commonly known as:

338 LINCOLN STREET SW, ATLANTA, GA 30315

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.

TUCKY LENDING, LP
as Attorney in Fact for
PLATINUM INVESTMENT SOLUTIONS LLC

Perrie & Associates, LLC
100 Galleria Pkwy., N.W.
Suite 1170
Atlanta, GA 30339
770-579-2700
File No.: 23-008CM-B

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000698409:12/08-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **PLATINUM INVESTMENT SOLUTIONS LLC** A/K/A **PLATINUM INVESTMENT SOLUTIONS INC** to **TUCKY LENDING, LP**, dated MARCH 11, 2022, recorded in Deed Book **65456, Page 424**, FULTON County, GA Records, said Security Deed having been given to secure a Note of even date in the original principal amount of ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (**U.S. \$180,000.00**) with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of FULTON County, Georgia, within the legal hours of sale on the **first Tuesday in JANUARY 2, 2024**, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF LINCOLN STREET, 170 FEET NORTH OF THE

NORTHEAST CORNER OF LINCOLN AND THORNTON STREET AND RUNNING THENCE NORTH ALONG THE WEST SIDE OF LINCOLN STREET, 55 FEET; THENCE EAST 164 FEET; THENCE SOUTHWESTERLY 60 FEET; THENCE WEST 138 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 342 LINCOLN STREET SW, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA.

PARCEL ID #14 -0089-0004-032-4

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.

Tucky Lending, LP, Michael P. Williams, Manager, 770 298-6894, as the secured creditor is the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor.

Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said Deed.

To the best knowledge and belief of the undersigned, the party in possession of the property is PLATINUM INVESTMENT SOLUTIONS LLC, or a tenant or tenants, and said property is more commonly known as:

342 LINCOLN STREET SW, ATLANTA, GA 30315

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.

TUCKY LENDING, LP
As Attorney in Fact for
PLATINUM INVESTMENT SOLUTIONS LLC

Perrie & Associates, LLC
100 Galleria Pkwy., N.W.
Suite 1170
Atlanta, GA 30339
770-579-2700
File No.: 23-008CM-A

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT OR TO ENFORCE THE TERMS AND CONDITIONS OF THE SECURITY DEED. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000697598:12/08-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **STELLA B FRANKS TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ACTING SOLELY AS NOMINEE FOR HOMEQUEST CAPITAL FUNDING, dated June 27, 2005, recorded July 7, 2005, in Deed Book **40380, Page 53**, 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 Sixteen Thousand and 00/100 dollars (**\$116,000.00**), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2005-HE9, Asset-Backed Certificates Series 2005-HE9, 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 January, 2024**, 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 186 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 7, BLOCK C, DELOWE PINES SUBDIVISION, SECTIONS ONE AND TWO, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 87, FULTON COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Said legal description being controlling, however the property is more commonly known as **1905 DELOWE PL, ATLANTA, GA 30311**.

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 **STELLA B FRANKS**, or tenants(s).

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

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

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-HE9, ASSET-BACKED CERTIFICATES SERIES 2005-HE9
as Attorney in Fact for
STELLA B FRANKS

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

Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. SPS-23-05537-1
Ad Run Dates 12/06/2023, 12/13/2023, 12/20/2023, 12/27/2023
rslaw.com/property-listing
#0000696749:12/06-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of the Power of Sale contained in the Security Deed ("Security Deed") from **Charelle Nicole Donsereaux** ("Grantor") to Delta Community Credit Union ("Grantee"), dated June 30, 2015, recorded July 8, 2015 in Deed Book **55142, Page 426**, Fulton County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Sixty Six Thousand Nine Hundred Thirty and 00/100 Dollars (**\$66,930.00**), with interest from date at the rate as provided therein on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton County, Georgia, within **the legal hours of sale on the first Tuesday in January, 2024**.

All that tract or parcel of land lying and being in Land Lot 54 of the 9th District of Fulton County, Georgia, and being Lot D8, Maple Valley Estates, Phase II, as per plat of same filed for record at Plat Book 267, Page 142, Fulton County, Georgia Records. The description of said lot as shown on said plat is by this reference, specifically incorporated herein. Said property being known as **500 Parkway Rd** according to the present system of numbering property in Fulton County, Georgia.

The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees.

To the best knowledge and belief of Grantee, the above-described property is in the possession of **Charelle Nicole Donsereaux**, and will be sold subject to any outstanding ad valorem taxes and/or assessments, and superior liens, if any.

Delta Community Credit Union
As Attorney in Fact for
Charelle Nicole Donsereaux

By: William L. Phalen, III, Esq.
SHERMAN & PHALEN, LLC
1165 Northchase Parkway SE, Suite 450
Marietta, Georgia 30067
(770) 579-0109

This Law Firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.
#0000697242:12/07-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of the Power of Sale contained in the Security Deed ("Security Deed") from **Choices Outreach, Inc.** ("Grantor") to **Damien Gordon** ("Grantee"), dated November 7, 2022, recorded November 15, 2022 in Deed Book **66320, Page 591**, Fulton County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of One Hundred Fifty Thousand and 00/100 Dollars (**\$150,000.00**), with interest from date at the rate as provided therein on the unpaid balance until paid; there will be

sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton County, Georgia, within the legal hours of sale on **the first Tuesday in January, 2024**.

All tract or parcel of land lying and being in **Land Lot 159 of the 9-F District, Fulton County, Georgia, being Lot 39, 40, 48, 49 and 52**, Champions Park Subdivision, Phase Two, as per plat recorded in Plat Book 300, Pages 2-7, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof for a more complete description.

The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees.

To the best knowledge and belief of Grantee, the above described property is in the possession of **Choices Outreach, Inc.**, and will be sold subject to any outstanding ad valorem taxes and/or assessments, and superior liens, if any.

Damien Gordon
As Attorney in Fact for
Choices Outreach, Inc.

By: William L. Phalen, III, Esq.
SHERMAN & PHALEN, LLC
1165 Northchase Parkway SE, Suite 450
Marietta, Georgia 30067
(770) 579-0109

This Law Firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.
#0000696249:12/08-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of the Power of Sale contained in the Security Deed ("Security Deed") from **Choices Outreach, Inc.** ("Grantor") to **Damien Gordon** ("Grantee"), dated November 30, 2022, recorded December 19, 2022 in Deed Book **66407, Page 487**, Fulton County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Eighty Five Thousand and 00/100 Dollars (**\$85,000.00**), with interest from date at the rate as provided therein on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton County, Georgia, within the legal hours of sale on **the first Tuesday in January, 2024**.

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 Lots 13, 21, 25, 47, 56, 58, 59 and 82 of The Enclave of Esha Court, Phase II, as per plat of survey prepared by Paul Lee Consulting Engineering Associates, Inc. and bearing the seal of Mark G. Lee, Georgia Registered Land Surveyor Number 2522, dated June 14, 2001, last recorded in Plat Book 229, Page 149, Fulton County, Georgia Records; said plat being incorporated herein by this reference for a more complete description.

The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees.

To the best knowledge and belief of Grantee, the above described property is in the possession of **Choices Outreach, Inc.**, and will be sold subject to any outstanding ad valorem taxes and/or assessments, and superior liens, if any.

Damien Gordon
As Attorney in Fact for
Choices Outreach, Inc.

By: William L. Phalen, III, Esq.
SHERMAN & PHALEN, LLC
1165 Northchase Parkway SE, Suite 450
Marietta, Georgia 30067
(770) 579-0109

This Law Firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.
#0000696246:12/07-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

By virtue of the Power of Sale contained in the Security Deed ("Security Deed") from **Choices Outreach, Inc.** ("Grantor") to **Damien Gordon** ("Grantee"), dated October 31, 2022, recorded November 16, 2022 in Deed Book **66325, Page 356**, Fulton County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of One Hundred Twenty Thousand and 00/100 Dollars (**\$120,000.00**), with interest from date at the rate as provided therein on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton County, Georgia, within the legal hours of sale on **the first Tuesday in January, 2024**.

All that tract or parcel of land and all improvements and appurtenances thereto, located in Land Lot 231 of the 14th District, Fulton County, Georgia and being Lots 26, 32, 36, 38 and 74 as recorded in Plat Book 229, Pages 149 et seq., Fulton County, Georgia records.

The debt secured by the Security Deed has been and is hereby declared due because of, among other possible

events of default, failure to comply with the terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees.

To the best knowledge and belief of Grantee, the above described property is in the possession of **Choices Outreach, Inc.**, and will be sold subject to any outstanding ad valorem taxes and/or assessments, and superior liens, if any.

Damien Gordon
As Attorney in Fact for
Choices Outreach, Inc.

By: William L. Phalen, III
SHERMAN & PHALEN, LLC
1165 Northchase Parkway SE, Suite 450
Marietta, Georgia 30067
(770) 579-0109

This Law Firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.
#0000696238:12/07-4AS

Notice of Sale Under Power

Georgia, Fulton County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Holmes Residential and Renovations Inc.**, a Georgia corporation to **SkyBeam Capital REIT LLC**, dated November 3, 2022, and recorded in Deed Book **66304, Page 309**, Fulton County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of **\$213,750.00**, 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, within the legal hours of sale on **the first Tuesday in January, 2024, to wit: January 2, 2024**, the following described property:

All that tract or parcel of land lying and being in Land Lot 79 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

Condominium Unit #2116 of 400 West Peachtree, a Condominium, as more particularly described and delineated in the Declaration of Condominium for 400 West Peachtree, a Residential Condominium, recorded in Deed Book 45595, Page 510, et seq., Fulton County, Georgia records, as the same may be amended, together with all right, title and interest in the Common Elements as set forth in said Decalartion.

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 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 reference herein, 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 matter 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.

Tax ID#: 14 -0079-0013-298-2

Subject to any Easements or Restrictions of record.

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

Said property is commonly known as **400 West Peachtree Street NW, Unit 2116, Atlanta, GA 30308**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are) **Holmes Residential and Renovations Inc.**, c/o Zachary Holmes, as principal and/or guarantor or tenant or tenants.

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

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

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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.

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

SkyBeam Capital, LLC
Attention: Loss Mitigation Department
3225 Cumberland Blvd, Suite 100
Atlanta, GA 30339
404-793-2323

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

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

SkyBeam Capital REIT LLC
as attorney in fact for
Holmes Residential and Renovations Inc., a Georgia corporation

Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385

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

FC23-175
#0000696735:12/07-4AS

Notice of Sale Under Power

Georgia, Fulton County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Surge Real Estate Investments LLC**, a Georgia limited liability company to **SkyBeam Capital REIT LLC**, dated November 15, 2021, and recorded in Deed Book **64845, Page 292**, Fulton County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of **\$229,500.00**, 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, within the legal hours of sale on **the first Tuesday in January, 2024, to wit: January 2, 2024**, the following described property:

All that tract or parcel of land lying and being in Land Lot 133 of the 14th District, Fulton County, Georgia, being Lot 11, Block K, Jefferson Park Subdivision, as per plat recorded in Plat Book 3, Page 43, Fulton County, Georgia records, which plat is incorporated herein by reference.

Parcel Number: 14 -0133-0006-020-3

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

Said property is commonly known as **1369 Bryan Avenue, East Point, GA 30344**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Surge Real Estate Investments LLC, c/o Ekoi Cleo Hall, as member and/or guarantor or tenant or tenants.

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

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

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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.

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

SkyBeam Capital, LLC
Attention: Loss Mitigation Department
3225 Cumberland Blvd, Suite 100
Atlanta, GA 30339
404-793-2323

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

This sale is conducted on behalf of the secured creditor under the power of sale granted in the

aforementioned security instrument, specifically being

SkyBeam Capital REIT LLC
as attorney in fact for
Surge Real Estate Investments LLC, a Georgia limited liability company

Richard B. Maner, P.C.
180 Interstate N Parkway, Suite 200
Atlanta, GA 30339
404.252.6385

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

FC23-187
#0000696741:12/07-4AS

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed executed by **Azim S Hamid**, in favor of H-111 Holdings LLC, said security instrument being recorded in the Office of the Clerk of Superior Court of Fulton County, Georgia on July 20, 2022 Deed 65945 at Page 92 as Instrument Number 2022-0251442, conveying the after-described property to secure a Note in the original principal amount of \$134,000.00, 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 within the legal hours of sale on **the first Tuesday in January, 2024**, the following described property:

All that tract or parcel of land lying or being in Land Lot 158, District 14 FF, City of South Fulton, Fulton County, Georgia, and being more particularly described as follows: Beginning at a 3/4-inch open top pipe found and the Common Land Lot Corner between Land Lots 153, 154, 157, and 158; thence North 88 degrees 54 minutes 20 seconds West for a distance of 738.40 feet to a 1/2-inch rebar found on the right-of-way of Oxford Road (30-foot R/W); thence following said right-of-way North 10 degrees 15 minutes 19 seconds West for a distance of 126.80 feet to a 1/2-inch rebar found; thence leaving the right-of-way of Oxford Road (30-foot R/W) North 45 degrees 00 minutes 00 seconds East for a distance of 470.17 feet to a 5/8-inch rebar found; thence North 45 degrees 00 minutes 00 seconds West for a distance of 210.00 feet to a 5/8-inch rebar found; thence North 44 degrees 12 minutes 12 seconds East for a distance of 71.73 feet to a 5/8-inch rebar set; thence South 84 degrees 56 minutes 07 seconds East for a distance of 539.99 feet to a 1/2-inch rebar found; thence South 01 degrees 00 minutes 42 seconds West for a distance of 623.67 feet to a 3/4-inch open top pipe found and the TRUE POINT OF BEGINNING; Said tract of land contains 8.966 Acres.

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

Georgia Housing and Finance Authority can be contacted at 800-781-8346 or by writing to 60 Executive Park South, NE, Atlanta, Ga 30329 to discuss possible alternatives to foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Azim S. Hamid or a tenant or tenants and said property is more commonly known as **2980 Oxford Rd, South Fulton, GA 30349**.

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.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

H-111 Holdings, LLC, the current lender
as attorney in fact for
Azim S Hamid

Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242
Phone: (801) 355-2886
Fax: (801) 328-9714
www.hwmlawfirm.com
#0000697352:12/5-4kwi

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Alicia Cunningham and Marcus Jackson** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for National Bank of Commerce, its successors and assigns, dated June 7, 2018, recorded in Deed Book 58879, Page 99, Fulton County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 66877, Page 109, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED THIRTY-THREE THOUSAND SEVENTY AND 0/100 DOLLARS (\$333,070.00), 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 January, 2024**, 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 § 44-1-162.2.

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 Alicia Cunningham and Marcus Jackson or a tenant or tenants and said property is more commonly known as **500 E Ontario Avenue SW, Atlanta, Georgia 30310**. 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
Alicia Cunningham and Marcus Jackson

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 149 of the 14th District, Fulton County, Georgia, in the City of Atlanta, being Lot No. 80 and the north 8-feet of Lot 81, Block D, West End Park Subdivision, as per subdivision plat recorded in Plat Book 6, pages 100-101, Fulton County, Georgia records, and being more particularly described as follows:

Beginning at a point on the east side of Ontario Avenue 665.5 feet south of the corner formed by the intersection of the southwestern side of Gordon Street with the east side of East Ontario Avenue as measured along the east side of east Ontario Avenue; running thence south along the east side of east Ontario Avenue 33 feet to a point; running thence east 202 feet, more or less, to a 10 foot alley; running thence north along the west side of said alley, 33 feet to a point; thence running west 200 feet, more or less, to a point on the east side of east Ontario Avenue and said point of beginning.

The north 8 feet of Lot 81, Block D, West End Park Subdivision, being subject however, to the use of a joint driveway for the benefit of said property and the property lying immediately south thereof.

MR/chr 1/2/24
Our file no. 23-13278GA - FT5
18:20:012023-11-29T18:12:00Z

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 **Anthony Brown, Jr** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., its successors and assigns, dated May 27, 2021, recorded in Deed Book 63847, Page 170, Fulton County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 66808, Page 467, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$174,775.00), 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 February, 2024**, 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.

MIDFIRST 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: Midland Mortgage, a division of MidFirst Bank, 999 N. W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

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 Anthony Brown, Jr or a tenant or tenants and said property is more commonly known as **5489 Radford Loop, 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.

MIDFIRST BANK
as Attorney in Fact for
Anthony Brown, Jr

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 33 of the 9th District, Fulton County, Georgia, being Lot 9408, Renaissance at South Park Subdivision, Phase II, as per plat recorded in Plat Book 328, pages 50-55, Fulton County records, said plat being incorporated herein by reference thereto.

MR/ca 2/6/24
Our file no. 23-13313GA - FT17
17:00:012023-11-20T16:47:00Z

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 **Carl A Christiansen** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Equity Mortgage, Inc., its successors and assigns, dated March 12, 2009, recorded in Deed Book 47740, Page 505, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55044, Page 2, Fulton County, Georgia Records, as last transferred to Nationstar Mortgage, LLC by assignment recorded in Deed Book 52853, Page 675, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND TWENTY--SEVEN AND 0/100 DOLLARS (\$176,027.00), 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 January, 2024**, 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 § 44-1-162.2.

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 Carl A Christiansen or a tenant or tenants and said property is more commonly known as **38 Central Park Drive, Atlanta, Georgia 30354**. 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
Carl A Christiansen

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 95 OF THE 14TH LAND DISTRICT OF FULTON COUNTY, GEORGIA AND BEING KNOWN AS LOT 38, CENTRAL PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 201, PAGE 111, FULTON COUNTY, GEORGIA, RECORDS. SAID PLAT OF SURVEY IS BY THIS REFERENCE, INCORPORATED IN AND MADE A PART HEREOF.

MR/ca 1/2/24
Our file no. 23-13107GA - FT2
16:10:252023-11-03T15:29:00Z

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 **Chukwudi P Okolie** to Aames Funding Corporation DBA Aames Home Loan, dated August 5, 2005, recorded in Deed Book 40817, Page 683, Fulton County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Indenture Trustee of the FBR Securitization Trust 2005-5, Mortgage-Backed Notes, Series 2005-5 by assignment recorded in Deed Book 52296, Page 21, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FOUR THOUSAND AND 0/100 DOLLARS (\$304,000.00), 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 January, 2024, 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.

Deutsche Bank National Trust Company as Indenture Trustee of the FBR Securitization Trust 2005-5, Mortgage-Backed Notes, Series 2005-5 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 Chukwudi P Okolie or a tenant or tenants and said property is more commonly known as **11122 Peachcove Court, Suwanee, Georgia 30024**. 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.

Deutsche Bank National Trust Company as Indenture Trustee of the FBR Securitization Trust 2005-5, Mortgage-Backed Notes, Series 2005-5

as Attorney in Fact for

Chukwudi P Okolie

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 501, 1st District, 1st Section, Fulton County, Georgia, being Lot 194, Blackstone Subdivision, Unit II, Phase III-C, as per plat recorded in Plat Book 252, Pages 57-61, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

Map/Parcel#: 11-1290-0501-250-9

MR/mac 1/2/24

Our file no. 561307 - FT1

16:10:082023-11-07T17:09:00Z

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 **Dorothy A Foster and Stephen Howard Foster** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, FSB, its successors and assigns, dated October 14, 2005, recorded in Deed Book 41241, Page 14, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 66900, Page 211, Fulton County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST by assignment recorded in Deed Book 65861, Page 68, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FIFTY-NINE THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (\$359,650.00), 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 January, 2024, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Dorothy A Foster, Stephen Howard Foster and Stephen Howard Foster, as trustee of the Stephen Howard Foster 2014 Trust, or a tenant or tenants and said property is more commonly known as **3044 Stonegate Dr, Atlanta, Georgia 30324**. 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

as Attorney in Fact for

Dorothy A Foster and Stephen Howard Foster

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 46 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING UNIT 26 OF STONEGATE TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 266, PAGES 44 THROUGH 46, FULTON COUNTY, GEORGIA RECORDS, WHICH SAID RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

MR/ca 1/2/24

Our file no. 23-13212GA - FT8

16:10:012023-11-29T15:58:00Z

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 **Fletcher Johnson** to JPMorgan Chase Bank, N.A., dated July 19, 2007, recorded in Deed Book 45482, Page 381, Fulton County, Georgia Records, as last transferred to NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 66977, Page 472, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-FIVE THOUSAND EIGHT HUNDRED ELEVEN AND 0/100 DOLLARS (\$75,811.00), 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 January, 2024, 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, 75 Beattie Place, Suite 300, 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 Fletcher Johnson or a tenant or tenants and said property is more commonly known as **53 Springside Dr Se, Atlanta, Georgia 30354**. 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

Fletcher Johnson

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 61 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 8, BLOCK A OF SPRINGSIDE MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 51, PAGE 45, FULTON COUNTY, RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 53 SPRINGSIDE DRIVE, ATLANTA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.

Commonly known as 53 Springside Drive Atlanta, GA 30354 However, by showing this address no additional coverage is provided.

MR/mac 1/2/24

Our file no. 23-13256GA - FT18

21:40:012023-11-30T21:33:00Z

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 **Herbert Middleton** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated December 20, 2002, recorded in Deed Book 33858, Page 126, 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 Certificateholders of the CWMBS Inc., CHL Mortgage Passthrough Trust 2003-HYB1, Mortgage Pass Through Certificates, 2003-HYB1 by assignment recorded in Deed Book 50565, Page 358, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FIFTY-FOUR THOUSAND AND 0/100 DOLLARS (\$354,000.00), 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 January, 2024, 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 CHL Mortgage Pass-Through Trust 2003-HYB1, Mortgage Pass-Through Certificates, Series 2003-HYB1 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 Estate of Herbert Middleton, Shelby Middleton and Randall Middleton or a tenant or tenants and said property is more commonly known as **285 Centennial Olym Pk Dr 1501, Atlanta, Georgia 30313**. 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 CHL Mortgage Pass-Through Trust 2003-HYB1, Mortgage Pass-Through Certificates, Series 2003-HYB1

as Attorney in Fact for

Herbert Middleton

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 78 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

That certain Condominium Unit Number 1501, and rights appurtenant thereto as described in that certain declaration of condominium for MUSEUM TOWER AT CENTENNIAL HILL CONDOMINIUM, dated November 7, 2002, recorded in Deed Book 33475, Pages 596-675, records of Fulton County, Georgia, as amended; and as depicted by that certain plat recorded in condominium Plat Book 15, Pages 110-111, aforesaid records; and in accordance with those floor plans found in condominium Floor Plan Book 23, Pages 74-101, together with said unit's appurtenant percentage of undivided interest in the common elements of MUSEUM TOWER AT CENTENNIAL HILL 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.

MR/mac 1/2/24

Our file no. 51082606 - FT7

16:10:012023-12-01T15:58:00Z

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 **Jamaree James** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns, dated July 25, 2019, recorded in Deed Book 60398, Page 239, Fulton County, Georgia Records, as last transferred to ALLIED FIRST BANK, SB DBA SERVBANK by assignment recorded in Deed Book 67301, Page 79, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-THREE THOUSAND SIX HUNDRED TWELVE AND 0/100 DOLLARS (\$183,612.00), 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 January, 2024, 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.

ALLIED FIRST BANK, SB DBA SERVBANK

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: Allied First Bank, sb dba Servbank, 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 Jamaree James or a tenant or tenants and said property is more commonly known as **6470 St Mark Way, 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.

ALLIED FIRST BANK, SB DBA SERVBANK

as Attorney in Fact for

Jamaree 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 139, of the 7th District, of Fulton County, Georgia, being Lot 66, St Josephs Subdivision, Phase I, as per plat recorded in Plat Book 308, Pages 141-148, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.

Also Known By Street and Number: 6470 St Mark Way, Fairburn, GA 30213

MR/jay 1/2/24

Our file no. 23-13042GA - FT17

16:10:012023-11-09T20:56:00Z

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 **Jimmy L Partin** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated June 16, 2005, recorded in Deed Book 40319, Page 472, Fulton County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR2 Trust by assignment recorded in Deed Book 67202, Page 411, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-TWO THOUSAND AND 0/100 DOLLARS (\$32,000.00), 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 January, 2024, 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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR2 Trust 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 Jimmy L Partin, Estate of Jimmy L Partin and Dana Ray Partin or a tenant or tenants and said property is more commonly known as **908 Juniper St Ne Apt 1, 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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR2 Trust
as Attorney in Fact for
Jimmy L Partin

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 49 of the 14th District, Fulton County, Georgia, in the City of Atlanta, and being more particularly described as follows:

Condominium Unit 1 of 908 JUNIPER CONDOMINIUM, a Condominium, more particularly described and delineated in the Declaration of Condominium for 908 JUNIPER CONDOMINIUM, a Condominium, recorded in Deed Book 31633, Page 127, et seq., Fulton County, Georgia records, as amended;
Subject to that Security Deed from Jimmy L. Partin to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns recorded 06/24/2005 in Deed Book 40319, Page 451, Fulton County, Georgia Records.

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, Page 123, aforesaid records; and the floor plans recorded in Floor Plan Condominium Book 17, Pages 126-130, aforesaid records.

TOGETHER WITH the rights to a parking space or spaces as set forth in the Declaration which have been assigned as Limited Common Elements appurtenant to the Unit described herein; SUBJECT, HOWEVER, to all of the easement and other rights to temporarily relocate and/or permanently reassign such parking spaces, as set forth in the Declaration, which are held by the Grantor and the Additional Property Owner, as defined in the Declaration.

MR/chr 1/2/24
Our file no. 23-12195GA - FT7
22:10:012023-11-21T22:02:00Z
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 **Jonathan Dodd** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, LLC, its successors and assigns, dated March 5, 2021, recorded in Deed Book 63340, Page 4, Fulton County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 67333, Page 326, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED NINETY-SEVEN THOUSAND SIX HUNDRED SIXTY-THREE AND 0/100 DOLLARS (\$397,663.00), 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 January, 2024, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Jonathan Dodd or a tenant or tenants and said property is more commonly known as **150 Olivia Run, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
as Attorney in Fact for
Jonathan Dodd

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 175 of the 9F District, of Fulton County, Georgia, being Lot 47, Magnolia Estates Subdivision, as per plat thereof recorded in Plat Book 291, Pages 9-15, Fulton County, Georgia records, to which plat is incorporated herein by reference. Said property being known as 150 Olivia Run, according to the present system of numbering property in the City of South Fulton, Fulton County, Georgia.

MR/jay 1/2/24
Our file no. 23-13337GA - FT1
18:30:012023-11-29T18:21:00Z
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 **Leroy J Brown and Nikita R Daniels** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporation, its successors and assigns, dated November 9, 2007, recorded in Deed Book 45983, Page 298, Fulton County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 66381, Page 263, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-THREE THOUSAND FOUR HUNDRED THIRTY-THREE AND 0/100 DOLLARS (\$273,433.00), 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 January, 2024, 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 Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Leroy J Brown and Nikita R Daniels or a tenant or tenants and said property is more commonly known as **242 Old Fig Ln, 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.

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
Leroy J Brown and Nikita R Daniels

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 143 of the 9F District of Fulton County, Georgia and being Lot 11 of Lexington Park, Phase I, as shown on a Final Plat for "Lexington Park, Phase I", dated October 13, 2006, revised April 17, 2007, prepared by Georgia Professional Land Surveying, LLC, certified by Patrick P. Nunn, GA RLS #2860, recorded in Plat Book 320, Pages 97-109, in the Office of the Clerk of Superior Court of Fulton County, Georgia, which plat is incorporated herein by reference for a more complete and accurate description.

MR/ca 1/2/24
Our file no. 22-09697GA - FT8
16:10:432023-11-13T21:51:00Z

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 **Marjorie A Garzon** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns, dated April 13, 2005, recorded in Deed Book 39880, Page 78, Fulton County, Georgia Records, as last transferred to Wells Fargo Bank, National Association Successor by Merger to Wells Fargo Bank Minnesota, National Association, F/K/A Norwest Bank Minnesota, National Association, Solely as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint MTA Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3 by assignment recorded in Deed Book 50525, Page 289, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVEN HUNDRED NINETY-NINE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$799,500.00), 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 January, 2024, 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, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint MTA Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3 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 Marjorie A Garzon or a tenant or tenants and said property is more commonly known as **58 Habersham Cove Drive, 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.

Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint MTA Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3
as Attorney in Fact for
Marjorie A Garzon

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 98 of the 17th District, Fulton County, Georgia, being Lot 4, Habersham Cove Subdivision, as per plat recorded in Plat Book 193, Page 15, Fulton County, Georgia Records, said plat being incorporated herein and made reference hereto.

Map/Parcel#: 17 -0097- LL-151-0
MR/jay 1/2/24

Our file no. 5288418 - FT1
16:10:472023-11-14T20:41:00Z
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 **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 January, 2024, 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 Pavilion 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 1/2/24

Our file no. 22-09150GA - FT18
19:10:012023-12-01T18:56:00Z
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 **Merkire Wright** to Wells Fargo Bank, NA, dated October 31, 2007, recorded in Deed Book 45921, Page 151, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 65070, Page 154, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$650,000.00), 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 January, 2024, 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 Merikire Wright or a tenant or tenants and said property is more commonly known as **802 Artistry Way, 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.

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

Merikire Wright

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 15 of the 9C District, Fulton County, Georgia, being Lot T18, Phase 1 of Tapestry at Le Jardin Subdivision, as per plat thereof recorded in Plat Book 304, Pages 147-161, as revised at Plat Book 317, Pages 99-113 and later at Plat Book 318, Pages 104-118, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Tax Parcel ID#: 09C-0800-0015-129-0

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 January 2, 2024, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719).

MR/jay 1/2/24
Our file no. 53273809 - FT5
16:20:072023-11-20T22:36:00Z
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 **Michel Njem** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SG Capital Partners LLC DBA Clearedge Lending, its successors and assigns, dated July 3, 2019, recorded in Deed Book 60256, Page 342, Fulton County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the holders of SGRMT 2019-3 Mortgage Pass-Through Certificates by assignment recorded in Deed Book 64853, Page 349, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED SIXTY-ONE THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$861,250.00), 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 January, 2024**, 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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the holders of SGRMT 2019-3 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 Michel Njem or a tenant or tenants and said property is more commonly known as **330 Crooked Stick Dr, Alpharetta,**

Georgia 30004. 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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the holders of SGRMT 2019-3 Mortgage Pass-Through Certificates

as Attorney in Fact for

Michel Njem

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 807 of the 2nd District, 2nd District, 2nd Section, Fulton County, Georgia, being Lot 2, Estates at National Subdivision, as per plat recorded in Plat Book 149, Page 56, 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 330 Crooked Stick Dr. according to the present system of numbering property in Fulton County, Georgia.

MR/ca 1/2/24
Our file no. 21-05533GA - FT1
18:10:012023-11-30T18:00:00Z
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 **Monique Adele Jackson** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns, dated December 22, 2017, recorded in Deed Book 58314, Page 138, Fulton County, Georgia Records, as last transferred to Lakeview Loan Servicing LLC by assignment recorded in Deed Book 60836, Page 480, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND FORTY-NINE AND 0/100 DOLLARS (\$168,049.00), 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 February, 2024**, 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 Monique Adele Jackson or a tenant or tenants and said property is more commonly known as **6611 Jules Tree, Palmetto, Georgia 30268**. 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

Monique Adele Jackson

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 163 of the 7th District of Fulton County, Georgia, being Lot 16, Asbury Park Subdivision, as per plat recorded in Plat Book 297, Pages 119-125, revised in Plat Book 397, Pages 7-9, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.

MR/jay 2/6/24
Our file no. 20-03422GA - FT2
16:10:052023-12-12T14:47:00Z
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 **Natesha S Dawes** to Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, its successors and assigns, dated July 11, 2014, recorded in Deed Book 53994, Page 473, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 66690, Page 466, Fulton County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 54902, Page 122, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-EIGHT THOUSAND TWO HUNDRED THIRTY-FIVE AND 0/100 DOLLARS (\$198,235.00), 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 January, 2024**, 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, NA 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 Natesha S Dawes or a tenant or tenants and said property is more commonly known as **4209 Caveat Court, 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.

Wells Fargo Bank, NA

as Attorney in Fact for

Natesha S Dawes

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 or parcel of land lying and being in Land Lot 13 of the 9C District, Fulton County, Georgia, being Lot 279, Unit VI of Hampton Oaks Subdivision, Phase I, as per plat thereof recorded in Plat Book 326, Page 37-43, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Tax Parcel ID#: 09C090000134014
MR/jay 1/2/24
Our file no. 5208118 - FT5
17:40:012023-11-29T17:32:00Z
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 **Patrick Humes** to Mortgage Electronic Registration Systems, Inc., as grantee, as

nominee for CBC National Bank, its successors and assigns, dated December 29, 2017, recorded in Deed Book 58347, Page 34, Fulton County, Georgia Records, as last transferred to ALLIED FIRST BANK, SB DBA SERVBANK by assignment recorded in Deed Book 66923, Page 236, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-FOUR THOUSAND EIGHT HUNDRED FIFTY-TWO AND 0/100 DOLLARS (\$224,852.00), 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 January, 2024**, 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.

ALLIED FIRST BANK, SB DBA SERVBANK 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: Allied First Bank, sb dba Servbank, 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 Patrick Humes and 250 Pharr RD NE 1212, LLC or a tenant or tenants and said property is more commonly known as **250 Pharr Road Ne 1212, 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.

ALLIED FIRST BANK, SB DBA SERVBANK

as Attorney in Fact for

Patrick Humes

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 99 of the 17th District, Fulton County, Georgia, City of Atlanta, being more particularly described as follows: Condominium Unit #1212 of Eclipse Residential Condominium, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Eclipse Residential Condominium, recorded in Deed Book 38883, Page 17, 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 16, Page 282, aforesaid records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans Book 29, Page 560, as the same may be amended, Fulton County, Georgia Records.

This conveyance is made subject also to the Eclipse, A Master Condominium, and all matters referenced therein, as more particularly described and delineated in the Declaration of Condominium for Eclipse, a Master Condominium, recorded in Deed Book 38882, Page 312, et seq., Fulton County, Georgia Records, as the same may be amended, and all matters shown on the Plat recorded in Condominium Plat Book 16, page 281, aforesaid records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans Book 29, Page 539, as the same may be amended, Fulton County, Georgia Records.

MR/ca 1/2/24
Our file no. 22-07860GA - FT2
16:10:332023-10-19T21:46:00Z
2
age 2

Check us out online
www.DailyReportOnline.com

NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Portia Gordon** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Citadel Servicing Corporation d/b/a Acra Lending, its successors and assigns, dated August 13, 2021, recorded in Deed Book 64312, Page 292, Fulton County, Georgia Records, as last transferred to UMB Bank, National Association, not in its individual capacity but solely as legal title trustee of PRL Title Trust I by assignment recorded in Deed Book 65595, Page 46, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SEVENTY-SIX THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$476,250.00), 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 January, 2024, 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.

UMB Bank, National Associations, not in its individual capacity but solely as legal title trustee of PRL Title Trust I 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: UMB Bank, National Associations, not in its individual capacity but solely as legal title trustee of PRL Title Trust I, 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 Portia Gordon or a tenant or tenants and said property is more commonly known as **3120 Gadsden Street, Alpharetta, Georgia 30022**. 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.

UMB Bank, National Associations, not in its individual capacity but solely as legal title trustee of PRL Title Trust I

as Attorney in Fact for

Portia Gordon

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 847 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 117, Unit One, The Palisades at Milton Park, Phase Two, as per plat recorded at Plat Book 232, Page 1-2; last revised in Plat Book 235, Pages 10-11, Fulton County, Georgia Records, which plats are incorporated herein by reference for a more complete description.

Parcel ID: 12-2870-0847-122-7

MR/ca 1/2/24

Our file no. 22-08457GA - FT18

16:20:012023-11-20T20:36:00Z

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 **Ryan P O'Neal** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Home Mortgage, Inc., its successors and assigns, dated April 29, 2015, recorded in Deed Book 54892, Page 251, Fulton County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST by assignment recorded in Deed Book 65815, Page 256, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-TWO THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$142,400.00), 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 January, 2024, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Ryan P O'Neal or a tenant or tenants and said property is more commonly known as **3675 Peachtree Road NE, Unit 18, Atlanta, Georgia 30319**. 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

as Attorney in Fact for

Ryan P O'Neal

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 10 of the 17th District, of Fulton County, Georgia, being more particularly described as follows: Condominium Unit #18, Building 7 of Peachtree Orleans, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Peachtree Orleans, a Condominium, recorded in Deed Book 29718, Page 605, 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 13, Page 140, aforesaid records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans Book 9, Pages 25-99A, 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 13, Page 140, aforesaid records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans Book 9, Pages 25-99A, Fulton County, Georgia, records, as the same may be amended.

Tax Map/Parcel ID: 17-0010-0022-030-3

MR/ca 1/2/24

Our file no. 23-13245GA - FT8

22:50:012023-11-21T22:35:00Z

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 **Samuel Carson** to Navy Federal Credit Union, dated March 17, 2021, recorded in Deed Book 63776, Page 93, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY THOUSAND AND 0/100 DOLLARS (\$50,000.00), 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 January, 2024, 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.

Navy Federal Credit Union 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: Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180, (800)258-5948.

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 Samuel Carson or a tenant or tenants and said property is more commonly known as **3576 Collier Dr Nw, 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.

Navy Federal Credit Union

as Attorney in Fact for

Samuel Carson

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 242 of the 14th District of Fulton County, Georgia, being Lot 37, Block C, Unit Three, Fairlane Heights, according to plat recorded at Plat Book 72, Page 110, Fulton County records, which plat is hereby referred to and made a part of this description.

MR/ca 1/2/24

Our file no. 23-13156GA - FT8

18:40:012023-11-29T18:33:00Z

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 **Tiffany Taylor** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Capital City Home Loans, LLC, its successors and assigns, dated December 23, 2021, recorded in Deed Book 65148, Page 44, Fulton County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 67057, Page 512, Fulton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FOURTEEN THOUSAND FOUR HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$214,489.00), 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 February, 2024, 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.

M&T 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: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

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 Tiffany Taylor or a tenant or tenants and said property is more commonly known as **4136 Kensington Cove, 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.

M&T Bank

as Attorney in Fact for

Tiffany Taylor

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

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 Plat Recorded in Plat Book 269, Pages 28-37, Fulton County Records. Being the same property conveyed from Kensington Homes, L.L.C. to Antoinette Ash by deed dated September 23, 2005 and recorded October 3, 2005 in Book 41027 and Page 386, of official records. APN: 09F360001530487 Property Address is: 4136 Kensington Cove, College Park, GA 30349

Also Known By Street and Number: 4136 Kensington Cove, Atlanta, GA 30349

MR/mac 2/6/24

Our file no. 23-12351GA - FT5

15:40:012023-12-01T15:25:00Z

2

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 **Marvina Skaf** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Equity Prime Mortgage LLC, dated March 28, 2023 and recorded on March 30, 2023 in Deed Book 66667, Page 33, 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 Three Hundred Twenty Thousand Four Hundred Seventy-Six and 00/100 dollars (\$320,476.00) with interest thereon as provided therein, as last transferred to Equity Prime Mortgage LLC, recorded in Deed Book 67301, Page 106, 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 January, 2024, 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 43 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF COUNTY LINE ROAD 2,130.5 FEET SOUTHEASTERLY AS MEASURED ALONG THE SOUTHWESTERLY SIDE OF COUNTY LINE ROAD, FROM THE SOUTHWEST CORNER OF THE INTERSECTION OF COUNTY LINE ROAD AND CAMPBELLTON ROAD IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE, THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY SIDE OF COUNTY LINE ROAD, 100 FEET TO AN IRON PIN, WHICH IRON PIN IS LOCATED 148 FEET NORTH-WESTERLY AS MEASURED ALONG THE SOUTHWESTERLY SIDE OF COUNTY LINE ROAD, FROM A POINT WHERE THE SOUTHWESTERLY SIDE OF COUNTY LINE ROAD INTERSECTS THE SOUTH LINE OF LAND LOT 43 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, THENCE RUNNING WEST 397.5 FEET TO AN IRON PIN, THENCE RUNNING NORTH 105.1 FEET TO AN IRON PIN, THENCE RUNNING EAST AND FORMING AN INTERIOR ANGLE OF 88 DEGREES 20 MINUTES WITH THE PROCEEDING CALL, 370.9 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF COUNTY LINE ROAD, WHICH POINT IS THE POINT OF BEGINNING, ALL AS PER PLAT OF SURVEY OF THE PROPERTY OF L.T. SARGENT, JR. BY C.S. MERCER, JR. REGISTERED SURVEYOR NO. 1185, DATED APRIL 6, 1960.

Said property may more commonly be known as **3381 County Line Road Southwest, Atlanta, GA 30331**.

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

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is EQUITY PRIME MORTGAGE LLC, 3138 E. Elwood St. Phoenix, AZ 85034.

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 Marvina Skaf 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.

EQUITY PRIME MORTGAGE LLC

as Attorney-in-Fact for

Marvina Skaf

Contact:

Padgett Law Group: 6267 Old Water Oak Road, Suite

203, Tallahassee, FL 32312; (850) 422-2520 Ad Run

Dates: 12/07/23; 12/14/23; 12/21/23; 12/28/23

Case #: 23-011227-1

Case #: 23-011227-1

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 **Paula Caroline Fisher** to Alliant Credit Union, dated October 15, 2020 and recorded on October 20, 2020 in Deed Book 62464, Page 272, 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 Fifty-One Thousand and 00/100 dollars (\$151,000.00) with interest thereon as provided therein, 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 January, 2024, 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 613 of the 2nd District, 2nd Section of Fulton County, Georgia, being Lot 29, POD M, Phase 1, Crooked Creek, as per Plat recorded Plat Book 202, Pages 19 through 21, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof. Parcel ID: 22-5370-0613-133-3

This sale is being conducted subject to the Security Deed recorded as Book 62464, Page 255 in the Office of the Clerk of Superior Court of Fulton County on October 20, 2020.

Said property may more commonly be known as **305 Eagles Pass, Alpharetta, GA 30004**.

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

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Alliant Credit Union, 425 Phillips Blvd, Ewing, NJ 08618.

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, includ-

ing 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 Paula Caroline Fisher 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.

Alliant Credit Union
as Attorney-in-Fact for
Paula Caroline Fisher

Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 12/07; 12/14; 12/21; 12/28/23
Case #: 21-004975-38

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF FULTON

By virtue of Power of Sale contained in that certain Deed to Secure Debt, Security Agreement, Financing Statement and Fixture Filing from **NEWPORT 0 MITCHELL STREET, L.P., NEWPORT 76 FORSYTH STREET, L.P., NEWPORT 136 PEACHTREE STREET, L.P., NEWPORT 138 PEACHTREE STREET, L.P., NEWPORT 140 MITCHELL STREET, L.P., NEWPORT 142 PEACHTREE STREET, L.P., NEWPORT 142-150 MITCHELL STREET, L.P., NEWPORT 144 PEACHTREE STREET, L.P., NEWPORT 168 TRINITY AVENUE, L.P., NEWPORT 170 MITCHELL STREET, L.P., NEWPORT 172 TRINITY AVENUE, L.P., NEWPORT 223 MITCHELL STREET, L.P., NEWPORT 235 MITCHELL STREET, L.P., and NEWPORT GORDON COMMERCIAL LOFTS, L.P.**, each a Delaware limited partnership (collectively, "Grantor"), and **NEWPORT 110 SPRING STREET, L.P., NEWPORT 140 SPRING STREET, L.P., NEWPORT 135 FORSYTH STREET, L.P., and NEWPORT 222 MITCHELL STREET, L.P.**, a Delaware limited partnership (together with Grantor, collectively the "Borrower"), to **BI 68 LLC**, a Florida limited liability company ("Lender"), dated as of December 16, 2021, recorded at Book **65025, Page 684**, in the records of the Clerk of Superior Court of Fulton County, Georgia (that certain Deed to Secure Debt, Security Agreement, Financing Statement and Fixture Filing, as the same may from time to time have been amended and restated, replaced, substituted, or modified, being hereinafter referred to as the "Security Deed"), said Security Deed being given to secure that certain Promissory Note dated as of December 16, 2021, from Borrower in favor of Lender in the original stated principal amount of Seventy-Five Million and 00/100 Dollars (**\$75,000,000.00**) with interest from the date thereof at the rate specified therein (that certain Promissory Note, as the same may from time to time have been consolidated, amended and restated, replaced, renewed, substituted, or modified, being hereinafter referred to as the "Note") together with all other indebtedness owed by Borrower to Lender, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton County, Georgia, within the legal hours of sale on **the first Tuesday in January of 2024**, the following property (collectively, the "Property"):

(A) The following real property (collectively, the "Land"):

76 Forsyth Street:

Tract I:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection formed by the southwesterly right-of-way of Martin Luther King Jr. Drive, f/k/a Hunter Street (variable right-of-way) and the southeasterly right-of-way of Forsyth Street (variable right-of-way), thence South 55 degrees 11 minutes 58 seconds East along the southwesterly right-of-way of Martin Luther King Jr. Drive a distance of 74.98 feet to a point; thence South 34 degrees 14 minutes 51 seconds West and departing said right-of-way a distance of 123.70 feet to a point; thence South 57 degrees 56 minutes 45 seconds East at a distance of 8.27 feet to a point; thence North 34 degrees 35 minutes 31 seconds East a distance of 21.29 feet to a point; thence South 55 degrees 11 minutes 21 seconds East a distance of 90.52 feet to a point on the northwesterly right-of-way of the Broad Street (variable right-of-way); thence South 34 degrees 57 minutes 56 seconds West along the northwesterly right-of-way of Broad Street a distance of 41.56 feet to a point; thence North 55 degrees 07 minutes 14 seconds West and departing the right-of-way of Broad Street a distance of 92.16 feet to a point; thence South 35 degrees 05 minutes 40 seconds West a distance of 29.51 feet to a point; thence South 54 degrees 54 minutes 20 seconds East a distance of 0.66 feet to a point; thence South 34 degrees 17 minutes 53 seconds West a distance of 30.40 feet to a point; thence South 55 degrees 14 minutes 44 seconds East a distance of 7.00 feet to a point; thence South 34 degrees 48 minutes 23 seconds West a distance of 37.79 feet to a point; thence South 56 degrees 28 minutes 00 seconds East a distance of 15.01 feet to a point; thence South 33 degrees 49 minutes 30 seconds West a distance of 14.86 feet to a point; thence North 56 degrees 10 minutes 30 seconds West a distance of 103.67 feet to a point on the southeasterly right-of-way of Forsyth Street; thence Northeasterly along the right-of-way of Forsyth Street North 34 degrees 34 minutes 08 seconds East a distance of 113.55 feet to a point; thence North 34 degrees 12 minutes 00 seconds East a distance 143.90 feet to a point of beginning. Said property containing 0.566 acre or 24,668 square feet.

The above-described property is more particularly

shown as "76-78 Forsyth Street", containing 0.566 of an acre, and is described according to that certain ALT A/ACSM Land Title Survey prepared by Michael Dorman-Potthoff, Georgia Registered Land Surveyor No. 2597, Bock & Clark's National Surveyors Network, dated January 25, 2008, last revised April 3, 2008, said survey being incorporated herein by reference.

Tract II:

All that tract or puce of land lying and being in Land Lot 77 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To reach the point of beginning commence at the intersection formed by the southwesterly right-of-way of Martin Luther King Jr. Drive f/k/a Hunter Street (variable right-of-way) and the southeasterly right-of-way of Forsyth Street (variable right-of-way); thence South 55 degrees 11 minutes 58 seconds East along the southwesterly right-of-way of Martin Luther King Jr. Drive a distance of 74.98 feet to a point; thence South 34 degrees 14 minutes 51 seconds West and departing said right-of-way a distance of 90.78 feet to the point of beginning. Said the point of beginning thus established, proceed thence South 03 degrees 15 minutes 44 seconds West is a distance of 16.27 feet to a point; thence South 34 degrees 35 minutes 31 seconds West a distance of 18.65 feet to a point; thence North 57 degrees 56 Minutes 48 seconds West a distance of 8.27 feet to a point; thence North 34 degrees 14 minutes 51 seconds East a distance of 32.92 feet to the point of beginning. Said property containing 0.005 acre or 215 square feet.

The above-described property is more particularly shown as "76-78 Forsyth Street", containing 0.005 of an acre and is described according to that certain ALTA/ACSM Land Title Survey prepared by Michael Dorman-Potthoff, Georgia Registered Land Surveyor No. 2597, Bock & Clark's National Surveyors Network, dated January 25, 2008, last revised April 3, 2008, said survey being incorporated herein by reference.

Less and Except:

Description for 89 Broad Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, of Fulton County Georgia, and being more particularly described as follows:

Beginning at a point at the Southwesterly intersection of Martin Luther King Jr. Drive (R/W varies) and Broad Street (R/W varies); thence running Southwesterly S 35°13'44" W a distance of 102.51 feet to a point, being the Point of Beginning. Thence from the Point of Beginning, continuing Southwesterly S 34°57'56" W a distance of 41.66 feet to a point. Thence running Northwesterly along the center of party wall between and #89 and #93 Broad Street N 54°51'22" W a distance of 90.23 feet to a point. Thence running Northeasterly N 34°57'56" W a distance of 41.66 feet to a point. Thence running southeasterly along the center of party wall between #87 and #89 Broad Street S 54°51'22" E a distance of 90.23 feet to a point being also the Point of Beginning.

Said tract or parcel containing 0.086 ± acres or 3,759 ± square feet.

FURTHER LESS AND EXCEPT any portion of the property set forth above contained within that certain Quit Claim Deed from Newport 76 Forsyth Street, L.P., a Delaware limited partnership to Newport 80 Forsyth Street, L.P., a Delaware limited partnership, dated June 23, 2021, filed June 30, 2021 and recorded in Deed Book 64045, Page 74, records of the Superior Court of Fulton County, Georgia.

Also described as:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th district, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a building corner at the intersection of the southerly right-of-way line of Martin Luther King Jr. Drive f/k/a Hunter Street (variable right-of-way) and the easterly right of way line of Forsyth Street (variable right-of-way). Thence along said right-of-way of Martin Luther King Jr. Drive f/k/a Hunter Street, South 55 degrees 33 minutes 43 seconds East a distance of 75.05 feet to a building corner and the westerly side of an alley; Thence leaving said right-of-way, along said alley, South 33 degrees 59 minutes 02 seconds West a distance of 90.80 feet to a building corner; Thence South 02 degrees 45 minutes 03 seconds West a distance of 16.39 feet to a point; Thence South 34 degrees 32 minutes 27 seconds West a distance of 38.75 feet to a point; Thence South 35 degrees 16 minutes 32 seconds West a distance of 28.50 feet to a point; Thence South 35 degrees 16 minutes 32 seconds West a distance of 0.87 feet to a point; Thence South 54 degrees 43 minutes 09 seconds East a distance of 0.56 feet to a point Thence South 34 degrees 29 minutes 04 seconds West a distance of 30.40 feet to a point; Thence South 55 degrees 03 minutes 33 seconds East a distance of 7.00 feet to a point; Thence south 34 degrees 07 minutes 00 seconds West a distance of 37.68 feet to a point; Thence South 56 degrees 45 minutes 15 seconds East a distance of 15.20 feet to a point; Thence South 33 degrees 14 minutes 45 seconds West a distance of 15.43 feet to a point; Thence North 56 degrees 07 minutes 24 seconds West a distance of 103.92 feet to a building corner on the easterly right of way of Forsyth Street; Thence along said right-of-way the following courses and distances; North 34 degrees 17 minutes 50 seconds East a distance of 113.79 feet to a building corner; North 33 degrees 57 minutes 58 seconds East a distance of 143.66 feet to a building corner and the POINT OF BEGINNING.

Said tract of land contains 0.482 acres.

LESS AND EXCEPT any portion of the property set forth above contained within that certain Quit Claim Deed from Newport 76 Forsyth Street, L.P., a Delaware limited partnership to Newport 80 Forsyth Street, L.P.,

a Delaware limited partnership, dated June 23, 2021, filed June 30, 2021 and recorded in Deed Book 64045, Page 74, records of the Superior Court of Fulton County, Georgia.

223 MITCHELL STREET:

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 77 of the 14th District of Fulton County, Georgia, more particularly described as follows:

BEGINNING at a point on the northeasterly side of Mitchell Street 214 feet, more or less, northwesterly along the northeasterly side of Mitchell Street from the corner formed by the northeasterly side of Mitchell Street and the northwesterly side of Forsyth Street, said beginning point being at the northwesterly line of property now or formerly owned by H. H. Dean, Jr., Mrs. Helen Dean Wright, Mrs. Carol Dean Spratlin, and Mrs. Dorothy Dean Harris, and running thence northwesterly along the northeasterly side of Mitchell Street 50 feet, more or less, to the southeasterly line of property now or formerly owned by O'Keefe Realty Company; thence northeasterly along said line and along the southeasterly line of property now or formerly owned by H. H. Dean, Jr., 178 feet, more or less, to the southwesterly line of property now or formerly owned by C. H. Johnson; thence southeasterly along said line 50.55 feet, more or less, to the northwesterly line of said property now or formerly owned by H. H. Dean, Jr., et al; thence southwesterly along said line 178 feet, more or less, to the northeasterly side of Mitchell Street and the point of beginning; being improved property known as Nos. 223 and 225 Mitchell Street, S.W., (formerly known as No. 55 West Mitchell Street), according to the present numbering in the City of Atlanta, and being the same property conveyed by L. and H. Realty Company to W. V. Merriman and E. P. Merriman by warranty deed dated October 15, 1948, recorded in Deed Book 2370, page 333, Fulton County Records.

Said property also being described as:

223 Mitchell Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a building corner at the intersection of the Easterly right-of-way line of Spring Street and the Northerly right-of-way line of Mitchell Street, Thence along said right-of-way of Mitchell Street the following courses and distances: South 56 Degrees 06 Minutes 19 Seconds East a distance of 50.00 feet to a Building Corner, South 56 Degrees 05 Minutes 08 Seconds East a distance of 50.09 feet to a Building Corner; South 56 Degrees 05 Minutes 08 Seconds East a distance of 62.69 feet to a Building Corner and the POINT OF BEGINNING. Thence leaving said right-of-way, North 33 degrees 51 minutes 57 seconds East a distance of 132.40 feet to a point on the building line; Thence North 33 degrees 51 minutes 57 seconds East a distance of 45.60 feet to a 5/8-inch rebar set; Thence South 56 degrees 08 minutes 36 seconds East a distance of 50.55 feet to a 5/8-inch rebar set; Thence South 33 degrees 58 minutes 02 seconds West a distance of 178.00 feet to a Building Corner on the Northerly right-of-way line of Mitchell Street, Thence along said right-of-way of Mitchell Street, North 56 degrees 08 minutes 38 seconds West a distance of 50.31 feet to a Building Corner and the POINT OF BEGINNING.

Said tract of land contains 0.206 Acres.

227 MITCHELL STREET:

231 Mitchell Street (aka 227 Mitchell Street)

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 77 of the 14th District of Fulton County, Georgia, and being a part of City Lot 3 in Block B of the original subdivision of Land Lot 77 of said District and County, and more particularly described as follows:

BEGINNING at a point on the northeasterly side of Mitchell Street, which point is located 100.1 feet southwesterly from the intersection formed by the northeasterly side of Mitchell Street with the southeasterly side of Spring Street, said point of beginning being at the southeastern line of property now or formerly belonging to McCarty; thence southeasterly, along the northeastern side of Mitchell Street 62.6 feet to the line of property now or formerly belonging to L & H Realty Company, Inc.; thence northeastwardly along the line of said L & H Realty Co., Inc. property 132.4 feet to the southwestern line of the property now or formerly belonging to H. H. Dean; thence northwestwardly along the southwestern side of the Dean property, 61.15 feet to the southeastern line of a 19-foot alley; thence southwesterly, across the end of said 19-foot alley, and along the southeastern line of the property now or formally belonging to McCarty, 132.5 feet to the point of beginning; being improved property known as Nos. 227-229-231 Mitchell Street, S.W., according to the present system of numbering property in the City of Atlanta, as more fully shown on plat of survey prepared by L. H. Fitzpatrick, C.E., dated February, 1950.

The above described property is conveyed together with all right, title and interest in and to a 19-foot alley extending from the northwest corner of the within described property in a general northwestern direction to the southwestern side of Spring Street.

Said Parcel Also Being Described As Follows:

231 Mitchell Street (aka 227 Mitchell Street)

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a building corner at the intersection of the Easterly right-of-way line of Spring Street and the Northerly right-of-way line of Mitchell Street, Thence along said right-of-way of Mitchell Street the following

courses and distances: South 56 Degrees 06 Minutes 19 Seconds East a distance of 50.00 feet to a Building Corner; South 56 Degrees 05 Minutes 08 Seconds West a distance of 50.09 feet to a Building Corner and the POINT OF BEGINNING. Thence leaving said right-of-way, North 34 Degrees 25 Minutes 00 Seconds East a distance of 117.00 feet to a PK nail set; Thence North 35 Degrees 24 Minutes 36 Seconds East a distance of 15.45 feet to a PK nail set; Thence South 56 Degrees 02 Minutes 53 Seconds East a distance of 61.15 feet to a point; Thence South 33 Degrees 51 Minutes 57 Seconds West a distance of 132.40 feet to a building corner on the Northerly right-of-way line of Mitchell Street; Thence along said right-of-way, North 56 Degrees 05 Minutes 08 Seconds West a distance of 62.69 feet to a building corner and the POINT OF BEGINNING.

Said tract of land contains 0.189 Acres.

233 MITCHELL STREET:

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 77 of the 14th District of Fulton County, Georgia, more particularly described as follows:

BEGINNING at a point on the northeastern side of Mitchell Street 50 feet, more or less, southeastwardly from the corner formed by the intersection of the northeastern side of Mitchell Street with the southeastern side of Spring Street (formerly Thompson Street) which point is at the southernmost corner of property now or formerly owned by Samuel M. Inman; running thence in a southeasterly direction along the northeastern side of Mitchell Street 50 feet, more or less, to the westernmost corner of the property conveyed by O'Keefe Realty Company to Bernard Walter Cohen, Freeda Freedman Cohen and Gertrude Cohen Sandusky by warranty deed dated February 13, 1950, and recorded in Deed Book 2480, page 214, Fulton County Records; thence in a northeasterly direction along the northwestern line of said property 117 feet, more or less, to a 19 foot alley; thence in a northwesterly direction along the southwestern side of said alley 50 feet, more or less, to the easternmost corner of the Inman property hereinabove referred to; thence in a southwesterly direction along the southeastern line of said property 117 feet, more or less, to the northeastern side of Mitchell Street and the point of beginning, and being improved property known as Nos. 233-235 Mitchell Street, S.W., according to the present numbering of houses in the City of Atlanta.

Said parcel Also Being Described As Follows:

233 Mitchell Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a building corner at the intersection of the Easterly right-of-way line of Spring Street and the Northerly right-of-way line of Mitchell Street, Thence along said right-of-way of Mitchell Street the following courses and distances: South 56 Degrees 06 Minutes 19 Seconds East a distance of 50.00 feet to a Building Corner and the POINT OF BEGINNING. Thence leaving said right-of-way, North 34 Degrees 27 Minutes 36 Seconds East a distance of 117.00 feet to a PK nail set; Thence South 56 Degrees 05 Minutes 08 Seconds East a distance of 50.00 feet to a PK nail set; Thence South 34 Degrees 25 Minutes 00 Seconds West a distance of 117.00 feet to a building corner on the Northerly right-of-way line of Mitchell Street, Thence along said right-of-way of Mitchell Street, North 56 Degrees 05 Minutes 08 Seconds West a distance of 50.09 feet to a Building Corner and the POINT OF BEGINNING.

Said tract of land contains 0.134 Acres.

211-221 MITCHELL STREET:

All that certain lot, tract or parcel of land situated, lying and being in the City of Atlanta, in Land Lot 77 of the 14th District of Fulton County, Georgia, as more particularly described as follows:

Commencing at a point located at the Northwestern corner of the intersection formed by the rights-of-way of Mitchell and Forsyth Streets; running thence along the Northern edge of the right-of-way of Mitchell Street in a Northwesterly direction for a distance of 107.03 feet to a point, being the POINT OF BEGINNING (said point also being the Southeast corner of the property hereby described); running thence North 55° 02' 53" West along the Northern edge of the right-of-way of Mitchell Street (at the boundary line between buildings and concrete sidewalk) for a distance of 106 feet to a point (said point being the Southwest corner of the property hereby described); running thence North 34°53'57" East for a distance of 182.22 feet to a point located at property of the United States Postal Service (said point being the Northwestern corner of the property hereby described); running thence South 55° 40' 40" East for a distance of 106 feet to a point (said point being the Northeast corner of the property hereby described); running thence South 34° 58' 22" West for a distance of 181.36 feet to the point of beginning; being improved property known as 211-221 Mitchell Street, Southwest, according to the present numbering system of the City of Atlanta; being the same property conveyed by Deed dated the 17th day of May, 1963, by H. H. Dean, Jr., Mrs. Helen Dean Wright, Mrs. Carol Dean Spratlin and Mrs. Dorothy Dean Harris to Rockcliffe Corporation as recorded in the Office of the Clerk of the Superior Court of Fulton County, Georgia in Deed Record Book 4060, Folio 591.

The above-described property is more particularly shown in that certain survey plat dated October 8, 1984, entitled "Land Lot 77, 14th District, Fulton County, Georgia" prepared by Josh L. Lewis, III, Georgia Registered Land Surveyor, No. 1751 for Atlanta Investments Limited, which survey plat by this reference is hereby incorporated herein and made a part hereof for the purpose for more particularly describing the metes and bounds of Said property, a copy of said survey plat being recorded in the Office of the Clerk of the Superior Court of Fulton County, Georgia in map or plat record

book 137, page 110.

LESS AND EXCEPT:

Units 1-19 and Office Unit of Gordon Lofts, a Condominium, as per Survey for Gordon Lofts Condominium Association, Inc., prepared by J.A. Evans & Assoc., bearing the seal of James A. Evans, Jr., Georgia Registered Land Surveyor No. 2167, dated February 17, 1998, filed for record July 26, 1998, recorded in Condominium Plat Book 11, Page 14, Records of Fulton County, Georgia, and Floor Plans of Gordon Lofts Condominiums prepared by Camp Architects, Inc., bearing the seal of William Carlisle Camp, Georgia Registered Architect No. RA004080, dated February 7, 1998, revised February 19, 1998, filed for record March 26, 1998 at 8:56 a.m., recorded in Condominium File Cabinet 2, Folder 343, aforesaid Records, and as more particularly described and delineated in that certain Declaration of Condominium for Gordon Lofts, a Condominium, recorded in Deed Book 24149, Page 148, aforesaid Records.

Said Parcel Also Being Described as Follows:

Legal Description
"Gordon Retail"
211-221 Mitchell Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a building corner at the intersection of the Easterly right-of-way line of Spring Street and the Northerly right-of-way line of Mitchell Street, Thence along said right-of-way of Mitchell Street the following courses and distances: South 56 Degrees 06 Minutes 19 Seconds East a distance of 50.00 feet to a Building Corner; South 56 Degrees 05 Minutes 08 Seconds East a distance of 50.09 feet to a Building Corner; South 56 Degrees 05 Minutes 08 Seconds East a distance of 62.69 feet to a Building Corner; South 56 Degrees 08 Minutes 38 Seconds East a distance of 50.31 feet to a Building Corner and the POINT OF BEGINNING. Thence leaving said right-of-way, North 33 Degrees 58 Minutes 02 Seconds East a distance of 182.32 feet to a point; Thence South 55 Degrees 44 Minutes 00 Seconds East a distance of 106.31 feet to a point; Thence South 33 Degrees 47 Minutes 25 Seconds West a distance of 181.38 feet to a Building Corner on the northern right-of-way of Mitchell Street; Thence along said right-of-way, North 56 Degrees 14 Minutes 12 Seconds West a distance of 106.87 feet to a Building Corner and the POINT OF BEGINNING.

Said tract of land contains 0.445 Acres.

0 Mitchell Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County in the City of Atlanta, Georgia; said tract containing 5856.7 S. F. of Parcel D4009 as shown on Property Disposal Map of the South Line of the Metropolitan Atlanta Rapid Transit Authority, said tract being more particularly described as follows:

Beginning at a nail at the point of intersection of the southerly right-of-way of Mitchell Street, said right-of-way varies and the easterly right-of-way of Broad Street, said right-of-way being 70 feet; thence south 56° 36' 07" east, 53.30 feet along the southerly right-of-way of Mitchell Street to a point on the northwesterly side of a 10 foot alley; thence leaving the said right-of-way, south 33° 29' 20" west, 109.88 feet along the northwesterly side of said alley to a point; thence south 33° 29' 12" west 3.66 feet to a point on the north property line of that tract conveyed by the City of Atlanta to Joseph Barton, et al., at Deed Book 13329, Page 46, Fulton County, Georgia records; thence north 52° 31' 54" west, 51.72 feet to a point on the easterly right-of-way of Broad Street; thence north 32° 35' 47" east, 109.88 feet along the easterly right-of-way of Broad Street to a nail and the POINT OF BEGINNING.

Said Parcel Also Being Described As Follows:

Legal Description
0 Mitchell Street

All that tract of parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a pk nail set at the intersection of the Easterly right-of-way line of Broad Street (70-foot right-of-way) and the southerly right of way line of Mitchell Street (60-foot right-of-way), Thence along the Southerly right-of-way line of Mitchell Street, South 55 degrees 57 minutes 32 seconds East a distance of 53.30 feet to a PK nail set; Thence leaving said right-of-way, South 34 degrees 07 minutes 55 seconds West a distance of 109.88 feet to a PK nail set; Thence South 34 degrees 07 minutes 47 seconds West a distance of 3.66 feet to a PK nail set; Thence North 51 degrees 53 minutes 19 seconds West a distance of 51.72 feet to a PK nail set on the Easterly right-of-way line of Broad Street; Thence along said right-of-way, North 33 degrees 14 minutes 22 seconds East a distance of 109.88 feet to a PK nail set and the POINT OF BEGINNING.

Said tract of land contains 0.134 Acres,

As shown on ALTA/NSPS Land Title Survey titled "C Mitchell Street" for NEWPORT 0 Mitchell Street, L.P. Stewart Title Guaranty Company, and AFF II Hank, LLC, prepared by GeoSurvey, Ltd., bearing the seal and certification of David L. Hester, Georgia Registered Land Surveyor No. 3042, dated March 2, 2017, revised July 31, 2017.

142-150 Mitchell Street

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 77 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the southwest side of Mitchell

Street 87.00 feet southeast from the intersection of the southwest side of Mitchell Street and the southeast side of Whitehall Street (which point is the southeast side of an alley) and extending thereon southeast along the southwesterly side of Mitchell Street 102.60 feet to the property conveyed by the executor of the Will of A. K. Hawkes, deceased, to C.B. Palmer, et al., by deed recorded in Deed Book 603, Page 264, Fulton County, Georgia Records; thence southwest 100.00 feet; then northwest 34.80 feet to the southeast line of property conveyed to J.C. Sterchi by deed recorded in Deed Book 375, Page 491, Fulton County, Georgia Records, thence southwest 14.00 feet; thence northwest 50.70 feet to the alley above referred to; thence northeasterly along the southeasterly side of said alley 31.10 feet; thence continuing along said alley in a northwesterly direction 25.2 feet; thence in a northeasterly direction along the southeasterly side of said alley 65.00 feet to the POINT OF BEGINNING; said premises improved property known as 142-150 (formerly 7-15) Mitchell Street, according to the present system of numbering houses in the City of Atlanta and being the same property deeded to the grantor herein by the herein by the Phoenix Mutual Life Insurance Company by deed recorded in Deed Book 1777, Page 175.

Also all that tract or parcel of land lying and being in the City of Atlanta in Land Lot 77 of the 14th District Fulton County, Georgia, being more particularly described as follows;

Beginning at a point 100.00 feet southwest from a point on the southwest side of Mitchell Street located 154.80 feet southeast from the southeast corner of Mitchell and Whitehall Streets, said POINT OF BEGINNING being at a corner of a brick building and is located 13.85 feet southwest from the southwest corner of a four-story brick building and is located 13.85 feet southwest from the southeast corner of a four-story brick building at 142 Mitchell Street; thence southeast 34.60 feet to the corner of another brick building located 14.20 feet southwest from the southeast corner of said four-story brick building, said corner being also 100.00 feet southwest from Mitchell Street; thence southwest 27.60 feet; thence northwest 34.60 feet, thence northeast 28.30 feet to the POINT OF BEGINNING, in accordance with plat made by J.W. Burpitt, C.E. dated March 13, 1941, and being all of the same property deeded by the administrator de bonis non cum testamento annexo of A.K. Hawkes to M.B. Porter, recorded in Deed Book 1797, Page 330, Fulton County, Georgia Records.

Also a 100% undivided interest in and to all condominium units being identified and depicted in survey for Counsel House, A Condominium prepared by David H. Lynah, Registered Surveyor, dated December 23, 1983, recorded in condominium Plat Book 7, at Page 14, Fulton County, Georgia Records and on architectural plans for said Counsel House, A Condominium, drawn and certified by Alan K. Patrick, Architect, recorded in File Folder 185, Condominium File Cabinet 2, Fulton County, Georgia Records, as amended, together with all interest in the common elements of said Counsel House, A Condominium, as provided in that certain Declaration of Condominium for Counsel House, A Condominium, dated December 27, 1983, and recorded in Deed Book 8777, at Page 171, Fulton County, Georgia Records, amended by First Amendment of said Declaration executed November 30, 1984, and recorded in Deed Book 9275, Page 151, said records, by a Second Amendment to said Declaration dated December 13, 1984 and recorded in Deed Book 9296, at Page 413, said records, and by a Third Amendment thereto, dated December 19, 1984, and recorded in Deed Book 9305, at Page 180, said records, as now or hereafter amended as provided therein.

Said Parcel Also Being Described as Follows:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way), and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way of Mitchell Street, South 56 Degrees 00 Minutes 21 Seconds East a distance of 75.12 feet to a PK nail set; Thence continuing along said right-of-way, South 56 Degrees 00 Minutes 21 Seconds East a distance of 102.60 feet to a PK nail set; Thence leaving said right-of-way, South 34 Degrees 17 Minutes 56 Seconds West a distance of 10.00 feet to a PK nail set; Thence North 56 Degrees 10 Minutes 34 Seconds West a distance of 34.80 feet to a PK nail set; Thence South 34 Degrees 44 Minutes 53 Seconds West a distance of 14.00 feet to a PK nail set; Thence North 55 Degrees 52 Minutes 29 Seconds West a distance of 49.89 feet to a PK nail set on the easterly side of an alley; Thence along said alley the following courses and distances; North 34 Degrees 44 Minutes 53 Seconds East a distance of 31.00 feet to a building corner; North 11 Degrees 38 Minutes 56 Seconds West a distance of 25.29 feet to a building corner; North 34 Degrees 24 Minutes 56 Seconds East a distance of 65.31 feet to a PK nail set on the southerly right-of-way line of Mitchell Street and the POINT OF BEGINNING.

As shown on ALTA/NSPS Land Title Survey titled "142-150 Mitchell Street" for Newport 142-150 Mitchell Street, L.P. and Stewart Title Guaranty Company, prepared by GeoSurvey, Ltd., bearing the seal and certification of David L. Hester, Georgia Registered Land Surveyor No. 3042, dated January 24, 2017, last revised June 16 2017.

168 Trinity Street

ALL THAT TRACT or parcel of land lying and being in the Land Lot 77 of the 14th District of Fulton County, Georgia, more particularly described as follows:

BEGINNING at a point on the southwest side of Trinity

Avenue (formerly Peters Street) 134 feet southeast of the intersection of the southwest side of Trinity Avenue with the southeast side of Whitehall Street; and running thence southeast along the southwest side of Trinity Avenue 41 feet to a 10-foot alley; thence southwest along said alley 104.6 feet; thence northwest 40.4 feet; thence northeast 104.3 feet to the point of beginning; being improved property known as Nos. 168-170 Trinity (old No. 45) Avenue S.W., Atlanta, Georgia.

Being the same property conveyed to Louis D. Zakas, as to a 50% undivided interest, Dennis L. Zakas, as to a 12.5% undivided interest, Marietta Edmunds Zakas, as to a 12.5% undivided interest, Elizabeth E. Johnston, as Trustee for Virginia Matheson Zakas, as to a 12.5% undivided interest, and Elizabeth E. Johnston, as Trustee for Nancy Page Zakas, as to a 12.5% undivided interest, by Thomas E. Spraley on November 30, 2004 and recorded in Deed Book 38945 Page 592, Fulton County, Georgia.

Said Parcel Also Being Described as Follows:

168 Trinity Avenue

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Trinity Avenue (apparent 60-foot right-of-way), Thence along said right-of-way of Trinity Avenue, South 55 degrees 53 minutes 51 seconds East a distance of 93.91 feet to a Building Corner; Thence continuing along said right-of-way, South 55 degrees 53 minutes 51 seconds East a distance of 40.00 feet to a point, said point being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way, South 55 degrees 53 minutes 51 seconds East a distance of 41.00 feet to a Building Corner on the westerly edge of a 10' alley; Thence leaving said right-of-way, along said alley, South 34 degrees 24 minutes 50 seconds West a distance of 105.02 feet to a PK nail set; Thence North 55 degrees 08 minutes 42 seconds West a distance of 40.53 feet to a point; Thence North 34 degrees 09 minutes 03 seconds East a distance of 104.48 feet to a point on the southerly right-of-way line of Trinity Avenue and the POINT OF BEGINNING.

Said tract of land contains 0.098 Acres.

AS shown on ALTA/NSPS Land Title Survey titled "168-172 Trinity Avenue" for Newport 168 Trinity Avenue, L. P., Newport 172 Trinity Avenue, L.P., and Stewart Title Guaranty Company, prepared by GeoSurvey, Ltd., bearing the seal and certification of David L. Hester, Georgia Registered Land Surveyor No. 3042, dated January 24, 2017, last revised June 16, 2017.

138 PEACHTREE STREET

All that tract or Parcel of Land Lying and Being in the City of Atlanta in Land Lot 77 of the 14th District of Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the east side of Peachtree Street (formerly Whitehall Street) twenty-eight (28) feet south from the southeast corner of Peachtree (Formerly Whitehall) and Mitchell Streets; said point of beginning being at the southwest corner of property now or formerly owned by Mrs. Josephine E. Jennings, et al; thence south along the east side of Peachtree Street (formerly Whitehall Street) forty-one (41) feet to property now or formerly owned by Alvin B. Cates; thence east along the north line of the Cates property seventy-five (75) feet to a twelve (12) foot alley; thence north along the west side of said alley forty-one (41) feet to the Jennings property aforesaid; thence west along the south line of said property seventy-five (75) feet to Peachtree Street (formerly Whitehall Street) at the point of beginning; being improved property known as Numbers 138-140 Peachtree Street (formerly Whitehall Street), SW, according to the present system of numbering houses in the City of Atlanta.

Said Parcel Also Being Described as Follows:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way Peachtree Street, South 34 Degrees 26 Minutes 17 Seconds West a distance of 28.00 feet to a PK nail set, said PK nail set being the TRUE POINT OF BEGINNING. Thence leaving said right-of-way, South 56 Degrees 00 Minutes 21 Seconds East a distance of 75.13 feet to a point on the westerly side of an alley; Thence along said alley, South 34 Degrees 15 Minutes 51 Seconds West a distance of 41.00 feet to a point; Thence leaving said alley, North 56 Degrees 00 Minutes 21 Seconds West a distance of 75.26 feet to a PK nail set on the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street); Thence North 34 Degrees 26 Minutes 17 Seconds East a distance of 41.00 feet to a PK nail set and POINT OF BEGINNING.

Said tract of land contains 0.071 Acres.

142 PEACHTREE STREET

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point found on the southeasterly side of the right-of-way of Peachtree Street (60 foot right-of-way), which point is 68.9 feet southwesterly from the intersection formed by the southeasterly side of the right-of-way of Peachtree Street with the southwesterly side of the right-of-way of Mitchell Street; running

thence south 53 degrees 49 minutes 35 seconds east, 75.00 feet to a point; running thence south 13 degrees 36 minutes 41 seconds east, along the southwesterly side of a 12 foot alley, 26.23 feet to a point; running thence south 36 degrees 00 minutes 35 seconds west, along the northwesterly side of said alley, 27.34 feet to a point; running thence north 53 degrees 57 minutes 50 seconds west, 95.00 feet to a point located on the southeasterly side of the right-of-way of Peachtree Street, running thence north 36 degrees 01 minutes 35 seconds east, along the southeasterly side of the right-of-way of Peachtree Street, 44.50 feet to the point of beginning, being improved property having a two-story brick building thereon, known as 142-144 Peachtree Street, according to the present system of numbering in the City of Atlanta, Georgia, and being shown on survey for Despo Zakas, made by Kenneth L. Nutt, Georgia Registered Land Surveyor No. 2104, and dated May 24, 1983.

The within and foregoing being the same property conveyed from Donald Turner to Despo Zakas by Quitclaim Deed dated May 27, 1983, and recorded in Deed Book 8495, Page 279, Fulton County, Georgia Records.

Less and except:

144 Peachtree Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way Peachtree Street, South 34 Degrees 26 Minutes 17 Seconds West a distance of 28.00 feet to a PK nail set; Thence continuing along said right-of-way, South 34 Degrees 26 Minutes 17 Seconds West a distance of 41.00 feet to a PK nail set; Thence continuing along said right-of-way, South 34 Degrees 26 Minutes 17 Seconds East a distance of 16.69 feet to a point; said point being the TRUE POINT OF BEGINNING. Thence leaving said right-of-way, South 55 Degrees 51 Minutes 37 Seconds East a distance of 95.42 feet to a PK nail set on the westerly side of an alley; Thence along said alley South 35 Degrees 22 Minutes 22 Seconds West a distance of 28.03 feet to a PK nail found; Thence leaving said alley, North 55 Degrees 55 Minutes 10 Seconds West a distance of 94.96 feet to a PK nail found on the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street); Thence along said right-of-way, North 34 Degrees 26 Minutes 17 Seconds East a distance of 28.13 feet to a point and POINT OF BEGINNING.

Said tract of land contains 0.061 Acres.

As shown ALTA/NSPS Land Title Survey title "142 & 144 Peachtree Street" for Newport 142 Peachtree Street, L.P., Newport 144 Peachtree Street, L.P., and Stewart Title Guaranty Company, prepared by GeoSurvey, Ltd., bearing the seal and certification of David L. Hester, Georgia Registered Land Surveyor No. 3042, dated January 24, 2017, last revised June 16, 2017.

Said Parcel Also Being Described as Follows:

142 Peachtree Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way Peachtree Street, South 34 Degrees 26 Minutes 17 Seconds West a distance of 28.00 feet to a PK nail set; Thence continuing along said right-of-way, South 34 Degrees 26 Minutes 17 Seconds West a distance of 41.00 feet to a PK nail set, said PK nail set being the TRUE POINT OF BEGINNING. Thence leaving said right-of-way, South 56 Degrees 00 Minutes 21 Seconds East a distance of 75.26 feet to a point on the westerly side of an alley; Thence along said alley, South 15 Degrees 47 Minutes 17 Seconds East a distance of 26.23 feet to a PK nail set; Thence leaving said alley, North 55 Degrees 51 Minutes 37 Seconds West a distance of 95.42 feet to a point on the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street); Thence along said right-of-way, North 34 Degrees 26 Minutes 17 Seconds East a distance of 16.69 feet to a PK nail set and POINT OF BEGINNING.

Said tract of land contains 0.033 Acres.

170 MITCHELL STREET:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia and more particularly described as follows: COMMENCING at a point on the southwest side of Mitchell Street at the southeast line of an alley (said alley running southwest from Mitchell Street between Whitehall and Forsyth Streets) and running thence eastwardly along the southwest side of Mitchell Street fifty and fifteen hundredths (50.15) feet to the center of a party wall; thence southwesterly along the center of said party wall parallel with Whitehall Street one hundred twelve and four tenths (112.4) feet to a point; thence northwesterly parallel with Mitchell Street fifty and four tenths (50.4) feet to the aforesaid alley; thence northeasterly along the southeast side of said alley one hundred twelve (112) feet to the beginning point; said property being known as Nos. 168-170 Mitchell Street, SW, Atlanta, Georgia according to the present numbering system, being the same property conveyed by Richard Peters to William D. Grant on August 1, 1884, by Warranty Deed recorded in Deed Book 00, page 598, Fulton County Records.

ALSO DESCRIBED AS (DB 57803, Page 449):

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a pk nail set at the intersection of the Easterly right-of-way line of Broad Street (70-foot right-of-way) and the southerly right of way line of Mitchell Street (60-foot right-of-way), Thence along the Southerly right-of-way line of Mitchell Street the following courses and distances: South 55 degrees 57 minutes 32 seconds East a distance of 53.30 feet to a PK nail set; South 55 degrees 57 minutes 57 seconds East a distance of 10.00 feet to a PK nail set and POINT OF BEGINNING. Thence continuing along said right-of-way, South 56 degrees 18 minutes 19 seconds East a distance of 50.15 feet to a building corner; Thence leaving said right-of-way, South 34 degrees 00 minutes 35 seconds West a distance of 112.40 feet to a building corner; Thence North 55 degrees 50 minutes 56 seconds West a distance of 50.39 feet to a PK nail set; Thence North 34 degrees 07 minutes 55 seconds East a distance of 112.00 feet to a PK nail set and the POINT OF BEGINNING.

Said tract of land contains 0.129 Acres.

172 TRINITY AVENUE:

ALL THAT TRACT or parcel of land lying and being in the City of Atlanta in Land Lot 77 of the 14th District of originally Henry, now Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a point on the southwest side of Trinity Avenue (formerly East Peters Street) 84.1 feet south-easterly from the corner formed by the intersection of the southwest side of Trinity Avenue with the southeast side of Peachtree Street (formerly Whitehall Street) (said point of beginning is the line dividing the property formerly owned by E.P. Chamberlin, Sr., deceased, and property herein described formerly owned by I.S. Mitchell) and running thence southeasterly along the southwest side of Trinity Avenue 40 feet; running thence southwesterly 104.48 feet; running thence northwesterly 39.99 feet to property formerly owned by E.P. Chamberlin, Sr., deceased, running thence northeasterly along the southeast side of property formerly owned by E.P. Chamberlin, Sr., deceased, 103.86 feet to the southwest side of Trinity Avenue at the POINT OF BEGINNING.

ALSO DESCRIBED AS (DB 57783, Page 507):

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street (60-foot right-of-way) and the southerly right-of-way line of Trinity Avenue (apparent 60-foot right-of-way), Thence along said right-of-way of Trinity Avenue, South 55 degrees 53 minutes 51 seconds East a distance of 93.91 feet to a Building Corner, said Building Corner being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way, South 55 degrees 53 minutes 51 seconds East a distance of 40.00 feet to a point; Thence leaving said right-of-way, South 34 degrees 09 minutes 03 seconds West a distance of 104.48 feet to a point; Thence North 55 degrees 08 minutes 42 seconds West a distance of 39.90 feet to a PK nail set; Thence North 34 degrees 06 minutes 01 seconds East a distance of 103.96 feet to a Building Corner on the southerly right-of-way line of Trinity Avenue and the POINT OF BEGINNING.

Said tract of land contains 0.096 Acres.

136 PEACHTREE STREET:

All that tract or parcel of land lying and being in the city of Atlanta in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the southeast side of Whitehall Street and the southwest side of Mitchell Street and running thence southwesterly along the southeast side of Whitehall Street a distance of 28 feet; running thence southeasterly a distance of 75 feet; running thence northeasterly a distance of 28 feet to the southwest side of Mitchell Street; running thence northwesterly along the southwest side of Mitchell Street a distance of 75 feet to the southeast side of Whitehall Street and the point of beginning, said property being known as No. 136 Whitehall Street, Atlanta, Georgia.

Said Parcel Also Being Described as Follows:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way of Mitchell Street, South 56 Degrees 00 Minutes 21 Seconds East a distance of 75.12 feet to a PK nail found on the westerly side of an alley; Thence leaving said right-of-way, along said alley, South 34 Degrees 24 Minutes 11 Seconds West a distance of 28.00 feet to a PK nail set; Thence leaving said alley, North 56 Degrees 00 Minutes 21 Seconds West a distance of 75.13 feet to a PK nail set on the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street); Thence along said right-of-way, North 34 Degrees 26 Minutes 17 Seconds East a distance of 28.00 feet to a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way) and the POINT OF BEGINNING.

Said tract of land contains 0.048 Acres.

144 PEACHTREE STREET

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point found on the southeasterly side of the right-of-way of Peachtree Street (60 foot right-of-way), which point is 68.9 feet southwesterly from the intersection formed by the southeasterly side of the right-of-way of Peachtree Street with the southwesterly side of the right-of-way of Mitchell Street; running thence south 53 degrees 49 minutes 35 seconds east, 75.00 feet to a point; running thence south 13 degrees 36 minutes 41 seconds east, along the southwesterly side of a 12 foot alley, 26.23 feet to a point; running thence south 36 degrees 00 minutes 35 seconds west, along the northwesterly side of said alley, 27.34 feet to a point; running thence north 53 degrees 57 minutes 50 seconds west, 95.00 feet to a point located on the southeasterly side of the right-of-way of Peachtree Street; running thence north 36 degrees 01 minutes 35 seconds east, along the southeasterly side of the right-of-way of Peachtree Street, 44.50 feet to the point of beginning, being improved property having a two-story brick building thereon, known as 142-144 Peachtree Street, according to the present system of numbering in the City of Atlanta, Georgia, and being shown on survey for Despo Zakas, made by Kenneth L. Nutt, Georgia Registered Lend Surveyor No. 2104, and dated May 24, 1983.

The within and foregoing being the same property conveyed from Donald Turner to Despo Zakas by Quitclaim Deed dated May 27, 1983, and recorded in Deed Book 8495, Page 279, Fulton County, Georgia Records.

Less and except:

142 Peachtree Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way Peachtree Street, South 34 Degrees 26 Minutes 17 Seconds West a distance of 28.00 feet to a PK nail set; Thence continuing along said right-of-way, South 34 Degrees 26 Minutes 17 Seconds West a distance of 41.00 feet to a PK nail set, said PK nail set being the TRUE POINT OF BEGINNING. Thence leaving said right-of-way, South 56 Degrees 00 Minutes 21 Seconds East a distance of 75.26 feet to a point on the westerly side of an alley; Thence along said alley, South 15 Degrees 47 Minutes 17 Seconds East a distance of 26.23 feet to a PK nail set; Thence leaving said alley, North 55 Degrees 51 Minutes 37 Seconds West a distance of 95.42 feet to a point on the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street); Thence along said right-of-way, North 34 Degrees 26 Minutes 17 Seconds East a distance of 16.69 feet to a PK nail set and POINT OF BEGINNING.

Said tract of land contains 0.033 Acres.

As shown ALTA/NSPS Land Title Survey titled "142 & 144 Peachtree Street" for Newport 142 Peachtree Street, L.P., Newport 144 Peachtree Street, L.P., and Stewart Title Guaranty Company, prepared by GeoSurvey, Ltd., bearing the seal and certification of David L. Hester, Georgia Registered Land Surveyor No. 3042, dated January 24, 2017, last revised June 16, 2017.

Said Parcel Also Being Described as Follows:

144 Peachtree Street

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way Peachtree Street, South 34 Degrees 26 Minutes 17 Seconds West a distance of 28.00 feet to a PK nail set; Thence continuing along said right-of-way, South 34 Degrees 26 Minutes 17 Seconds West a distance of 41.00 feet to a PK nail set; Thence continuing along said right-of-way, South 34 Degrees 26 Minutes 17 Seconds East a distance of 16.69 feet to a point; said point being the TRUE POINT OF BEGINNING. Thence leaving said right-of-way, South 55 Degrees 51 Minutes 37 Seconds East a distance of 95.42 feet to a PK nail set on the westerly side of an alley; Thence along said alley South 35 Degrees 22 Minutes 22 Seconds West a distance of 28.03 feet to a PK nail found; Thence leaving said alley, North 55 Degrees 55 Minutes 10 Seconds West a distance of 94.96 feet to a PK nail found on the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street); Thence along said right-of-way, North 34 Degrees 26 Minutes 17 Seconds East a distance of 28.13 feet to a point and POINT OF BEGINNING.

Said tract of land contains 0.061 Acres.

140 Mitchell Street

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 77 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the southwestern side of Mitchell Street, one hundred fifty-three and twenty-five hundredths (153.25) feet, more or less, northwesterly from the intersection of the southwestern side of Mitchell Street with the northwestern side of Pryor street, said point of beginning being at the northwestern line

of property now or formerly owned by C. Arthur Kitchings (said point of beginning described formerly as being eighty-eight and six-tenths (88.6) feet westerly from the ten (10) foot alley adjoining the west side of the Jack Neal Place); thence northwesterly along the southwestern side of Mitchell Street twenty-eight (28) feet to the southeastern line of property now or formerly owned by M. B. Porter (said line being one hundred eighty-nine and six-tenths (189.6) feet southeasterly from Whitehall Street); thence southwesterly along the southeastern line of said Porter property one hundred (100) feet, more or less, to a ten (10) foot alley; thence southeasterly along the northeastern line of said alley, twenty-seven (27) feet to the Kitchings property aforesaid; thence northeasterly along the northwestern line of said property one hundred (100) feet, more or less, to Mitchell Street at the point of beginning; being improved property known as No. 140 (formerly No. 17) Mitchell Street, S.W., according to the present numbering of houses in the City of Atlanta.

Said Parcel Also Being Described as Follows:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a PK nail set at the intersection of the Easterly right-of-way line of Peachtree Street (formerly known as Whitehall Street) (60-foot right-of-way) and the southerly right-of-way line of Mitchell Street (apparent 60-foot right-of-way), Thence along said right-of-way of Mitchell Street, South 56 Degrees 00 Minutes 21 Seconds East a distance of 75.12 feet to a PK nail found; Thence continuing along said right-of-way, South 56 Degrees 00 Minutes 21 Seconds East a distance of 12.00 feet to a PK nail set; Thence continuing along said right-of-way, South 56 Degrees 00 Minutes 21 Seconds East a distance of 102.60 feet to a PK nail set, said PK nail set being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way, South 56 Degrees 00 Minutes 21 Seconds East a distance of 28.00 feet to a PK nail set; Thence leaving said right-of-way, South 34 degrees 52 minutes 13 seconds West a distance of 100.29 feet to a point on the northerly side of an alley; Thence along said alley, North 55 degrees 24 minutes 16 seconds West a distance of 27.00 feet to a PK nail set; Thence leaving said alley, North 34 degrees 17 minutes 56 seconds East a distance of 100.00 feet to a PK nail set on the southerly right-of-way line of Mitchell Street and the POINT OF BEGINNING.

Said tract of land contains 0.063 Acres.

As shown on ALTA/NSPS Land Title Survey titled "14C Mitchell Street" for Newport 140 Mitchell Street, L.P. and Stewart Title Guaranty Company, prepared by GeoSurvey, Ltd., bearing the seal and certification of David L. Hester, Georgia Registered Land Surveyor No. 3042, dated January 24, 2017, last revised June 16, 2017.

TOGETHER WITH:

(B) (1) all buildings, structures and improvements of every nature whatsoever now situated on the Land (collectively, the "Buildings"), (2) all right, title and interest of Grantor, of whatever character (whether as owner, chattel lessee, or otherwise and whether vested or contingent), in and to all building materials, supplies and other property now stored at or delivered to the Land or any other location for installation in any of the Buildings, and all fixtures, fittings, machinery, appliances, appliances, equipment, apparatus, furnishings, billboards and personal property of every nature whatsoever now located in or on, or attached to, and used or intended to be used in connection with the Land or any of the Buildings, or in connection with the operation thereof or any construction or other work now conducted thereon (all of the property described in this clause (2) being hereinafter collectively referred to as the "Equipment") (the Buildings and the Equipment being hereinafter collectively referred to as the "Improvements"), and (3) all right, title and interest of Grantor, of whatever character (whether as owner, chattel lessee or otherwise and whether vested or contingent), in any and all plans, specifications, drawings, books, records, software, documents, chattel paper and similar items relating to the Land or the Improvements, the operation thereof, any rights thereto or any interest therein;

(C) all proceeds, products, extensions, additions, improvements, renewals, substitutions, replacements, accessions, and accretions of and to all or any part of the property described in paragraphs (A) and (B) hereof or any other property encumbered by the Security Deed;

(D) all right, title and interest of Grantor, of whatever character (whether vested or contingent), in and to (1) all streets, roads, and public places (whether open or proposed) adjoining or otherwise providing access to the Land; (2) the land lying in the bed of such streets, roads, and public places; and (3) all other sidewalks, alleys, ways, passages, vaults, water courses, strips, and gores of land adjoining or used or intended to be used in connection with all or any part of the property described in paragraphs (A), (B), and (C) hereof;

(E) all right, title and interest of Grantor, of whatever character (whether vested or contingent), in and to all easements, rights-of-way, and rights of use or passage (whether public or private), estates, interests, benefits, powers, rights (including, without limitation, any and all lateral support, drainage, slope, sewer, water, air, mineral, oil, gas, and subsurface rights), privileges, claims, franchises, licenses, profits, rents, royalties, tenements, hereditaments, reversions, remainders, and appurtenances of every nature whatsoever in any way now belonging, relating, or appertaining to all or any part of the property described in paragraphs (A), (B), (C), and (D) hereof;

(F) all right, title and interest of Grantor, of whatever character (whether vested or contingent), in and to (1) any and all judgments, settlements, claims, awards, insurance proceeds and other proceeds and compensation, and interest thereon (collectively, "Compensation"), now made or payable in connection with any casualty or other damage to all or any part of the property described in paragraphs (A), (B), (C), (D), and (E) hereof, or in connection with any condemnation proceedings affecting any such property or any taking un-

der power of eminent domain (or any conveyance in lieu of or under threat of any such taking) of any such property or any rights thereto or any interest therein, including, without limitation, any and all Compensation for change of grade of streets or any other injury to or decrease in the value of such property, (2) any and all proceeds of any sales, assignments, or other dispositions of any such property or any rights thereto or any interest therein, (3) any and all proceeds of any other conversion (whether voluntary or involuntary) of any such property into cash or any liquidated claim, (4) any and all refunds of insurance premiums, taxes, assessments, water charges, sewer rents, or other impositions in respect of any such property, and (5) all accounts, accounts receivable, interest reserve account(s), escrow accounts, option rights, contract rights, general intangibles, payment intangibles, investment property, inventory, permits, licenses, approvals, bonuses, actions, rights in action, and commercial tort claims arising from or relating to any such property (including, without limitation, all rights to insurance proceeds and unearned insurance premiums and all rights of Grantor in and to all contracts relating to any management, maintenance and security of any such property), together with any and all deposit accounts, and all other assets of Grantor where-ever located;

(G) all right, title and interest of Grantor, of whatever character (whether vested or contingent), in and to all rents, royalties, issues, profits, revenues, income and other benefits of and from all or any part of the property described in paragraphs (A), (B), (C), (D), and (E) hereof or any business conducted thereon by Grantor, whether now payable or accruing (including, without limitation, any and all monetary sums paid or payable from time to time by any and all tenants, licensees, invitees, guests, customers, occupants, or other users of any such property or business), and all right of Grantor to collect and receive the same; provided, however, that permission is hereby given by Lender to Grantor, so long as no Event of Default (as defined in the Security Deed) shall have occurred and be continuing, to collect and use such rents, royalties, issues, profits, revenues, income, and other benefits (hereinafter collectively referred to as "Rent") as they become due, or otherwise derived from or relating to, the use or occupancy of the Security Deed (including any claims (1) based on holdover by any lessee, (2) for damages sustained by Grantor, (3) in settlement of any claims of Grantor under or relating to any lease, (4) any fees or other amounts paid for the cancellation, surrender, or early termination of any lease, or (5) arising under any Federal, State, or other law as a result of or in connection with the bankruptcy or insolvency of any lessee and the rights to collect and receive all of the foregoing and to enforce, whether at law or in equity or by any other means, all provisions thereof or thereunder and all rights of Grantor relating thereto, (x) all rights, dividends, and/or claims of any kind whatsoever relating to any leases (including damage, secured, unsecured, lien, priority, and administration claims), including without limitation any and all (1) tax refunds, abatements, and claims in tax certiorari proceedings, (2) utility deposits, credits, or refunds, (3) lease surrender, termination, take-back or take-over fees, charges, or payments, however characterized, and (4) rights to recoupment of (i) allowances, non-accountable contributions, payments or other consideration paid, or the value of construction or work performed, (ii) free rent conceded or allowed; (iii) take-over, take-back, or other assumption obligations paid, (iv) the cost of any other payments or inducement to or for the benefit of any tenant, and (v) brokerage commissions paid or incurred by Grantor from any tenants or other party under any lease, and all proceeds resulting therefrom and together with the right to take any action or file any papers or process in any court of competent jurisdiction, which may in the opinion of Lender be necessary to preserve, protect, or enforce such rights or claims, including the filing of any proof of claim in any solvency proceeding under any Federal, State, or other laws and any rights, claims, or awards accruing to or to be paid by Grantor in its capacity as landlord under any lease; (y) income, royalties, revenues, issues, profits, proceeds, accounts receivable, and other benefits now or hereinafter arising from the Property, or any part thereof, and (z) the proceeds of the sale of any property of Grantor in the ordinary course of business or otherwise, and proceeds of any business interruption or rent loss insurance;

(H) (1) all right, title and interest of Grantor (whether as seller, purchaser, or otherwise) in and to any and all agreements for purchase and sale or any other transfer of all or any part of the property described in paragraphs (A), (B), (C), (D), and (E) hereof, together with any and all down payments, earnest money deposits, and other sums paid or payable or deposited in connection therewith, and (2) all right, title and interest of Grantor (whether as lessor, lessee, or otherwise) in and to any and all leases, subleases, use, occupancy, or similar agreements (collectively, "Leases") now affecting all or any part of the property described in paragraphs (A), (B), (C), (D), and (E) hereof, together with any and all guaranties thereof and security therefor (including, without limitation, any and all right, title, and interest of Grantor in and to property of any tenant or other person under any such lease or under any other arrangement entered into in connection with any such lease, and any and all cash, security deposits, deposit accounts, advance rentals, and deposits or payments of a similar nature under any such lease or other arrangement) and together with all money payable thereunder or in connection therewith (including, without limitation, any and all cancellation or termination payments), subject, however, to the conditional permission given by Lender to Grantor to collect and use the rents, income, and other benefits arising under any such lease as provided above; and

(I) all agreements (including, without limitation, renewals, modifications, amendments, and extensions thereto or thereof) contracts, certificates, instruments, franchises, plans, specifications, and other documents, now entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management, or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title, and interest of Grantor therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Grantor

thereunder;

(J) all right, title and interest of Grantor, of whatever character (whether vested or contingent), in and to any and all further or greater estate, right, title, interest, claim, and demand of Grantor, of whatever character (whether vested or contingent), in and to any of the property described in the foregoing paragraphs or any rights or interests appurtenant thereto; and

(K) all current and future rights, including air rights, development rights, zoning rights, entitlements, billboard rights, and other similar right or interests (including without limitation, mineral, oil, and gas rights) related to or benefitting the Land.

Provided, however, that the Construction Reserve Account, Interest Reserve Pledge Agreement, Borrower's Operating Account, and all other accounts of Grantor identified as Pledged Accounts are omitted from the definition of the term "Property" as set forth in paragraphs (A)-(K) above. The following definitions shall apply to the capitalized terms used not otherwise defined herein:

"**Borrower's Operating Account**" means such deposit operating accounts of Borrower established with and maintained with one or more banks, which accounts shall be subject to Borrower's Operating Account Pledge Agreement and Borrower's Operating Account DACA.

"**Borrower's Operating Account DACA**" means those certain deposit account control agreements to be executed among Borrower, Lender and the depository set forth therein, pursuant to which a Borrower's Operating Account is held. Each Borrower's Operating Account DACA shall be in a form approved by Lender.

"**Borrower's Operating Account Pledge Agreement**" means those certain Operating Account Pledge Agreements pursuant to which Borrower pledged to Lender a security interest in any and all accounts of Borrower, including, without limitation, each of Borrower's Operating Account.

"**Construction Reserve Account**" means the deposit account to be established by Lender into which all advances under the loan shall be disbursed.

"**Loan Agreement**" means that certain Loan Agreement dated December 16, 2021 by and between Borrower and Lender.

"**Pledged Accounts**" shall mean those certain accounts established and to be held and disbursed in accordance with the Loan Agreement that Lender may require from time to time, in Lender's reasonable discretion, including but not limited to, the Construction Reserve Account, the Interest Reserve Pledge Agreement, each Borrower's Operating Account, all escrow accounts held by or on behalf of Borrower, and all other accounts of Borrower, as established from time to time, all of which are pledged in favor of Lender in accordance with the Loan Documents (as such term is defined in the Security Deed).

The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of the Note and the Security Deed including, but not limited to, (1) the nonpayment of principal and interest when due, (2) the failure of Grantor to discharge liens filed against the Property, and (3) the failure of Borrower to construct the Improvements on the Property in accordance with the construction schedule provided to Lender on December 16, 2021. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, accrued interest and expenses of the sale and all other payments provided for under the Security Deed, including attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been given as provided by law, and the remainder, if any, shall be applied as provided by law.

To the best of Lender's knowledge, Grantor or tenants in occupancy under Grantor are in possession of the Property. Said property will be sold as the property of Grantor subject to all unpaid real estate ad valorem taxes and governmental assessments and all prior restrictions, rights-of-way, and easements of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented to in writing by the grantee therein, together with those leases entered into after the date of the Security Deed and consented to by Lender.

The entity that has full authority to negotiate, amend, and modify all the terms of the mortgage with Grantor is: BI 68 LLC, c/o Bridgelnvest LLC, 2601 South Bayshore Drive, Suite 1400, Miami, Florida 33133, Attention: Trent Williams, Phone: (305) 749-9887. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

BI 68 LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AS ATTORNEY-IN-FACT FOR
NEWPORT 0 MITCHELL STREET, L.P., NEWPORT 76 FORSYTH STREET, L.P., NEWPORT 136 PEACHTREE STREET, L.P., NEWPORT 138 PEACHTREE STREET, L.P., NEWPORT 140 MITCHELL STREET, L.P., NEWPORT 142 PEACHTREE STREET, L.P., NEWPORT 142-150 MITCHELL STREET, L.P., NEWPORT 144 PEACHTREE STREET, L.P., NEWPORT 168 TRINITY AVENUE, L.P., NEWPORT 170 MITCHELL STREET, L.P., NEWPORT 172 TRINITY AVENUE, L.P., NEWPORT 223 MITCHELL STREET, L.P., and NEWPORT GORDON COMMERCIAL LOFTS, L.P.

Johnny D. Latzack, Jr., Esq.
Bryan Cave Leighton Paisner LLP
One Atlantic Center, 14th Floor
1201 West Peachtree Street, N.W.
Atlanta, Georgia 30309
(404) 572-5939
#0000697256:12/07-4AS

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF FULTON

Pursuant to the power of sale contained in the Security Deed executed by **MCE Residential LLC** to Ronald R. Crawford, II in the original principal amount of \$147,000.00 dated 03/13/2023, and recorded in Deed Book 66630, Page 328, 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 **01/02/2024**, the property in said Security Deed and described as follows:

All that certain parcel of land situate in Land Lot 209 of the 14th District, Fulton County, State of Georgia, being known and designated as Lot 12, Block A, Crescendo Valley, Unit 3, Section 1, as per plat recorded at Plat Book 72, Page 84, Fulton County, Georgia records, to which reference is made for the purpose of incorporating the same as a part herein. Being 2791 Allegro Drive, NW, Atlanta, GA 30318

PARCEL ID: 14-0209-0005-064-1

Said property being known as: **2791 Allegro Drive NW, Atlanta, GA 30318**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MCE Residential LLC 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:

Ronald R. Crawford, II
765 Chanson Drive, Marietta, GA 30064
(770) 316-6959

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.

Ronald R. Crawford, II,
as Attorney-in-Fact for
MCE Residential LLC

The Clifton Law Firm, LLC
125 Flat Creek Trail, Ste 120
Fayetteville, GA 30214
(770) 828-7339
Firm File No. 00361
#0000698548:12/7-4kwill

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 **BARBARA M LEE AND HARRY LEE JR.** to BANK OF AMERICA, N.A., dated 03/26/2009, and Recorded on 04/17/2009 as Book No. 47842 and Page No. 689, 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 \$180,000.00, 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 January, 2024**, the following described property:
ALLTHAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 102, OF THE 14TH DISTRICT, OF FULTON COUNTY, GEORGIA, AND BEING IDENTIFIED AND DEPICTED AS DWELLING UNIT NO. 223 (HEREINAFTER REFERRED TO AS THE "DWELLING"), ON THAT CERTAIN AS BUILT SITE PLAN FOR CITY CENTRAL CONDOMINIUM, A CONDOMINIUM, DATED 03/09/2007, RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGE 371, FULTON COUNTY, GEORGIA RECORDS, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN THE DWELLING AND THE APPURTENANCES THERETO UNDER THAT CERTAIN DECLARATION OF CONDOMINIUM FOR CITY CENTRAL CONDOMINIUM, A CONDOMINIUM, RECORDED IN DEED BOOK 44705, PAGE 237 AND SUPPLEMENT RECORDED IN DEED BOOK 45409, PAGE 392, AFORESAID RECORDS, AS MAY BE AMENDED FROM TIME TO TIME BY AMENDMENTS THERETO FILED FOR RECORD ON THE AFORESAID RECORDS (SAID DECLARATION INCLUDING ALL EXHIBITS THERETO AND AMENDMENTS THERETO HEREINAFTER BEING REFERRED TO AS THE "DECLARATION OF CONDOMINIUM FOR CITY CENTRAL CONDOMINIUM, A CONDOMINIUM"), THE INTEREST THEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE

FOREGOING, THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF CITY CENTRAL CONDOMINIUM, A CONDOMINIUM APPURTENANT TO THE DWELLING, AS THE SAME IS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR CITY CENTRAL CONDOMINIUM, A CONDOMINIUM.

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 **2285 METROPOLITAN PARKWAY 223, ATLANTA, GEORGIA 30315** is/are: BARBARA M LEE AND HARRY LEE JR. 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

BARBARA M LEE AND HARRY LEE JR..

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009909839 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000698614:12/7-4kwill

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 **DENNIS H. BUIE** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SUNTRUST MORTGAGE, INC. D/B/A SUN AMERICA MORTGAGE, dated 11/07/2005, and Recorded on 11/29/2005 as Book No. 41448 and Page No. 575, FULTON County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF ACM STANWICH ALAMOSA 2020 TRUST (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$203,000.00, 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 January, 2024**, the following described property:

THAT CERTAIN CONDOMINIUM UNIT LYING AND BEING IN LAND LOT 45 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING RESIDENTIAL UNIT NO. 910, THE OAKS AT BUCKHEAD, A CONDOMINIUM, AS WELL AS GARAGE SPACE(S) 206, ALL AS MORE PARTICULARLY DESCRIBED AND DEPICTED ON THAT FINAL PLAT OF SURVEY DATED NOVEMBER 27, 1991, PREPARED BY LOO-TURLEY & ASSOCIATES, P.C., RECORDED IN CONDOMINIUM PLAT BOOK 10, PAGE 50 AND IN FLOOR PLANS PREPARED BY SMALLWOOD, REYNOLDS, STEWART, STEWART & ASSOCIATES, INC., RECORDED IN CONDOMINIUM CABINET 2, FOLDER 302, AND IN DECLARATION OF CONDOMINIUM OF THE OAKS AT BUCKHEAD, A CONDOMINIUM, DATED JANUARY 7, 1992, RECORDED IN DEED BOOK 14891, PAGE 110, AS AMENDED AND RESTATED AT DEED BOOK 18874, PAGE 133, AND AS FURTHER AMENDED, SAID PLAT, FLOOR PLANS, DECLARATION BEING RECORDED IN THE REAL ESTATE RECORDS OF FULTON COUNTY, GEORGIA, TOGETHER WITH SAID RESIDENTIAL UNITS APPURTENANT PERCENTAGES OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE OAKS AT BUCKHEAD, AS PROVIDED IN SAID AMENDMENTS OR SUPPLEMENTS THERETO, ARE INCORPORATED HEREIN BY REFERENCE AS A PART OF THIS 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). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF ACM STANWICH ALAMOSA 2020 TRUST holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORT-

GAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF ACM STANWICH ALAMOSA 2020 TRUST (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, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. 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 **3475 OAK VALLEY ROAD, #910, ATLANTA, GEORGIA 30326** is/are: DENNIS H. BUIE 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.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF ACM STANWICH ALAMOSA 2020 TRUST

as Attorney in Fact for

DENNIS H. BUIE.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567). 0000009975723 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone (972) 341 5398. #0000698551:12/7-4kwill

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 **JOHN H. SMITH** to HOMEBANC MORTGAGE CORPORATION, dated 04/04/2003, and Recorded on 04/10/2003 as Book No. 34650 and Page No. 35, FULTON County, Georgia records, as last assigned to BANK OF AMERICA NA SUCCESSOR BY MERGER TO MERRILL LYNCH CREDIT CORPORATION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$461,300.00, 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 January, 2024**, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 63 OF THE 14FF DISTRICT, FULTON COUNTY, GEORGIA AND BEING LOT 12, THE REGENCY SUBDIVISION, UNIT IV, AS PER PLAT RECORDED AT PLAT BOOK 224, PAGES 143 146, FULTON COUNTY, GEORGIA RECORDS AND BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND MORE COMMONLY KNOWN AS 195 WYNFIELD WAY, ATLANTA, GEORGIA. 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 NA SUCCESSOR BY MERGER TO MERRILL LYNCH CREDIT CORPORATION 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 NA SUCCESSOR BY MERGER TO MERRILL LYNCH CREDIT CORPORATION (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, 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 **195 WYNFIELD WAY, ATLANTA, GEORGIA 30331** is/are: JOHN H. 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 NA SUCCESSOR BY MERGER TO MERRILL LYNCH CREDIT CORPORATION

as Attorney in Fact for
JOHN H. SMITH.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007901861 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #

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 **MILES NEIMAN** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR QUICKEN LOANS INC., dated 07/01/2019, and Recorded on 07/08/2019 as Book No. 60241 and Page No. 1, AS AFFECTED BY MODIFICATION BOOK 65754, PAGE 600, FULTON COUNTY, Georgia records, as last assigned to CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$246,359.00, 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 January, 2024**, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT # 205 OF 870 INMAN RESIDENTIAL CONDOMINIUM, A CONDOMINIUM, AS MORE PARTICULARLY AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR 870 INMAN RESIDENTIAL CONDOMINIUM, RECORDED IN DEED BOOK 45792, PAGE 104, 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 OF THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGE 444, A FORESAID RECORDS, AS THE SAME MAY BE AMENDED, AND THE FLOOR PLANS RECORDED IN CONDOMINIUM FLOOR PLANS BOOK 37, PAGE 105 150, ET SEQ., FULTON COUNTY, GEORGIA, RECORDS AS THE SAME MAY BE AMENDED.

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). CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST holds the duly endorsed Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST (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, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. 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 **870 INMAN VILLAGE PKWY NE, APT 205, ATLANTA, GEORGIA 30307 5546** is/are: MILES NEIMAN 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 as provided in the preceding paragraph.

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST
as Attorney in Fact for
MILES NEIMAN.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009878679 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000698615:12/7-4kwill

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 **RONALD B TERRY** to WORLD SAVINGS BANK, FSB AND ITS SUCCESSORS AND/OR ASSIGNEES, dated 03/28/2007, and Recorded on 04/09/2007 as Book No. 44787 and Page No. 6, FULTON County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR IN INTEREST TO WACHOVIA MORTGAGE, FSB FORMERLY KNOWN AS WORLD SAVINGS BANK FSB (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$70,000.00, 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 le-

gal hours of sale on **the first Tuesday in January, 2024**, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 68 OF THE 9TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF FAIRBURN CAMPBELLTON ROAD 712 FEET NORTHWEST, AS MEASURES ALONG THE SIDE OF FAIRBURN CAMPBELLTON ROAD, FROM THE INTERSECTION OF THE SIDEWALK LINES OF THE SOUTHERLY SIDE OF FAIRBURN CAMPBELLTON ROAD AND NORTHERLY SIDE OF RIVERTOWN ROAD; RUN THENCE NORTHWESTERLY, ALONG THE SIDE OF FAIRBURN CAMPBELLTON ROAD, 79 FEET TO A POINT; RUN THENCE SOUTH 46 DEGREES WEST 369 FEET TO A POINT; RUN THENCE SOUTHEASTERLY, ON A LINE FORMING AN INTERIOR ANGLE WITH THE PREVIOUS COURSES OF 79 DEGREES 20 MINUTES, 66.5 FEET TO A POINT; RUN THENCE NORTHEASTERLY 326 FEET TO THE POINT OF BEGINNING, BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED, DATED FEBRUARY 23, 2000, RECORDED IN DEED BOOK 31300, PAGE 578, FULTON COUNTY, GEORGIA RECORDS.

PROPERTY ADDRESS: **172 CAMPBELLTON STREET, FAIRBURN, GA 30213** 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. SUCCESSOR IN INTEREST TO WACHOVIA MORTGAGE, FSB FORMERLY KNOWN AS WORLD SAVINGS BANK FSB 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. SUCCESSOR IN INTEREST TO WACHOVIA MORTGAGE, FSB FORMERLY KNOWN AS WORLD SAVINGS BANK FSB (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 **172 W CAMPBELLTON ST, FAIRBURN, GEORGIA 30213 1219** is/are: RONALD B TERRY 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. SUCCESSOR IN INTEREST TO WACHOVIA MORTGAGE, FSB FORMERLY KNOWN AS WORLD SAVINGS BANK FSB

as Attorney in Fact for
RONALD B TERRY.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009537556 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. #0000698616:12/7-4kwill

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF FULTON

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from **Maine Consulting, LLC** ("Grantor"), to and in favor of **Velocity Commercial Capital, LLC** ("Original Lender"), dated August 16, 2022, recorded August 23, 2022 at Deed Book **66066**, Page **147**, Fulton County, Georgia records, as assigned to U.S. Bank Trust Company, National Association as Trustee for Velocity Commercial Capital Loan Trust 2022-5 ("Lender"), pursuant to Assignment of Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents, recorded December 15, 2022 at Deed Book 66398, Page 670, aforesaid Georgia records; as subject to that certain Declaration of Protective and Restrictive Covenants, Conditions, Restrictions and Easements for Notting Hill at Arlington, recorded March 21, 2005 at Deed Book 39608, Page 352, as amended, aforesaid, Georgia records; (the "Security Deed") securing that certain Term Note, dated August 16, 2022 in the original principal amount of \$162,000.00 (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Fulton County, Georgia, on the **first Tuesday in January, 2024**, the following described property (the "Premises") to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING THAT CERTAIN UNIT IN NOTTINGHILL AT ARLINGTON TOWN-

HOUSES NUMBERED 4316 IN BUILDING ONE (1) AS SHOWN ON PLAT OF SURVEY DATED APRIL 7, 2005 PREPARED FOR ANCHOR PROPERTIES, LLC; LAWYER'S TITLE INSURANCE COMPANY AND CAPITOL CITY BANK & TRUST COMPANY PREPARED BY ZONE, INC., LAND SURVEYING SERVICES AND RECORDED IN PLAT BOOK 275, PAGE 56 THROUGH 58, FULTON COUNTY, GEORGIA PUBLIC RECORDS TOGETHER WITH ALL INTEREST AND OBLIGATIONS AND APPURTENANCES THERETO, INCLUDING THE PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS PROVIDED IN THAT DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS, RESTRICTIONS AND EASEMENTS DATED MARCH 21, 2005 AND RECORDED IN DEED BOOK 39,608, PAGE 352 THROUGH 390, AS SUBSEQUENTLY AMENDED WITH THE LAST SUCH AMENDMENT BEING FILED AND RECORDED JULY 1, 2005 AT DEED BOOK 40,318, PAGE 341 THROUGH PAGE 379, FULTON COUNTY RECORDS AS ARE NOW OF RECORD OR AS MAY HEREAFTER BE AMENDED.

Parcel ID No. 14F-0043-LL-085-6

FURTHER LESS AND EXCEPT that property, if any, released of record.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. The entity that has full authority to negotiate, amend, and modify all terms of the Note with the Borrower is: Velocity Commercial Capital, LLC as agent for Lender, Ivan Lopez, 30699 Russell Ranch Road, Ste. 295, Westlake Village, CA 91362; (818) 532-3724, ilopez@velocitycommercial.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the Deed instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, Maine Consulting, LLC or a tenant or tenants and said property is more commonly known as **4316 Notting Hill Dr., SW, Atlanta, Georgia 30331-6904**.

**U.S. Bank Trust Company National Association,
as Trustee for Velocity Commercial Capital
Loan Trust 2022-5
as Attorney-in-Fact for
Maine Consulting, LLC**

Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
#0000698269:12/7-4EP

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF FULTON

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from **A Jervis Company, LLC** ("Grantor"), to and in favor of **Velocity Commercial Capital, LLC** ("Lender"), dated June 14, 2022, recorded June 16, 2022 at Deed Book **65822**, Page **471**, Fulton County, Georgia records (the "Security Deed") securing that certain Time Note, dated June 14, 2022 in the original principal amount of \$279,200.00 (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Fulton County, Georgia, on the **first Tuesday, in January, 2024**, the following described property (the "Premises") to wit:

All that tract or parcel of land lying and being in Land Lot 2 of the 13th District, Fulton County, Georgia, being known as Lot 6, Block A, Oak Ridge Subdivision, Unit Teo, as per plat recorded in Plat Book 79, Page 109, Fulton County, Georgia Records.

Parcel ID: 13-0002-0002-011-5

FURTHER LESS AND EXCEPT that property, if any, released of record.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the Note with the Borrower is: Velocity Commercial Capital, LLC, Brett Neal 30699 Russell Ranch Road, Ste. 295, Westlake Village, CA 91362; (818) 338-9538, bneal@velocitycommercial.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the Deed instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, A Jervis Company, LLC, or a tenant or tenants and said property is more commonly known as **3185 Hammarskjold Drive, East Point, Georgia 30344-6315**.

**Velocity Commercial Capital, LLC
as Attorney-in-Fact for
A Jervis Company, LLC**

Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
#0000698268:12/7-4EP

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF FULTON

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from **Maine Consulting, LLC** ("Grantor"), to and in favor of **Velocity Commercial Capital, LLC** ("Lender"), dated September 21, 2022, recorded September 26, 2022 at Deed Book 66065, Page 290, Fulton County, Georgia records, as re-assigned to Lender from Wilmington Savings Fund Society FSB, not in its individual capacity, but solely as trustee for IOF III Trust 2A pursuant to that certain Assignment of Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents, recorded May 17, 2023 at Deed Book **66815**, Page **640**, aforesaid Georgia records; as subject to that certain Declaration of Protective and Restrictive Covenants, Conditions, Restrictions and Easements for Notting Hill at Arlington, recorded March 21, 2005 at Deed Book 39608, Page 352, as amended, aforesaid, Georgia records; (the "Security Deed") securing that certain Term Note, dated September 21, 2022 in the original principal amount of **\$171,500.00** (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Fulton County, Georgia, on the **first Tuesday in January, 2024**, the following described property (the "Premises") to wit:

All that tract or parcel of land lying and being in Land Lot 43 of the 14th District, Fulton County, Georgia and being shown as Unit 2219, on that certain AsBuilt Survey, with fieldwork performed on April 26, 2021, prepared for Anchor Partner, LLC, Unit 2219-2225, Notting Hill at Arlington, by Boundary Zone, Inc., a copy of which is attached as Exhibit "B" and made a part hereof with the exterior boundaries of Units 2219, 2221, 2223 and 2225 being described as follows:

To reach the southeast corner of Units 2219, 2221, 2223 and 2225 as shown on Exhibit "B", commence at the point of intersection of Land Lots 43 and 65 at an iron pin located on the southern right-of-way line of Campbellton Road (an 80 foot right-of-way), running thence southwesterly along the southern right-of-way of said Campbellton Road a distance of 324.39 feet; running thence along an arc of a curve to the left an arc distance of 75.00 feet to a point (said arc being subtended by a chord bearing South 60 degrees 56 minutes 52 seconds West a chord distance of 74.99 feet and having a radius of 1,331.10 feet); running thence South 00 degrees 53 minutes 38 seconds West a distance of 665.00 feet to a point; running thence South 86 degrees 44 minutes 50 seconds East a distance of 3 29.11 feet to a point; running thence South 87 degrees 51 minutes 40 seconds East a distance of 364.73 feet to a point located on the west right-of-way line of County Line Road (having a 50 foot right-of-way); running thence North 36 degrees 36 minutes 33 seconds West a distance of 51.80 feet to a point and being the southeast corner of Units 2219, 2221, 2223 and 2225 and the point of beginning of the exterior boundaries of Units 2219, 2221, 2223 and 2225. From said point of beginning of the boundaries of Units 2219, 2221, 2223 and 2225 as thus established, running thence South 85 degrees 02 minutes 07 seconds West a distance of 47.93 feet to a point; running thence North 04 degrees 57 minutes 53 seconds West a distance of 105.05 feet to a point; running thence North 85 degrees 02 minutes 07 seconds East a distance of 47.93 feet to a point; running thence South 04 degrees 57 minutes 53 seconds East a distance of 105.05 feet to a point and the point of beginning of the exterior boundaries of Units 2219, 2221, 2223 and 2225.

Parcel ID No. 14F-0043-LL-1284

FURTHER LESS AND EXCEPT that property, if any, released of record.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is sub-

ject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. The entity that has full authority to negotiate, amend, and modify all terms of the Note with the Borrower is: Velocity Commercial Capital, LLC, Ivan Lopez, 30699 Russell Ranch Road, Ste. 295, Westlake Village, CA 91362; (818) 532-3724, ilopez@velocitycommercial.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the Deed instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, Maine Consulting, LLC or a tenant or tenants and said property is more commonly known as **2219 Oxford Court, SW, Atlanta, Georgia 30331**.

Velocity Commercial Capital, LLC
as Attorney-in-Fact for
Maine Consulting, LLC

Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
#0000696860:12/07-4AS

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF FULTON

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from **Maine Consulting, LLC** ("Grantor"), to and in favor of Velocity Commercial Capital, LLC ("Lender"), dated September 21, 2022, recorded September 26, 2022 at Deed Book 66170, Page 26, Fulton County, Georgia records, as re-assigned to Lender from Wilmington Savings Fund Society FSB, not in its individual capacity, but solely as trustee for IOF III Trust 12A pursuant to that certain Assignment of Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents, recorded May 17, 2023 at Deed Book 66815, Page 639, aforesaid Georgia records; as subject to that certain Declaration of Protective and Restrictive Covenants, Conditions, Restrictions and Easements for Notting Hill at Arlington, recorded March 21, 2005 at Deed Book 39608, Page 352, as amended, aforesaid, Georgia records; (the "Security Deed") securing that certain Term Note, dated September 21, 2022 in the original principal amount of \$171,000.00 (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Fulton County, Georgia, on **the first Tuesday in January, 2024**, the following described property (the "Premises")

to wit:
All that tract or parcel of land lying and being in Land Lot 43 of the 14th District, Fulton County, Georgia and being shown as Unit 2221, on that certain AsBuilt Survey, with fieldwork performed on April 26, 2021, prepared for Anchor Partner, LLC, Unit 2219-2225, Notting Hill at Arlington, by Boundary Zone, Inc., a copy of which is attached as Exhibit "B" and made a part hereof with the exterior boundaries of Units 2219, 2221, 2223 and 2225 being described as follows:

To reach the southeast corner of Units 2219, 2221, 2223 and 2225 as shown on Exhibit "B", commence at the point of intersection of Land Lots 43 and 65 at an iron pin located on the southern right-of-way line of Campbellton Road (an 80 foot right-of-way), running thence southwesterly along the southern right-of-way of said Campbellton Road a distance of 32 4.39 feet; running thence along an arc of a curve to the left an arc distance of 75.00 feet to a point (said arc being subtended by a chord bearing South 60 degrees 56 minutes 52 seconds West a chord distance of 74.99 feet and having a radius of 1,331.10 feet); running thence South 00 degrees 53 minutes 38 seconds West a distance of 665.00 feet to a point; running thence South 86 degrees 44 minutes 50 seconds East a distance of 329.11 feet to a point; running thence South 87 degrees 51 minutes 40 seconds East a distance of 3 64.73 feet to a point located on the west right-of-way line of County Line Road (having a 50 foot right-of-way); running thence North 36 degrees 36 minutes 33 seconds West a distance of 51.80 feet to a point and being the southeast corner of Units 2219, 2221, 2223 and 2225 and the point of beginning of the exterior boundaries of Units 2219, 2221, 2223 and 2225. From said point of beginning of the boundaries of Units 2219, 2221, 2223 and 2225 as thus established, running thence South 85 degrees 02 minutes 07 seconds West a distance of 47.93 feet to a point; running thence North 04 degrees 57 minutes 53 seconds West a distance of 105.05 feet to a point; running thence North 85 degrees 02 minutes 07 seconds East a distance of 47.93 feet to a point; running thence South 04 degrees 57 minutes 53 seconds East a distance of 105.05 feet to a point and the point of beginning of the exterior boundaries of Units 2219, 2221, 2223 and 2225.

Parcel ID No. 14F-0043-LL-1292

FURTHER LESS AND EXCEPT that property, if any, released of record. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the

Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the Note with the Borrower is: Velocity Commercial Capital, LLC, Ivan Lopez, 30699 Russell Ranch Road, Ste. 295, Westlake Village, CA 91362; (818) 532-3724, ilopez@velocitycommercial.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the Deed instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, Maine Consulting, LLC or a tenant or tenants and said property is more commonly known as **2221 Oxford Court, SW, Atlanta, Georgia 30331**.

Velocity Commercial Capital, LLC
as Attorney-in-Fact for
Maine Consulting, LLC

Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
#0000698098:12/7-4kwill

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF FULTON

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from **Maine Consulting, LLC** ("Grantor"), to and in favor of **Velocity Commercial Capital, LLC** ("Lender"), dated September 21, 2022, recorded September 26, 2022 at Deed Book 66169, Page 565, Fulton County, Georgia records, as re-assigned to Lender from Wilmington Savings Fund Society FSB, not in its individual capacity, but solely as trustee for IOF III Trust 8A pursuant to that certain Assignment of Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents, recorded May 17, 2023 at Deed Book 66815, Page 637, aforesaid Georgia records; as subject to that certain Declaration of Protective and Restrictive Covenants, Conditions, Restrictions and Easements for Notting Hill at Arlington, recorded March 21, 2005 at Deed Book 39608, Page 352, as amended, aforesaid, Georgia records; (the "Security Deed") securing that certain Term Note, dated September 21, 2022 in the original principal amount of \$171,750.00 (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Fulton County, Georgia, on **the first Tuesday in January, 2024**, the following described property (the "Premises") to wit:

All that tract or parcel of land lying and being in Land Lot 43 of the 14th District, Fulton County, Georgia and being shown as Unit 2225, on that certain AsBuilt Survey, with fieldwork performed on April 26, 2021, prepared for Anchor Partner, LLC, Unit 2219-2225, Notting Hill at Arlington, by Boundary Zone, Inc., a copy of which is attached as Exhibit "B" and made a part hereof with the exterior boundaries of Units 2219, 2221, 2223 and 2225 being described as follows:

To reach the southeast corner of Units 2219, 2221, 2223 and 2225 as shown on Exhibit "B", commence at the point of intersection of Land Lots 43 and 65 at an iron pin located on the southern right-of-way line of Campbellton Road (an 80 foot right-of-way), running thence southwesterly along the southern right-of-way of said Campbellton Road a distance of 324.39 feet; running thence along an arc of a curve to the left an arc distance of 75.00 feet to a point (said arc being subtended by a chord bearing South 60 degrees 56 minutes 52 seconds West a chord distance of 74.99 feet and having a radius of 1,331.10 feet); running thence South 00 degrees 53 minutes 38 seconds West a distance of 665.00 feet to a point; running thence South 86 degrees 44 minutes 50 seconds East a distance of 329.11 feet to a point; running thence South 87 degrees 51 minutes 40 seconds East a distance of 3 64.73 feet to a point located on the west right-of-way line of County Line Road (having a 50 foot right-of-way); running thence North 36 degrees 36 minutes 33 seconds West a distance of 51.80 feet to a point and being the southeast corner of Units 2219, 2221, 2223 and 2225 and the point of beginning of the exterior boundaries of Units 2219, 2221, 2223 and 2225. From said point of beginning of the boundaries of Units 2219, 2221, 2223 and 2225 as thus established, running thence South 85 degrees 02 minutes 07 seconds West a distance of 47.93 feet to a point; running thence North 04 degrees 57 minutes 53 seconds West a distance of 105.05 feet to a point; running thence North 85 degrees 02 minutes 07 seconds East a distance of 47.93 feet to a point; running thence South 04 degrees 57 minutes 53 seconds East a distance of 105.05 feet to a point and the point of beginning of the exterior boundaries of Units 2219, 2221, 2223 and 2225.

Parcel ID No. 14F-0043-LL-1318

FURTHER LESS AND EXCEPT that property, if any, released of record.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to

the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. The entity that has full authority to negotiate, amend, and modify all terms of the Note with the Borrower is: Velocity Commercial Capital, LLC, Ivan Lopez, 30699 Russell Ranch Road, Ste. 295, Westlake Village, CA 91362; (818) 532-3724, ilopez@velocitycommercial.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the Deed instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, Maine Consulting, LLC or a tenant or tenants and said property is more commonly known as **2225 Oxford Court, SW, Atlanta, Georgia 30331**.

Velocity Commercial Capital, LLC
as Attorney-in-Fact for
Maine Consulting, LLC

Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
#0000696908:12/07-4AS

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
FULTON COUNTY

By virtue of a power of sale contained in a certain security deed from **Serene Housing Development & Consulting, LLC** to Kiavi Funding, Inc. and recorded as Instrument No. 2022-0172508 in Deed Book 65627, Page 130, Fulton County, Georgia records given to secure a note in the original amount of \$248,300.00 with interest on the unpaid balance until paid, as last assigned to LHome Mortgage Trust 2022-RTL2 by virtue of the assignment recorded in Deed Book 67240, Page 528, Fulton County, Georgia 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 January, 2024, to wit: January 02, 2024**, the following described property:

File No.: W-06740-22-BH

All that tract or parcel of land lying and being in Land Lot 87 of the 14th District, Fulton County, Georgia, and more particularly described as follows:

Beginning at the Southeast corner of Gardner Street and Smith Street; thence South along the East side of Smith Street Twenty and Five Tenths (20.5) feet to an iron pin; thence East Sixty Five (65) feet; thence North Twenty Two (22) feet to an iron pin located on the South Side of Garner Street; thence West Sixty Five (65) feet along the South Side of Gardner Street at the point of beginning.

This Deed is given subject to all easements and restrictions of record, if any.

Being real property commonly known as **898 Smith St SW, Atlanta, GA 30310**.

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:

Kiavi Funding, Inc.
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, PA 15212
415-202-6400

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require LHome Mortgage Trust 2022-RTL2 to negotiate, amend, or modify the terms of the Security Deed described herein.

LHome Mortgage Trust 2022-RTL2
as Attorney in Fact for

Serene Housing Development & Consulting, LLC
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
23GA330-0011

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 **Lori Evans** to **SouthTrust Bank** dated July 3, 2001, and recorded in Deed Book **30707, Page 57**, as last modified in Deed Book 65618, Page

238, Fulton County Records, securing a Note in the original principal amount of **\$48,900.00**, 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, February 6, 2024**, 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 1242 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING LOT NUMBER 88, BLOCK B, CRABAPPLE CHASE SUBDIVISION, UNIT THREE, AS SHOWN IN PLAT BOOK 167, PAGE 78, FULTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; SAID PROPERTY BEING KNOWN AS 12220 CRABAPPLE CHASE DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FULTON COUNTY, GEORGIA.

Said property is known as **12220 Crabapple Chase Dr, Alpharetta, GA 30004**, 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 in favor of Sunshine Mortgage Corporation, recorded in Deed Book 32730, page 402, 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 Lori Evans, successor in interest or tenant(s).

Wells Fargo Bank, N.A.
as Attorney-in-Fact for
Lori Evans

File no. 23-081257
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#0000698810:12/21-2AS

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Wanda B Rich** to Wells Fargo Home Mortgage, Inc. dated April 8, 2004, and recorded in Deed Book 37509, Page 564, Fulton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2, securing a Note in the original principal amount of \$119,850.00, 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, February 6, 2024**, 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 124, 13TH DISTRICT, FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 5, BLOCK G, DEVON SHIRE SUBDIVISION, UNIT 5, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGE 87, FULTON COUNTY, GEORGIA RECORDS, SAW PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

Said property is known as **2220 Sandgate Cir, 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. Bankrupt-

cy 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 Wanda B Rich and The Representative of the Estate of Wanda B Rich, successor in interest or tenant(s).

HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2 as Attorney-in-Fact for Wanda B Rich

File no. 23-081256
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#000069894412/21-1kwll

STATE OF GEORGIA
COUNTY OF FULTON

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by **AUNDREA BAKER** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR OPEN MORTGAGE, LLC in the original principal amount of \$516,000.00 dated September 26, 2022 and recorded in Deed Book 66214, Page 671, Fulton County records, said Security Deed being last transferred to TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION in Deed Book 67273, Page 93, 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 February 06, 2024**, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 198 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 153 OF THE JAMES L. KING PROPERTY SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 51, FULTON COUNTY RECORDS, TOGETHER WITH AN ADDITIONAL STRIP OF LAND TO THE REAR OF SAID LOT 153, SAID ENTIRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND ON THE NORTH SIDE OF DEWEY AVENUE (A 50-FOOT RIGHT OF WAY) 415.0 FEET EAST AS MEASURED ALONG THE NORTH SIDE OF DEWEY AVENUE FROM THE NORTHEAST CORNER OF THE INTERSECTION OF DEWEY AVENUE AND DODSON DRIVE (A 50-FOOT RIGHT OF WAY), SAID POINT OF BEGINNING ALSO BEING AT THE LINE WHICH DIVIDES LOTS 152 AND 153, SAID SUBDIVISION; THENCE RUNNING EAST ALONG THE NORTH SIDE OF DEWEY AVENUE 75.0 FEET TO AN IRON PIN FOUND ON THEUNE DIVIDING LOTS 153 AND 154 OF SAID SUBDIVISION; THENCE RUNNING NORTH 02 DEGREES 12 MINUTES WEST 199.3 FEET TO AN IRON PIN SET; THENCE RUNNING NORTH 89 DEGREES 04 MINUTES WEST 75.0 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 02 DEGREES 13 MINUTES EAST 197.9 FEET TO AN IRON PIN FOUND ON THE NORTH SIDE OF DEWEY AVENUE AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 2573 DEWEY AVENUE SW, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN THE CITY OF EAST POINT, GEORGIA. Said property being known as: **2573 DEWEY AVENUE EAST POINT, GA 30344**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are AUNDREA BAKER 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
3900 Capital City Blvd
Lansing, MI 48906
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.

TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION,
as Attorney-in-Fact for
AUNDREA BAKER

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 23-154990 - 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 **EDWARD NEWSOME** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR ADVANCED FINANCIAL SERVICES, INC. in the original principal amount of \$132,300.00 dated April 1, 2006 and recorded in Deed Book 42331, Page 692, Fulton County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 65910, Page 137, 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 January 02, 2024**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LYING AND BEING IN LAND LOT 141 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA IN THE CITY OF ATLANTA, AND HERE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF ROCKMART DRIVE FIFTY (50) FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF ROCKMART DRIVE WITH THE NORTH LINE OF SAID LAND LOT 141; RUNNING THENCE SOUTHEASTERLY ALONG THE EASTERLY SIDE OF ROCKMART DRIVE ON HUNDRED ONE (101) FEET, TO THE NORTHEAST CORNER OF ROCKMART DRIVE AND SHARON STREET; THENCE EAST ALONG THE NORTH SIDE OF SHARON STREET TWENTY-NINE (29) FEET; THENCE NORTHEASTERLY ONE HUNDRED SEVENTEEN (117) FEET TO THE NORTHWEST CORNER OF PROPERTY OWNED BY ANNIE AND CURTIS GEORGIA; THENCE WEST ONE HUNDRED TWENTY-THREE AND FOUR TENTHS (123.4) FEET TO THE EASTERLY SIDE OF ROCKMART DRIVE AT THE POINT OF BEGINNING. Said property being known as: **6 ROCKMART DR SW ATLANTA, GA 30314**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are EDWARD NEWSOME 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
EDWARD NEWSOME

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 23-139786 - 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 **QUENTIN TAYLOR** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR EMBRACE HOME LOANS, INC. in the original principal amount of \$116,958.00 dated April 29, 2011 and recorded in Deed Book 50036, Page 430, Fulton County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING in Deed Book 65334, Page 243, 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 January 02, 2024**, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 250 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 24, BLOCK E, UNIT TWO, OF DIXIE PINES SUBDIVISION, AS SHOWN ON THAT CERTAIN PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 71, PAGE 23, FULTON COUNTY, GEORGIA RECORDS, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF THE METES AND BOUNDS OF SAID LOT 24, BLOCK E, UNIT TWO.

Said property being known as: **3467 SW VALLEY RIDGE TER ATLANTA, GA 30331**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are QUENTIN 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:

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,
as Attorney-in-Fact for
QUENTIN TAYLOR

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 22-024018 - 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 **TAMIKA MONTOYA FRASER** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ATHAS CAPITAL GROUP, INC. in the original principal amount of \$399,000.00 dated August 18, 2022 and recorded in Deed Book 66061, Page 468, Fulton County records, said Security Deed being last transferred to ATHENE ANNUITY AND LIFE COMPANY in Deed Book 67195, Page 546, 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 January 02, 2024**, the property in said Security Deed and described as follows:

THE LAND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 75 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 31, BLOCK A, UNIT THREE OF PRINCETON SQUARE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 94, PAGE 108, FULTON COUNTY, GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF OLD COLLEGE WAY, ONE HUNDRED SIXTY-FIVE AND NINE TENTHS (165.9) SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF OLD COLLEGE WAY AND PRINCETON TRACE, IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE, SAID POINT OF BEGINNING IS ALSO LOCATED AT THE NORTHWEST CORNER OF LOT 32, SAID BLOCK AND SUBDIVISION; THENCE SOUTHEAST ALONG THE WEST LINE OF SAID LOT 32 AND LOT 33, SAID BLOCK AND SUBDIVISION, ONE HUNDRED EIGHTY-FOUR AND TWO-TENTHS (184.2) FEET TO A POINT; THENCE WEST ONE HUNDRED THIRTY (130) FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 30, SAID BLOCK AND SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 30, ONE HUNDRED SEVENTY AND THREE-TENTHS (170.3) FEET TO THE SOUTH SIDE OF OLD COLLEGE WAY; THENCE EAST ALONG THE SOUTH SIDE OF OLD COLLEGE WAY, ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RESTRICTIONS, AND EASEMENTS OF RECORD.

Said property being known as: **285 OLD COLLEGE WAY NE SANDY SPRINGS, GA 30328**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are TAMIKA MONTOYA FRASER 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:

Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119

800-635-9698

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.

ATHENE ANNUITY AND LIFE COMPANY,
as Attorney-in-Fact for
TAMIKA MONTOYA FRASER

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 23-115415 - DaG

REDEMPTION RIGHTS DEADLINE

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

STATE OF GEORGIA
COUNTY OF FULTON

To:

- 1) All Residents/Tenants/Occupants
- 2) All persons known or unknown who may claim an interest in property known as 579 Paines Avenue
- 3) State of Georgia
- 4) City of Atlanta
- 5) Fulton County, Georgia
- 6) Revolution Remodeling, LLC

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: **579 Paines Avenue**
Map Reference No./Parcel No.: 14-0111-0001-060-0 will expire and be forever foreclosed and barred on December 29, 2023. The tax deed to which this notice relates is dated November 2, 2021, and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 65307 at Page 650.

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 LRP Capital, LLC at the offices of the law firm of Clark Law Group, LLC, 951 Edgewood Avenue, Atlanta, Georgia 30307.

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

STATE OF GEORGIA/COUNTY OF FULTON

TO: 1) Steven Defrancis, 2) Unknown Heirs and Assigns of Steven Defrancis, 3) Jonathan Williams, 4) Unknown Heirs and Assigns of Jonathan Williams, 5) Estate of Jonathan Williams, 6) Unknown Heirs and Assigns of Estate of Jonathan Williams, 7) Wellstar Atlanta Medical Center, Inc., 8) Notes, LLC, 9) IMC Mortgage Company, 10) Investa Services, LLC for Christiana Trust, Custodian for GSRAN-Z, 11) GSRAN-Z, 12) FIG as Custodian for FIG GA13, LLC, 13) Fulton County Tax Commissioner, 14) City of Atlanta, Georgia, 15) all Tenants/Residents/Occupants, and 16) All Persons Known or Unknown who may claim an interest in property known as 2189 Bicknell Street SW, Atlanta, Georgia 30315

TAKE NOTICE THAT:

The right to redeem the described property as 2189 Bicknell Street SW, Atlanta, Georgia 30315, (Tax Parcel 14 -0070-0002-021-0), as follows, to wit: That tract or parcel of land conveyed by deed to STEVEN DEFRANCIS Recorded at BOOK 43878, PAGE 244 per Records of Fulton County, Georgia. Property known as **2189 BICKNELL ST SW** and Tax Parcel ID: 14-0070-0002-021-0 per records of the Fulton County Tax Commissioner and plat maps of the Fulton County Tax Assessors office.

TOGETHER WITH all right, title, and interest running with the above-described property; AND TOGETHER with all rights, members, privileges and easements appurtenant thereto.

Will expire and be forever foreclosed and barred on and after the 2nd day of February, 2024, or 30 days from service of notice.

The tax deed to which this notice relates is dated the 6th day of December, 2022, and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66487, Page 436.

The property may be redeemed at any time before the 2nd day of February, 2024, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: David A. Basil, LLC, 301 Bradley Street, Suite B-7, Carrollton, Georgia, 30117.
Please be governed accordingly.

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 Jonesboro Road; Resident/Tenant/Occupant; Abebe Ventures, LLC; Southcape Ventures, Inc.; Ronir, Inc.; City of Atlanta; Fulton County, Georgia; State of Georgia.

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 Jonesboro Road**
Map Reference No./Parcel No.: 14 -0038-0011-008-7 will expire and be forever foreclosed and barred on January 22, 2024. The tax deed to which this notice relates is dated December 6, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66507, Page 415.

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 Deed Co, LLC at the offices of W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, 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 Jonesboro Road, SE; Resident/Tenant/Occupant; Abebe Ventures, LLC; Southcape Ventures, Inc.; Ronir, Inc.; City of Atlanta; Fulton County, Georgia; State of Georgia.
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 Jonesboro Road, SE**
Map Reference No./Parcel No.: 14 -0027- LL-129-8 will expire and be forever foreclosed and barred on January 22, 2024. The tax deed to which this notice relates is dated December 6, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66507, Page 413. 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 Deed Co, LLC at the offices of W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, 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 173 Maple Street NW; Resident/Tenant/Occupant; Abebe Ventures, LLC; Urban Residential Finance Authority of the City of Atlanta; Retirement Accounts, Inc., FBO Ann L. Brownlow IRA a/c 91819; Ronir, Inc.; City of Atlanta; Fulton County, Georgia; State of Georgia.
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: **173 Maple Street NW**
Map Reference No./Parcel No.: 14 -0083-0004-048-6 will expire and be forever foreclosed and barred on January 22, 2024. The tax deed to which this notice relates is dated December 6, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66507, Page 417. 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 Deed Co, LLC at the offices of W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, 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 2185 Lang Drive SW; Resident/Tenant/Occupant; Calvin L. Barnes; HSBC Bank USA, National Association, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-1; Citizens Financial Group, Inc., as successor to HSBC Bank USA, National Association, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-1; City of Atlanta; United States of America; Fulton County, Georgia; State of Georgia.
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: **2185 Lang Drive SW**
Map Reference No./Parcel No.: 14 -0070-0009-106-2 will expire and be forever foreclosed and barred on January 22, 2024. The tax deed to which this notice relates is dated December 6, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66507, Page 404. The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Stave Co, LLC at the offices of W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, Atlanta, GA 30339.

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 Polar Rock Place, SW; Resident/Tenant/Occupant; Intown Restorations, Inc.; City of Atlanta; Fulton County, Georgia; State of Georgia.
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 Polar Rock Place, SW**
Map Reference No./Parcel No.: 14 -0070-0009-096-5 will expire and be forever foreclosed and barred on January 22, 2024. The tax deed to which this notice relates is dated December 6, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66507, Page 402. The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Stave Co, LLC at the offices of W.

Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, Atlanta, GA 30339.

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 Campbellton Road; Resident/Tenant/Occupant; Clayton Todd; Cheryl Atherley-Todd; Georgia Department of Revenue; City of Atlanta; Fulton County, Georgia; State of Georgia.
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 Campbellton Road**
Map Reference No./Parcel No.: 14-0199-0004-041-2 will expire and be forever foreclosed and barred on January 22, 2024. The tax deed to which this notice relates is dated December 6, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66491, Page 494. 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 Gladstone Partners, 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 interest in property known as 1740 Cahoon Street; Resident/Tenant/Occupant; Neteru: Kuwsh Hu Bank-El; Lino Joseph a/k/a Joseph Lino a/k/a Joseph Leno a/k/a Leno Joseph; Investa Services, LLC, as Servicer for Christiana Trust, as Custodian for GSRAN-Z, LLC; City of Atlanta; Old Republic National Title Insurance Company; Consumer Portfolio Services, Inc.; Atlanta Postal Credit Union; Credit Union of Atlanta; Performance Food Group, Inc.; Fulton County, Georgia; State of Georgia.
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: **1740 Cahoon Street**
Map Reference No./Parcel No.: 14 -0104-0004-094-5 will expire and be forever foreclosed and barred on January 18, 2024. The tax deed to which this notice relates is dated October 4, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66378, Page 233. 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 MDeed, 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 interest in property known as 0 Mc Kay Drive, SE; Resident/Tenant/Occupant; Unknown Heirs of Kendrick Chamberlain a/k/a Vivian Kendrick Chamberlain; Unknown Heirs of Kevin Dennis Chamberlain and/or his successors as Administrator of the Estate of Vivian Kendrick Chamberlain a/k/a Kendrick Chamberlain; Camille Chamberlain; Kendrick D. Chamberlain, Jr.; Georgia Department of Revenue; City of Atlanta; Fulton County, Georgia; State of Georgia.
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 Mc Kay Drive, SE**
Map Reference No./Parcel No.: 14 -0007-0012-022-4 will expire and be forever foreclosed and barred on January 15, 2024. The tax deed to which this notice relates is dated November 1, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66428, Page 113. The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Stave Co, LLC at the offices of W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, Atlanta, GA 30339.

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

STATE OF GEORGIA
COUNTY OF FULTON

To:
Ameris Bank, as successor-by-merger to Fidelity Bank.
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 Astor Avenue (a/k/a 1005)**
Map Reference No./Parcel No.: 14 -0122-0006-008-1 will expire and be forever foreclosed and barred on Thursday, January 18, 2024. The tax deed to which this notice relates is dated October 4, 2022 and is recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia, in Deed Book 66372, Page 397. 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 W. Shannon Sams Law, PC at 4355 Cobb Pkwy, Ste. J-505, Atlanta, GA 30339.

QUIET TITLE

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

THE FULTON COUNTY/CITY OF ATLANTA LAND BANK AUTHORITY, INC. D/B/A METRO ATLANTA LAND BANK, Petitioner, v. TRADING ASSOCIATES, INC.; UNKNOWN HEIRS OF FRANK WATSON LAWSON; FRANK WATSON LAWSON, JR.; PATRICIA RAY LAWSON; CINDY CRANE; UNKNOWN HEIRS OF ENID MICHELLE LAWSON MATHISON WESTMORELAND; THOMAS M. WESTMORELAND; KERRY LEE SCHAEFER; SALLY MICHELLE MATHISON and JULIE M. MALLETT, Respondents.
CIVIL ACTION FILE NO. **2023CV378791**
To:
(i) Unknown Heirs of Frank Watson Lawson, (ii) Unknown Heirs of Patricia Ray Lawson, and (iii) Unknown Heirs of Enid Michelle Lawson Mathison Westmoreland.
You are hereby notified pursuant to Order of Fulton County Superior Court Judge Jane C. Barwick, entered November 27, 2023, that a Petition for Quiet Title with the above referenced style was filed on April 12, 2023, in the Fulton County Superior Court by Fulton County/ City of Atlanta Land Bank Authority, Inc. ("Petitioner").

The Petition, if granted, will declare Petitioner to be the fee simple owner of that tract or parcel of land lying and being in 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 for Quiet Title by serving Petitioner's attorney, Adam C. Caskey, AC Law, PC, 2275 Marietta Blvd #270-367, Atlanta, GA, 30318 and filing said response with the Clerk of Superior Court Fulton County.

PUBLIC AUCTION - OTHER

Atlanta Storage, located at **645 Shelton Avenue SW Atlanta, Georgia 30310** is holding a public sale **12/21/2023 10:00AM EST and ending on 12/28/2023 10:00 AM EST**. This auction will be located at **BID13.com**. The following units are included in this sale:

1001	Katrena Hunter	Household Goods, Furniture, Boxes
1009	Andrew Mason	Household Goods, Furniture, Boxes
1070	Yul Banks	Household Goods, Furniture, Boxes
2007	Jason Bush	Household Goods, Furniture, Boxes
2059	Diamond Wiggins	Household Goods, Furniture, Boxes
2061	Stephanie Hobson	Household Goods, Furniture, Boxes
2064	Khalfani Sharrieff	Household Goods, Furniture, Boxes
2132	Chris Tyson	Household Goods, Furniture, Boxes
2171	Calista Langford	Household Goods, Furniture, Boxes
2175	Jaiteh Kajaly	Household Goods, Furniture, Boxes
2183	Kenneth D. Campfield	Household Goods, Furniture, Boxes
2196	Johnathan Godfrey	Household Goods, Furniture, Boxes
2204	Allen Adkins	Household Goods, Furniture, Boxes
2303	Anthony Williams	Household Goods, Furniture, Boxes
2342	Keanna Rideley	Household Goods, Furniture, Boxes
2381	Myleisha Matthews	Household Goods, Furniture, Boxes
2456	Lisa Schaffers	Household Goods, Furniture, Boxes
2487	Riley Dozier	Household Goods, Furniture, Boxes
2488	Zenia Farmer	Household Goods, Furniture, Boxes

Lana Labason
Operations Manager
680 Murphy Ave Suite 4150
Atlanta, GA 30310

#0000698922:12/21-2EP

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Life Storage
3118 Sylvan Rd.
Hapeville, GA. 30354

January 12, 2024 at 1:30pm.

1B05	Ricinda Woodley	Household goods/furniture
2B04	Danielle Nelson	Household goods/furniture
2E30	Abias Dotson	Household goods/furniture
3D27	Bernard Dozier	Household goods/furniture
3E24	Jontae' Nash	Household goods/furniture
4A02	Evangel Coats	Household goods/furniture
4A05	Denard Morris	Household goods/furniture
4B21	Erica Parks	Household goods/furniture
4G30	Paul A. Murphy	Household goods/furniture

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 property.
#0000697880:12/21-2EP

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indi-

cated:

1249 Northside Dr. Atlanta, GA 30318
1/11/2024 @ 12:30 PM

- Unit 1066: Lauren Harmon- Household Items
- Unit 3086: Tracey Barnes- Household Items
- Unit 3101: Derek Burnes- Household Items
- Unit 3102: Derek Burnes- Household Items
- Unit 4088: Tracy Marshall- Household Items
- Unit 4090: Carol S Wright- Household Items
- Unit 6118: Frank Malcom- 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.
#0000697875:12/21-2EP

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

120 Northwood Dr.
Sandy Springs, Ga 30342

01-17-2024 @ 1:30pm

1121	Noel Stokes	Household Goods
1140	Jamia Ware-Smith	Household Goods
155	Kaitlin Bryant	Household Goods
2004	Kehinde Ajayi	Household Goods
2108	John Mahoney	Household Goods
217	Joann Moudouthe	Household Goods
2178	Yari Vazquez	Household Goods
2229	Dorinah Walwanga	Household Goods
2251	Jonathan Collier	Household Goods
3180	Piedad Flores	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.
#0000698923:12/21-2EP

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
January 11, 2024 at 11:20 AM

1146 Naomi Bishop
TV, Bags, Boxes, Clothes, Suitcase, Tripod, Sound bar, Detergent.

1160 Oldine Jean Charles
Bed, Chair, Mattress, Boxes, Office chair, Bed Sets.

2196 Brady Macomber
Bed, Dresser, Table, Clothes, Totes, Chair, Desk, File cabinet, Cabinet, Head board, Bed set, Pillows, Small plug in heater.

4202 Antonio Dixon
Couch, TV, Bags, Clothes, Floor tiles, Pillows, Vacuum cleaner, Christmas decor, Bedding.

4247 Galese James
Dresser, Mattress sets (3), Wall paintings, Wooden crates, Wine rack, Chairs, Luggage, TV tray set, Pillows, Totes, Toys.

4269 Roxy Griffin
Mattress, Bags, Boxes, Toys, 2 Wheel Dolly, Aquarium tank, Vacuum cleaner, Chairs, Shelf unit, Cleaning supplies, Tricycle.

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.
#0000698673:12/21-2AS

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

6956 Buford Hwy, NE
Doraville GA, 30340

January 11, 2024@ 12:00 PM

Customer Corey Bradford
Unit Number 1100
Description of Goods Boxes, Furniture

Customer Charles Bush
Unit Number 1177
Description of Goods Tools, Compressors

Customer Nathaniel Simon
Unit Number 2180
Description of Goods House hold Items

Customer Shannon Mueller
Unit Number 3034
Description of Goods 3 bedroom apartment, Dining Room Beds, Boxes

Customer Name Vanya Todorova
Unit Number 3051
Description of Goods Bedroom set, Book shelves, Clothing , Books, Some Electronics

Customer Name Daniel Scarborough
Unit Number 3057
Description of Goods Furniture, Boxes

Customer Gerardo Casillas
Unit Number 3133
Description of Goods 10x10 requested

Customer Kevin Hernandez
Unit Number 3138
Description of Goods Sofa, Table, End Tables ,
TV Stand

Customer Freda Jackson
Unit Number 3176
Description of Goods Boxes, Clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000697892:12/21-2EP

NOTICE OF PUBLIC SALE:

The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner **1820 Marietta Blvd NW Atlanta ga 30318** to satisfy a lien on **January 10, 2024, at approx. 1:00pm at www.storagetreasures.com**

Cube # 1001 Michael Zachary
Cube# 1014 Kamryn long
Cube# 1037 Jason Pollet
Cube# 1105 Rasean Brown
Cube# 1109 Alexis Rackley
Cube# 1110 Kashiun Galloway
Cube# 1225Janelle Staley
Cube# 2000Marla Dover
Cube# 2010 Keiana Brown
Cube# 2050 Kellon Williams
Cube# 2217 Taylor Tosovsky
Cube# 3030 Natasha Yen
Cube#3066 Janelle Coleman
Cube# 3070Annmarie Torres
Cube# 4024 Mario Williams
Cube#4035 John Miller
Cube#4038 David Hird
Cube#4052 Lomario Marchman
Cube#4109 Jdaja Williams
#0000697671:12/21-2kwill

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by **CubeSmart Asset Management, LLC** as Agent for Owner **578 Whitehall St Sw Atlanta, Ga 30303** to satisfy a lien on **January 10th 2024 at approx. 1:30pm at www.storagetreasures.com**)

Cube 1005 Deanna Curney
Cube 1035 Emanuel Malk
Cube 1101 Daphne Lamar
Cube 1155 Marquel Cropper
Cube 1197 Cleavon Walker
Cube 1208 Kevin Crowder
Cube 2011 Nataria Covington
Cube 2044 Timothy Williams
Cube 2063 Finance Dept
Cube 2108 Alex Malone
Cube 2120 Precious Dawson
Cube 2195 Tanya Scott
Cube 2215 Tykeria Smith
Cube 2221 Paul Moore
Cube 2252 Lorene Barber
Cube 2261 Demario Kelley
Cube 2263 Leroy Kester
Cube 3005 Gary Lester
Cube 3016 Deundray Sterling
Cube 3021 Toinea Hinton
Cube 3027 Thendiwei Douglas
Cube 3110 Eumeka Bell
Cube 3130 Gregory Strozier
Cube 3146 Kamara Johnson
Cube 3181 Jasmine Drake
Cube 3216 Frank Lawrence
Cube 3228 A'ron Shealey
Cube 3234 Sherri Taylor
Cube 3247 Octavis Anderson
Cube 3257 Tiffany Carter
Cube 3258 Riana Lynn
Cube 3262 Jerry Shelika
Cube 3274 Ri'shaun Haynes
Cube 3278 Lesia Waker
Cube 3317 Shadae Thompson
Cube 3329 Zefferine Davis
#0000698675:12/21-2AS

NOTICE OF PUBLIC SALE: The following self-storage unit contents containing household and other goods will be sold for cash by CubeSmart **411 S Main St Alpharetta, GA 30009** to satisfy a lien on **January 10, 2024 at approx. 1200 pm at www.storagetreasures.com**

Cube # 1500 Tiera Davis
Cube # 1671 Debra Glisson
Cube # 1105 Gregory R. McClaire
#0000697858:12/21-2EP

NOTICE OF PUBLIC SALE: The following self-storage unit contents containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner **11500 Davis Drive, Alpharetta, GA 30009** to satisfy a lien on **January 10, 2024 at approx. 12:30pm at www.storagetreasures.com**

Cube# 3238 Mario Gayle
Cube# 3442 Mario Laland
#0000697867:12/21-2EP

NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Georgia Storage Facility Act. The undersigned will sell at public sale by competitive bidding on **Thursday the 11th day of January, 2024 at**

10:00 AM with bidding to take place on Lockerfox.com. Said property is **SecurCare Self Storage, 8457-D Roswell Road, Sandy Springs, GA, 30350** Fulton County Michael Jackson 0H042 Tote Mattress Rug Ironing Board Black Trash Bags. Weliton Gomes 0D021 Tool Boxes Pressure Washer Concrete Saw Drills Tote Blower Construction Material Generator. Shefarra Sheree 0J016 Bags Clothes. Philip Hammond 0D009 Hand Truck Gas Torch Moped Golf Cart Tires Boxes Black Trash Bag . Oscar Mendoza 0E064 Cabinets Flooring Buckets. Brittney Anderson 0B038 Rug Table Mattress Chair Tote Pet Kennel Toaster Oven. Ebonee Curtis 0G021 Bike Totes Boxes Bags Furniture Household items. Quatesha Jackson 0B044 Mattress Furniture. Purchases must be paid for at the time of purchase at storage facility by cash only. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. A refundable \$100 cash deposit for each unit won is required. Sale is subject to cancellation in the event of settlement between owner and obligated party.
#0000698680:12/21-2AS

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
January 11, 2024 @11:50AM**

Zoe Hamilton
1047
TV, clothing, books, furniture

Nakita Bell
1055
Appliances, boxes and furniture

Shariff Enforcement
1107
Computers, garments, books, and threads

Tari Douglas
1155
tv phone lamp clothes mattress

Drevin Cobb
2017
Furniture

Ariel Plaza
2094
Bed Desk boxes

Kayla Bohannon
3065
Pool , boxes , tools , house furniture

Michael Crawford
3070
Furniture, piano, tools, dishes

Negeste Pierce
4173
books, cds, teddy bears

John Bomilla
5036
Bed, couch , boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000697890:12/21-2EP

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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**

January 11,2024 at 11:00am

1006	Isaiah Freeman	House Hold items
1065	Tara Stephens	House Hold items
2001	Sherene Fearon	House Hold items
2043	Shante Mitchell	House Hold items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000698670:12/21-2AS

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, **Life Storage** or **Storage Express**, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

**680 14th Street N.W.
Atlanta, GA 30318
Phone: 404-733-1500 or 435-699-4700**

January 11, 2024 at 12:10 PM

Arnelle Thomas
2D02
Household Goods/Furniture.

Monae Harris
2D09

Boxes.

Glenda Jackson
4A27
Clothes, Boxes, Kitchen Items.

David Dinkins
4B04
Household Goods/Furniture.

Jimmy Billups
4D14
Household Goods/Furniture.

Amira Johnson
4E22
Household Goods/Furniture.

Latasha Freeman
5A10
Household Goods/Furniture, TV/Stereo Equipment, To
Is/Appliances, Clothes,Shoes Gaming Systems, Vin-
tage Items.

Sharqueva MCCoy
5B19
Household Goods/Furniture.

Tracy Hall
5G47
Household Goods/Furniture.

Deavious Johnson
5G52
Clothes; Shoes; Bags.

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000697891:12/21-2EP

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

**6260 Abbotts Bridge Rd,
Johns Creek, Ga 30097**

January 11th, 2024 at 10:00AM

Laura Knight
A831
clothing retail goods

Laura Knight
826
Household Items

Alicia Spearman
566
Appliances, furniture

Deron Bryant
539
Misc household items

Shasa Henry
335
Household Goods and misc Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000698921:12/21-2EP

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:

**1115 Hope Road, Sandy Springs, GA 30350
January 16, 2024 at 10:30am**

Johnny Brooks
Unit: 1029
Household Items

Mijah Roberts
Unit: 2206
Household Items

Yahaira Pabon
Unit: 3020
Household Items

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility 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.
#0000698919:12/21-2EP

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:

**166 16th St. NW Bldg. A,
Atlanta, GA 30363**

January 11, 2024 @11:10 AM

Makayla Atkins
1418

Boxes

Trevon Brinkley
3001
Clothes

Adoina Williams
3061
love seat, sofa chair, gaming chair, desk, and tv

Cameron Perry
3213
Furniture

Edeline Delince-Noon
3606
Stuff from apartment

Zachary Harden
4057
Furniture goods

Tashera Hampton
4303
Boxes and bags

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000698765:12/21-2kwil

STORAGE TREASURES AUCTION

ONE FACILITY - MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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 1/11/2024 @ 10:00 AM**

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

0155	Jessica Myers	Household Items
0327	Ricardo Moise	Household Items
0523	Tajai Young	Household Item
2224	Aldricus Adair	Household Items
2324	Kona Tamba	Household Items
3413	Esther Umoren	Household Items
367	ASHLEY SATTERFIELD	Household Items
710	Tiesha Bouges	Household Items
741	Dontavious Wellons	Household Items

1st ad run date, 12-21-2023
2nd ad run date, 12-28-2023
#0000697387:12/21-2AS

STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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
1/11/2024 11:30 AM**

Chris Sharp	29	Household items
Jatarris White	4062	Household items
Deja Mclaurin	7098	Household items
Shanavia Williams	8061	Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000698767:12/21-2AS

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:

**1085 Lindbergh Dr Atlanta Ga 30324
01/11/2024 12:20PM**

Unit	Account	Description of goods
1138	Deasia Keller	House Hold Goods
1139	Britney Agoha	House Hold Goods
1140	Anthony Goolsby	House Hold Goods
2080	Alfred Austin	House Hold Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
#0000698664:12/21-2AS

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,
January 11, 2024, at 10:00am**

Simone Taylor - Unit: 496
Household Goods

Artinique Curtis – Unit: 1053
Household Goods

Rhonda Lovett –Unit: 4009
Household Goods

Fatimah Mustafaa / Fatimah Mustafa – Unit: 4113
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 #0000698666:12/21-2AS

ABANDONED AUTO

**ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE**

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

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

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

Chevrolet 2001 Monte Carlo
2G1WX15K619288533 TAG# TEC8713 NC

Kia 2013 Optima
5XXGM4A75DG236542 TAG# TDC6169 GA

Nissan 2008 Maxima
1N4BA41E88C824965 TAG# <unknown>

Nissan 2011 Altima
1N4AL2AP7BC156790 TAG# TBF0127 GA

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

**Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012
678-210-0245**

#0000698850:12/21-2AS

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

12/13/2023

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 01/06/2024.

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	STATE	CASE NO
AUDI	A3	2009	WUAKF78P99A046111		
	RTQ0911	OH			23MV107959
BMW	330i	2009	WBAWL73539P473264		
	BTR7700	NV			23MV107961
BMW	335i	2009	WBAPL33529A515777		
	TBD7202	GA			23MV107955
CANA	RYKER	2023	3JB2FEF41PJ000437		
	GFN527	GA			23MV107947
CHEV	IMPALA	2014	2G1WB5E3XE1105444		
	P3471612	GA			23MV107966
CHEVROLET	IMPALA	2014	2G1WA5E36E1148455		
	NONE	AL			23MV107950
CHEVROLET	MALIBU	2015	1G11B5SL8FF281076		
	RWK4260	GA			23MV107956
CHEVY	BEL AIR	1957	B57A214177		
	NONE	GA			23MV107962
DODGE	RAM	2015	ZFBERFBT0F6954228		
	RVQ4278	GA			23MV107965
FORD	FUSION	2011	3FAHP0JA4BR265857		
	TCR4418	GA			23MV107945
HOMEMADE	UTILITY		T1018095		
	TT85A21	GA			23MV107968
HONDA	ACCORD	2009	1HGCS12309A024487		
	AFL9582	FL			23MV107960
JEEP	PATRIOT	2009	1J4FT28B09D159104		
	P4864859	N/A			23MV107946

KIA	SOUL	2016	KNDJN2A20G7858121		
	CTV5843	GA			23MV107951
KIA	SOUL	2010	KNDJT2A23A7183037		
	JJV4418	OH			23MV107948
KIA	SPORTAGE	2014	KNDPB3AC5E7656258		
	NO TAG	GA			23MV107949
LEXUS	LX470	2000	JT6HT00W9Y0097846		
	CWT5700	GA			23MV107967
NISSAN	ALTIMA	2012	1N4BL2EP3CC143602		
	LTE1839	MS			23MV107952
NISSAN	ALTIMA	2014	1N4AL3AP0EC420443		
	KCF1708	PA			23MV107964
NISSAN	SENTRA	2013	3N1AB7AP1DL615204		
	Z40FIF	FL			23MV107944
NISSAN	SENTRA	2012	3N1AB6AP5CL740568		
	CGN7256	GA			23MV107942
NISSAN	SENTRA	2018	3N1AB7APXJY302411		
	TFY6391	GA			23MV107957
NISSAN	VERSA	2012	3N1CN7AP5CL820619		
	NONE	GA			23MV107958
SUZUKI	BURGMAN	2013	JS1CP51B4D2100600		
	DEE432	GA			23MV107963
TOYOTA	CAMRY	2020	4T1C11AK7LU912777		
	P4773240	GA			23MV107943
VOLKSWAGEN	JETTA	2016	3VWVD17AJ0GM406153		
	NONE	FL			23MV107954
YAMAHA	XVIGATIN	2001	JYAVP07E41A004577		
	E1W049	GA			23MV107953
					#0000698849:12/21-2AS

The vehicles in the attached list have been declared abandoned and will be sold at Public Auction on **01/03/2024 2:00 PM** per Ga. Code 40-11-2. **A-Tow 11412 North Fulton Industrial Blvd 404.577.6566** go to www.atowinc.com/auction for details. ONLINE ONLY.

**01/03/2024 2.57 PM
11412 North Fulton Industrial Blvd**

Year	Make	Model	VIN
1985	HONDA	VF1000R	JH2SC1607FM000308
1998	TOYOTA	4RUNNER	JT3HN86R9W0169276
1999	BUICK	PARK AVE	1G4CW52K3X4642654
1999	TOYOTA	CAMRY	JT2BG28K3X0352224
2002	HONDA	CR-V	RZX0923
	JHLRD78882C032746		
2002	LINCON	TOWN CAR	TDU1629
	1LNHM81W92Y647571		
2003	TOYOTA	CAMRY	SCT7164
	4T1BE32KX3U241969		
2004	CHEVROL	CAVALIER	TBI8044
	1G1JF52F547102305		
2004	CHEVROL	IMPALA	P2539407
	2G1WP521249166467		
2004	FORD	EXPLORER	RWG8575
	1FMZU67K74UB03495		
2005	CHEVROL	EQUINOX LT	95045P0
	2CNDL73F956006097		
2005	FORD	F150	D1975026
	1FTPW14555FB35195		
2005	NISSAN	SENTRA	82KRZ
	3N1CB51D55L472861		
2006	HONDA	ACCORD	QBG7855
	1HGCM56736A035543		
2006	KIA	SEDONA	TGC0218
	KNDMB233066067037		
2007	BMW	328i	TCU1371
	WBAAV33517PV65464		
2007	HONDA	600RR	NO TAG
	JH2PC40017M008888		
2007	HONDA	CBR600RR	YGB012
	JH2PC40047M001708		
2007	MERCURY	MONTEGO	SCW3769
	1MEHM42137G606428		
2007	TOYOTA	RAV4	3BX3691
	JTMBD33V676029970		
2007	VOLVO	S80	SBQ8528
	YV1AS982671028294		
2008	CHEVY	EXPRESS	NONE
	1GCHG39K081107155		
2008	SATURN	ASTRA	RTW3422
	W08AR671985124173		
2009	MERCEDE	E320	SAC5989
	WDBUF22X29B376995		
2010	GMC	TERRAIN	TBI7774
	2CTFLJEY3A6229369		
2012	FORD	FUSION	CX1G2J
	3FAHP0JG3CR382335		
2013	JAGUAR	XJ	RZT2636
	SAJWA1C78D8V57835		
2014	ACURA	ILX	CSD551
	19VDE1F35EE013733		
2014	BMW	428i	NONE
	WBA3N3C50EK230105		
2014	JEEP	PATRIOT	1A0NC3N
	1C4NJPBA3ED593838		
2019	NISSAN	VERSA	SDL1217
	3N1CN7AP2KL814842		
			#0000698864:12/21-2AS

ABANDONED AUTO SALE

**ABANDONED MOTOR VEHICLE NOTICE
South Metro Towing Inc**

Make	Year	Model	Vehicle ID	State	Lisence
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Toyota 2005 Avalon
4T1BK36B5U018356
HPPV40 FL

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

The vehicle is located at: **South Metro Towing Inc**

Anyone with an ownership interest in the below listed vehicle should contact the above business immediately:

**Business Name: South Metro Towing Inc
Address: 950 South River Ind Blvd
Telephone #: (404) 624-8071
#0000698920:12/21-2EP**

BUSINESS

ARTICLES OF INCORPORATION

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **Community Now 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698972:12/21-2KIM

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **Eve Pastelles Incorporated.** 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698205:12/21-2KIM

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **McCann VFX Corporation** 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698969:12/21-2KIM

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **Move With Molly-Snellville 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698962:12/21-2KIM

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **Ohana Healing Adventures, 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698974:12/21-2KIM

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **Organics2Glo 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698966:12/21-2KIM

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **Total Focus Corporation** 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698978:12/21-2KIM

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate **Warrior Wisdom Youth Foundation, 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 11175 Cicero Drive Suite 100, Alpharetta, GA, 30022 and its initial registered agent at such address is United States Corporation Agents, Inc.
#0000698976:12/21-2KIM

Notice of Intent to Incorporate

Notice is given that Articles of Incorporation, which will incorporate **#FightBack Foundation, Inc.,** have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation will be located at 1100 Peachtree Street, NE, Suite 690, Atlanta, Georgia 30309, and its initial registered agent at such address is Patrick R. Norris.

Notice of Intent to Incorporate

Notice is given that Articles of Incorporation, which will incorporate **SIDD AHMED 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 11180 State Bridge Road, Suite 303, Alpharetta, Georgia 30022, and its initial registered agent at such address is Syed Sayeed Ahmed..

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve **Presidential HealthCare Credit Corporation,** a Georgia corporation with its registered office at 3460 Preston Ridge Road, Suite 550, Alpharetta, GA, 30005, USA, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.
#0000698853:12/21-2AS

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

La Quinta Atlanta Alpharetta

and that the nature of the business is Hotel and that said business is composed of the following Partnership:

**Cavalier ST Aggregate Propco LP
545 E. John Carpenter Freeway
Suite 1400
Irving, TX 75062**

#0000698860:12/21-2AS

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

La Quinta Atlanta Ballpark

and that the nature of the business is Hotel and that said business is composed of the following Partnership:

**Cavalier LT Aggregate LP
545 E. John Carpenter Freeway
Suite 1400
Irving, TX 75062**

#0000698859:12/21-2AS

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

La Quinta Atlanta Conyers

and that the nature of the business is Hotel and that said business is composed of the following Partnership:

**Cavalier LT Aggregate LP
545 E. John Carpenter Freeway
Suite 1400
Irving, TX 75062**

#0000698861:12/21-2AS

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

La Quinta Atlanta Perimeter

and that the nature of the business is Hotel and that said business is composed of the following Partnership:

**Cavalier LT Aggregate LP
545 E. John Carpenter Freeway
Suite 1400
Irving, TX 75062**

#0000698858:12/21-2AS

TRADE NAME

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

STATE OF GEORGIA
COUNTY OF FULTON

PUBLIC MEETING**School Board to Change Meeting Date and Location**

The Fulton County Board of Education will meet on **Thursday, January 18, 2024**, as originally scheduled with a change in location. The meeting will now be held at the Fulton County Schools North Learning Center, located at 450 Northridge Parkway in Sandy Springs instead of the South Learning Center as originally planned.

Additionally, the Fulton County Board of Education will meet on Wednesday, May 15, instead of Thursday, May 16, as originally scheduled. The meeting will be held at South Learning Center, located at 4025 Flat Shoals Road in Union City.
#0000699130:12/26-3AS

MISC. GOVERNMENT NOTICES

Notice is hereby given to all owners of real property within the Downtown Atlanta Community Improvement District (the "District") whose property is subject to taxes, fees, and assessments levied by the District's Board ("Electors") that a Caucus of Electors has been called for **Friday, January 19, 2024**.

The purpose of the Caucus of Electors shall be to elect three members to serve four-year terms on the District Board. These three Board members will be elected by a majority of those present and voting based on one vote per \$1,000 of assessed value of the property of those Electors present. Nominees for these Board positions must be Electors.

The Caucus of Electors will be held at **8:00 a.m. at the offices of Central Atlanta Progress, 84 Walton Street, NW, Suite 500, Atlanta, Georgia 30303**. A quorum shall consist of those Electors present. No proxy votes may be cast.

INDIVIDUAL**NAME CHANGE****IN THE SUPERIOR COURT OF FULTON COUNTY
STATE OF GEORGIA**

In re the Name Change of:
Claudio Jose Ferrera Morales
Petitioner.

Civil Action File No: **2023CV389641**

**NOTICE OF PETITION TO
CHANGE NAME OF ADULT**

Claudio Jose Ferrera Morales filed a petition in the Superior Court of Fulton County on December 4, 2023, to change the name from **CLAUDIO JOSE FERRERA MORALES** to **KALI MORGAN FERRERA MORALES**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated December 4, 2023
#0000698469:12/8-2EP

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

In re the Name Change of:
Franziska Olivia Was
Petitioner.

Civil Action File No: **2023CV389500**

**NOTICE OF PETITION TO
CHANGE NAME OF ADULT**

Franziska Olivia Was filed a petition in the Superior Court of Fulton County on November 30, 2023, to change the name from **FRANZISKA OLIVIA WAS** to **FRANZISKA OLIVIA BALEWA**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated November 30, 2023
#0000698481:12/8-4EP

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

In re the Name Change of:
Katherine Marie Rocco
Petitioner.

Civil Action File No: **2023CV389506**

**NOTICE OF PETITION TO
CHANGE NAME OF ADULT**

Katherine Marie Rocco filed a petition in the Superior Court of Fulton County on November 30, 2023, to change the name from **KATHERINE MARIE ROCCO** to **KATHERINE MARIE GARDNER**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated November 30, 2023
#0000698476:12/8-4EP

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

In re the Name Change of:
Rakyawanah Simone Collier
Petitioner.

Civil Action File No: **2023CV389506**

**NOTICE OF PETITION TO
CHANGE NAME OF ADULT**

Rakyawanah Simone Collier filed a petition in the Superior Court of Fulton County on November 07, 2023, to change the name from **RAKYAWANAH SIMONE COLLIER** to **RAKYAWANAH SIMONE-AURIII GLENN**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated November 07, 2023
#0000698457:12/8-2EP

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

In re the Name Change of:
Ynesha Kadez Holmes
Petitioner.

Civil Action File No: **2023CV389829**

**NOTICE OF PETITION TO
CHANGE NAME OF ADULT**

Ynesha Kadez Holmes filed a petition in the Superior Court of Fulton County on December 04, 2023, to change the name from **YNESHA KADEZ HOLMES** to **NESHA KALANI HOLMES**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated December 04, 2023
#0000698463:12/8-4EP

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

In re to the Name Change of Children
Bethany Janine Shaw

Matthew A. Shaw,
Petitioner,

Civil Action File No: **2023CV389704**

**NOTICE OF PETITION TO CHANGE
NAME OF MINOR CHILD**

Matthew A. Shaw filed a petition in the Superior Court of Fulton County on December 5, 2023 to change the name from **BETHANY JANINE SHAW** to **CODY PETER SHAW**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated: December 5, 2023
#0000698487:12/8-4EP

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

In re to the Name Change of Children
John No

Seung Ho No,
Petitioner,

Civil Action File No: **2023CV389704**

**NOTICE OF PETITION TO CHANGE
NAME OF MINOR CHILD**

Seung Ho No filed a petition in the Superior Court of Fulton County on December 4, 2023 to change the name from **JOHN NO** to **JOHN JAY ROH**. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Dated: December 4, 2023
#0000698484:12/8-4EP

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

In re the Name Change of:
Alaina Christine Mueller, Petitioner
Civil Action File No: **2023CV389533**

**NOTICE OF PETITION TO CHANGE
NAME OF ADULT**

Alaina Christine Mueller filed a petition in the Superior Court of Fulton County on 12/1/23, to change the name from: **Alaina Christine Mueller** to **Alaina Christine Burrus**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 12/1/23

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

In re the Name Change of:
Anisa Hammonds-Seegars, Petitioner
Civil Action File No: **2023CV389701**

**NOTICE OF PETITION TO CHANGE
NAME OF ADULT**

Anisa Hammonds-Seegars filed a petition in the Superior Court of Fulton County on 12-4-23, to change the name from: **Anisa Hammonds-Seegars** to **Anisa Hammonds**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 12-5-23

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

In re the Name Change of:
Chingurajesu Ngaatendwe Clark, Petitioner
Civil Action File No: **2023CV389297**

**NOTICE OF PETITION TO CHANGE
NAME OF ADULT**

Chingurajesu Ngaatendwe Clark filed a petition in the Superior Court of Fulton County on 11/27/2023, to change the name from: **Chingurajesu Ngaatendwe Clark** to **Diana Ngaatendwe Clark**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 12/4/2023

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

In re the Name Change of:
Maxjohn Earl Kelley, Petitioner
Civil Action File No: **2023CV389559**

**NOTICE OF PETITION TO CHANGE
NAME OF ADULT**

Maxjohn Earl Kelley filed a petition in the Superior Court of Fulton County on 12/01/2023, to change the name from: **Maxjohn Earl Kelley** to **Maxjohn Earl Batman Kelley**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 12/01/2023

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

In re the Name Change of:
Tarcisio Da Silva Neves, Petitioner

Civil Action File No: **2023CV389537**

**NOTICE OF PETITION TO CHANGE
NAME OF ADULT**

Tarcisio Da Silva Neves filed a petition in the Superior Court of Fulton County on 12/1/23, to change the name from: **Tarcisio Da Silva Neves** to **Tarcisio Neves Ibsen**. Any interested party has the right to appear in this said case and file objections within 30 days after the Petition was filed.

Dated: 12/1/23

NOTICE TO APPEAR

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 NW, Atlanta, GA 30318,
January 11, 2024 @ 10:10 AM**

Duntrez Moore	1115	Furniture
Latina Brown	1192	Sofa clothes table chairs
Greer Wilson	2284	Boxes
Franquetta Thomas	2296	sofa bed tv

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.
#0000698672:12/21-2AS

**IN THE SUPERIOR COURT FOR THE
COUNTY OF FULTON**

STATE OF GEORGIA
CATHERINE JONES- WATTS

Petitioner,
] CAFN: **2023CV386074**
- Versus -

PENPOINTE FOUNDATION, INC., PP
R.E. DEVELOPERS, INC., JL MENEFFEE, II]
AND ALL PERSONS UNKNOWN WHO]
CLAIM OR MIGHT CLAIM ADVERSELY]
TO PETITIONER'S TITLE TO 0 CEDAR]
GROVE ROAD SOUTH FULTON, GA]
PARCEL ID 07140101170156]

R e s p o n d e n t s .

NOTICE OF PUBLICATION

TO: All persons who claim or might claim adversely to Petitioner's Title to 0 Cedar Grove Road, South Fulton, Georgia Parcel ID 07140101170156
You are hereby notified that the above-styled action seeking to Quiet Title was filed against you in said Court on September 21, 2023, and that by reason of an Order for Service of Summons by Publication entered by the Court on December 11, 2023, you are hereby commanded and required to file with the Clerk of said Court and serve upon Dylan Littlejohn, Petitioner's attorney, whose address is: PO BOX 50630 Atlanta, GA 30302, an Answer to the Complaint within sixty (60) days of December 11, 2023.
WITNESS the Honorable Robert C.I. Burney, Judge of said Court.
This the 14th day of December, 2023.

CLERK OF SUPERIOR COURT

**In the Superior Court of Carroll County
State of Georgia**

In Re: The Petition of Matthew Ryan Frix for the Adoption of Sophia Kate Rexrode, a minor female child, date of birth, 2018.
Civil Action File No.: **23A38**

NOTICE OF SUMMONS AND RULE NISI

TO: MATTHEW BRADLEY REXRODE
You are hereby notified that the above-styled action seeking adoption of Sophie Kate Rexrode was filed against you in said court on August 22, 2023 and that pursuant to O.C.G.A. § 19-8-10(c)(1) and (2), that a hearing is scheduled for January 4, 2024 9:00 A.M. for a final hearing for adoption at the Carroll County Court-house before the Honorable Erica Tisinger, Superior Court Judge of Carroll County, Georgia.

IN THE SUPERIOR COURT OF FULTON COUNTY
STATE OF GEORGIA

CHIBUZOR DAVIDSON EWUZIE
Petitioner, CIVIL ACTION FILE NO.
v. **2023CV381110**
ANGELICA DE LA MARIA REYES,
Respondent.

NOTICE OF PUBLICATION

By order for service by publication dated **November 28, 2023**, you are hereby notified that on the 14th day of February 2023, Plaintiff filed suit against you for divorce. You are required to file with the Clerk of the Superior Court and serve upon Plaintiff's attorney,

**William A. Tiku
Tiku & Associates, PC
2470 Windy Hill Road, Ste 116
Marietta, GA 30067**

an answer in writing within sixty (60) days of the date of the order for publication.

This 28th day of November, 2023.

WITNESS, the Honorable, Judge Shermela J. Williams of this Superior Court.

**Che' Alexander
Clerk of Fulton County Superior Court
#0000698552:12/14-4kwill**

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

FULTON COUNTY SHERIFF, PATRICK "PAT" LABAT, Petitioner,

v.
ANDREW W. DEAN, et al., Respondents,
CIVIL ACTION FILE NO. **2023CV387482**

To: ANDREW W. DEAN; and
ANY AND ALL PARTIES CLAIMING INTEREST IN THE EXCESS PROCEEDS GENERATED FROM THE JUNE 6, 2023 JUDICIAL SALE FOR PROPERTY LOCATED AT 1114 SUMMIT NORTH DRIVE NE, CITY OF ATLANTA, PARCEL ID NUMBER 17 -0048-0005-174-6,
You are hereby notified that, pursuant to an Order Directing Service by Publication filed on November 27, 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 October 20, 2023 in the Superior Court of Fulton County. The purpose of the Petition is to distribute excess funds received from a judicial sale of the real property known as 1114 SUMMIT NORTH DRIVE NE (Sheriff's Sale #0623-52455, Parcel Identification # 17 -0048-0005-174-6). 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 Emily K. Richardson of said Court.

This, the 27th day of November, 2023.

/

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 MARTHA GOOSBY WARD, et al, Respondents

CIVIL ACTION FILE NO. **2023CV387142**

To: i) MICHELLE RENEE JACKSON;
ii) UNKNOWN HEIRS OF JANICE GAIL WARD;
iii) UNKNOWN HEIRS OF MARTHA GOOSBY WARD;
iv) UNKNOWN HEIRS OF REGINALD VINCENT WARD

You are hereby notified that, pursuant to an Order Directing Service by Publication filed on February 9, 2023, by the Honorable Melynee Leftridge, a Petition for Interpleader in the above-referenced matter was filed by Patrick Labat, solely in his capacity as Sheriff of Fulton County, on October 12, 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 0 GREENTREE TRL, SOUTH FULTON, GEORGIA (Sale File #0823-52964, Parcel Identification #09F-3809-0158-018-4). 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
STATE OF GEORGIA
COUNTY OF FULTON**

IN THE JUVENILE COURT OF FULTON COUNTY. In the interest of A. Harper, Sex: M, Age: 01, DOB: 07/14/2022, File Number: 243727.

TO: AMARIS MARCIA HARPER, MOTHER, WHEREABOUTS UNKNOWN, AND ANY UNKNOWN OR UN-NAMED BIOLOGICAL, LEGAL OR PUTATIVE FATHER.

GREETINGS: Pursuant to Order of this Court, you are hereby notified that on October 26, 2023, a PETITION TO TERMINATE PARENTAL RIGHTS was filed in this Court by the Georgia Department of Human Services, through its agent, Fulton County Department of Family and Children Services, by Sonya Heron, case manager, whose address is 5710 Stonewall Tell Road, College Park, Georgia 30349 alleging the whereabouts of the above-named parties are unknown.

The Petitioner asks the Court to transfer permanent legal custody of the above-named child to the Department for the purposes of adoption. The purpose of the hearing is to terminate the parental rights of the parents. A free copy of the Petition may be obtained from the Clerk of the Juvenile Court of Fulton County, 395 Pryor Street, Atlanta, Georgia 30312, on any day, Monday through Friday, between the hours 8:30 a.m. until 5:00 p.m.

You are hereby commanded to be and appear at the Fulton County Juvenile Court, 395 Pryor Street, Fourth Floor, Atlanta, Georgia 30312 on February 8, 2024 at 1:30 p.m. to show cause why the request of the Department to obtain permanent custody of the above-named child should not be granted. You may file in the office of the Clerk of this Court and serve upon Plaintiff's attorney, Pilar d. Myrick, P.O. Box 89188, Atlanta, Georgia 30312, within sixty (60) days of the date of the first publication, your answer to the Department's Petition.

A party is entitled to counsel in these proceedings and the Court will appoint an attorney for you if you are unable, without undue financial hardship to employ counsel.

Notice is hereby given that prior to a final hearing, a provisional hearing may be conducted by the Court pursuant to O.C.G.A. § 15-11-163. Findings of Fact and orders of disposition made at the provisional hearing may become final at a final hearing unless parties served by publication appear at the final hearing. Georgia law provides that you can permanently lose your rights as a parent. A petition to terminate parental rights has been filed requesting the court to terminate

your parental rights to your child. If you fail to appear, the court can terminate your parental rights in your absence. If the court at the trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interest of your child, the court can enter a judgment ending your rights to your child. If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. Your child will be legally freed to be adopted by someone else. Even if your parental rights are terminated: (1) You will be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and (2) Your child can still inherit from you unless and until your child is adopted. This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearings of your case, to call witnesses on your behalf, and to question those witnesses brought on against you.

If you are a biological father who is not the legal father, you may lose all rights to the child named in a petition brought pursuant to this article and will not be entitled to object to the termination of his rights to such child unless, within 30 days of receipt of notice, you file: (1) A petition to legitimate such child; and (2) Notice of the filing of the petition to legitimate with the court in which the termination of parental rights proceeding is pending.

WITNESS, the Honorable Juliette W. Scales, Judge
This the 4th day of December.
MEIKO WILLIAMS,
DEPUTY CLERK OF JUVENILE COURT
#0000698267:12/7-4EP

**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

ACCESS POINT FINANCIAL, LLC,
Plaintiff,
v.
CHARLES EVERHARDT,
Defendant.

Case No. **1:23-cv-4215-SCJ**

TO: CHARLES EVERHARDT
Pursuant to an Order signed by the Honorable Steve C. Jones on November 1, 2023, you are hereby notified that, on September 19, 2023, Access Point Financial, LLC ("Plaintiff") filed a Complaint (the "Complaint") in the United States District Court for the Northern District of Georgia, Atlanta Division, Civil Action File No. 1:23-CV-04215-SCJ, which seeks money judgment against Charles Everhardt ("Defendant"). On November 15, 2023, Plaintiff filed an Amended Complaint. Generally, the Amended Complaint alleges that Defendant owes Plaintiff for amounts owed under that certain Guaranty of Payment, Carry and Operating Deficits dated October 8, 2021 executed by Defendant in favor of Plaintiff, guarantying amounts owed to Access Point by LW Houston VIII, LLC, LW Austin VI, LLC, and LW Dallas XIV, LLC. The Complaint alleges that, as a result of certain unpermitted transfers and the filing of the bankruptcy petition by LW Houston VIII, LLC, the obligations under the guaranty are fully recourse to Defendant and Defendant is personally liable for the amounts owed to Access Point by LW Houston VIII, LLC, LW Austin VI, LLC, and LW Dallas XIV, LLC. The Amended Complaint further alleges that, as of November 7, 2023, Defendant is personally liable to Plaintiff in the amount of \$2,870,042.51, plus interest accruing at the per diem rate of \$1,410.67 after November 7, 2023, plus Plaintiff's Losses (as defined in the Loan Agreement executed by LW Houston VIII, LLC, LW Austin VI, LLC, and LW Dallas XIV, LLC), plus Plaintiff's attorneys' fees and expenses. Defendant is commanded to file an answer within sixty (60) days of the November 1, 2023 Order providing for service by publication, which shall be filed with the Clerk of Court and served on Plaintiff's counsel, whose address is: Lisa Wolgast, Morris, Manning & Martin, LLP, 1600 Atlanta Financial Center, 3343 Peachtree Road, NE, Atlanta, Georgia 30326. You may obtain a copy of the Amended Complaint from the Clerk of Court, located at 2211 United States Courthouse, 75 Ted Turner Drive SW, Atlanta, Georgia 30303.

NOTICE TO APPEAR - DIVORCE

**IN THE CIRCUIT COURT FOR MONTGOMERY
COUNTY, MARYLAND**

FAMILY DIVISION
KOFFY, Alice Janet Plaintiff,
v.

HAWKINS, Antoine Family
Law Action No. **C-15-FM-22-004759**
Defendant

NOTICE BY PUBLICATION.

The object of Plaintiff, Ms. Koffy's suit, is to obtain an absolute divorce from Antoine Hawkins, the Defendant. The complaint recites that Plaintiff and Defendant were married on March 15, 2004 in Virginia, that Plaintiff has been a resident of the State of Maryland for more than one (1) year prior to the filing of the complaint, that no children were born of the marriage, and that Plaintiff and Defendant have lived separate and apart without cohabitation and without interruption for more than one year immediately prior to the filing of this complaint for divorce. The parties voluntarily separated in June 2009 and have lived separate and apart since that date without interruption or cohabitation, and that there is no reasonable hope or expectation of a reconciliation. There are no financial matters between the parties. The plaintiff requests absolute divorce. It is therefore, this 16th Day of May 2023, ORDERED, by the Circuit Court for

Montgomery County, Maryland that the plaintiff, cause a copy of this Notice to be published at least once a week for three consecutive weeks in a newspaper of general circulation in Atlanta; Publication to be completed by December 29, 2023, Defendant must file a response on or before February 07, 2024. Defendant is warned that failure to file a response within the time allowed may result in default judgment or the granting of the relief sought. Joshua Moses, LLC
8630 Fenton Street, Suite 126
Silver Spring, MD 20910
301-589-9488
joshuamoseslaw@gmail.com

Signed

Karen A. Bushell, Clerk
Montgomery County Circuit Court
Clerk of the Circuit Court for JB
Montgomery County, Maryland
FILED
DEC 0 4 2023
Clerk of the Circuit Court
Montgomery County, Md.

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

Petitioner: FRANCINE WOODARD
v.
Respondent: THOMAS WOODARD

CIVIL ACTION NO: **2023CV381784**

NOTICE OF PUBLICATION

To: Thomas T. Woodward
6091 Trottes Circle
Fairburn, GA 30213

By Order for Service by Publication dated 27th day of November, 2023. You are hereby notified that on the 23rd day of June, 2023, the Petitioner filed suit against you for divorce.

You are required to file with the Clerk of the Superior Court of Fulton County and to serve upon the Petitioner Francine Woodard at this address, 6091 Trottes Circle, Fairburn, GA 30213 an answer to the complaint within sixty (60) days of the date of the first publication of notice.

WITNESS: the Honorable Judge Shermela J. Williams, Judge of this Court.
This the 4th day of December, 2023.

Che' Alexander
Clerk of Superior Court
#0000698491:12/8-4EP

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

Petitioner: William Orlando Aguilar
and Respondant: Imelda Amparo Aguilar
Civil Action File No: **2023cv382422**

NOTICE OF PUBLICATION

To: Imelda Amparo Aguilar
2107 Harbor Point, Roswell Georgia 30076
By Order for Service by Publication dated 12/07/2023. You are hereby notified that on 07/07/2023, the Petitioner filed suit against you for DIVORCE. You are required to file with the Clerk of the Superior Court of Fulton County, and to serve upon the Petitioner William Orlando Aguilar at this address 4350 Redwood Street, Atlanta Georgia 30360 an answer to the complaint within sixty (60) days of the date of the first publication of notice.

Witness the Honorable Emily Brenner Judge of this Court.
This 1 day of November, 2023
Ché Alexander Clerk, Superior Court of Fulton County

MISCELLANEOUS INDIVIDUAL

GEORGIA,
Probate Court of Fulton County
Estate No. **PC-2019-002230**

**NOTICE TO CREDITORS, DEBTORS,
and BENEFICIARIES.**

All creditors, debtors, and beneficiaries of the Estate of **Marilyn Thomas**, deceased, late of Fulton County, are hereby notified of intent to petition for discharge of a personal representative by Gwen T. Walton, executor of the estate having satisfied all requirements as executor. Ad #0000696785:12/1-1kwill
Ad #0000697998:12/14-3kwill

PROBATE

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of **Jacquelyn Sue Ray**, 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 4th day of December, 2023.

A. Diane Baker, Esq.
Baker Law Group, LLC
555 Sun Valley Drive, Suite N-4
Roswell, GA 30076
Attorney for David Leon Ray (A/K/A David L. Ray)
Executor of the Estate of Jacquelyn Sue Ray

Notice to Debtors and Creditors
All creditors of the estate of **ALEXANDRA MARTIN SCHEELE RYAN A/K/A ALEXANDRA SCHEELE RYAN** 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 21st day of November, 2023

Name: JAMES PATRICK ANDREW RYAN
Title: EXECUTOR
Address: 2500 Q Street, NW, Apt 627,
Washington, DC 20007

Notice to Debtors and Creditors

All creditors of the estate of **Jeanette Jones LeRoy** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 1st day of December, 2023

Name: Bruce Edward LeRoy and Natasha Knox
Title: Executor
Address: c/o 647 Mimosa Boulevard,
Roswell, Georgia 30075

Notice to Debtors and Creditors

All creditors of the estate of **Jennifer Forrest** 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 5th day of December, 2023

Name: Cornell Forrest Norwood
Title: Administrator
Address: Grissom Law,
10475 Medlock Bridge Road #215,
Johns Creek, GA 30097

Notice to Debtors and Creditors

All creditors of the estate of **John Francis Risher** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 1st day of December, 2023

Name: Josh Wesley Risher
Title: Executor
Address: 585 Collier Road NW,
Atlanta, Georgia 30318

Notice to Debtors and Creditors

All creditors of the estate of **John P. Mathews** 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 5th day of December, 2023

Name: Jeenath Kuttan
Title: Administrator
Address: Grissom Law,
10475 Medlock Bridge Road #215,
Johns Creek, GA 30097

Notice to Debtors and Creditors

All creditors of the estate of **Kathleen Brown Sullivan** 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 21st day of November, 2023

Name: Jeanne M. Sullivan-Dobbs
Title: Executor
Address: 14 Butterfly Dr.
Putnam Valley, NY 10579

Notice to Debtors and Creditors

All creditors of the estate of **Kenneth Hugh Singer** 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 5th day of December, 2023

Name: Douglas R Thompson
Title: Attorney
Address: 2970 Clairmont Rd.

Notice to Debtors and Creditors

All creditors of the estate of **Martha Kennedy Gay** 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 5th day of December, 2023

Name: Russell P. Love
Title: Attorney
Address: 201 17th Street NW, Suite 1700,
Atlanta, GA 30363

Notice to Debtors and Creditors

All creditors of the estate of **Mary Cristine Dooley** 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 11th day of December, 2023

Name: William Robert Dooley
Title: Administrator
Address: 3334 Peachtree Road NE 602
Atlanta, Ga 30326

Notice to Debtors and Creditors

All creditors of the estate of **Mary June McGehee** 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 4th day of December, 2023

Name: Charles M McGehee
Title: Executor
Address: 1440 Monroe Drive Apt A
Atlanta, GA 30324

Notice to Debtors and Creditors

All creditors of the estate of **Melva Wilson Costen** 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 December, 2023

Name: Jessica Graham
Title: Attorney
Address: 2302 Parklake Drive NE Ste 650
Atlanta, GA 30345

Notice to Debtors and Creditors

All creditors of the estate of **Patricia Joy Spratley** 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 7th day of December, 2023

Name: Alexis Spratley
Title: Administrator
Address: 568 Commerical Ave. NW
Atlanta, GA 30318

Notice to Debtors and Creditors

All creditors of the estate of **Sheila Clark-Jones** late of Fulton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 7th day of December, 2023

Name: Jarrett Mitchell
Title: Executor of Will
Address: 6457 Oakhurst Place,
Fairburn, GA 30213

Notice to Debtors and Creditors

All creditors of the estate of **Susie M Clark** 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 5th day of December, 2023

Name: A.M. McMillan
Title: Attorney
Address: POB 87308
College Park, GA 30337

Notice to Debtors and Creditors

All creditors of the estate of **Tammy C. Hazel** 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 4th day of December, 2023

Name: William D. Carter, Jr.
Title: Attorney for Estate
Address: 45 Technology Pkwy. S, Suite 240,
Peachtree Corners, GA 30092

Notice to Debtors and Creditors

All creditors of the estate of **Terrance Joseph Minor** 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 4th day of December, 2023

Name: Deborah Bechler Minor
Title: Executor
Address: 540 Bridgewater Drive,
Sandy Springs, GA 30328

Notice to Debtors and Creditors

In Re: Estate of Margaret Paty Forbes, deceased.
All creditors of the estate of **Margaret Paty Forbes** 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 4th day of December, 2023.

Theodore McCoy Forbes, III and Margaret Paty Forbes, Executors of the Estate of Margaret Paty Forbes, Deceased, c/o Melissa E. McMorris, Esq.,
Taylor English Duma LLP,
1600 Parkwood Circle, SE, Suite 200,
Atlanta, GA 30339

DISCHARGE/DISMISSING

(For Discharge from Office and all Liability)

Re: PETITION OF **Curtis Smith** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Patricia Smith** DECEASED.

TO: **Any and all interested parties**
and (all and singular the heirs of said Decedent),(the beneficiaries under the will,) 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 **1/08/2023**.

WITNESS,
the Hon. Kenya M. Johnson,
Judge

By: Tamara Jackson
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000699101:12/28-1KIM

(For Discharge from Office and all Liability)

Re: PETITION OF **Deborah Jones Pittman** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Mary Sue Jones** DECEASED.

TO: **Any and all interested parties and David Pye**
and (all and singular the heirs of said Decedent),(the beneficiaries under the will,) 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 **1/08/2024**.

WITNESS,
the Hon. Kenya M. Johnson,
Judge

By: Cathy Kimbrough
CLERK, PROBATE COURT OF
FULTON COUNTY
#0000697693:12/14-4KIM

(For Discharge from Office and all Liability)

Re: PETITION OF **Gordan J. Rankart and Dante Rankart** FOR DISCHARGE AS PERSONAL

REPRESENTATIVE(S) OF THE ESTATE OF **Marie Antonia Rankart**, DECEASED.

TO: **Any and all interested parties** and (all and singular the heirs of said Decedent,) (the beneficiaries under the will.)
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 **January 08, 2024**.

WITNESS,
the Hon. Kenya M. Johnson,
Judge

By: Tamara Jackson,
CLERK, PROBATE COURT OF
FULTON COUNTY

#0000699194:12/28-1KIM

(For Discharge from Office and all Liability)

Re: PETITION OF **Sherrill Joan Townsend Tidwell** FOR DISCHARGE AS PERSONAL REPRESENTATIVE(S) OF THE ESTATE OF **Judith Lynn Townsend** DECEASED.

TO: **Any and all interested parties and Deborah Snow**

and (all and singular the heirs of said Decedent,)(the beneficiaries under the will,) 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 **1/08/2024**.

WITNESS,
the Hon. Kenya M. Johnson,
Judge

By: Cathy Kimbrough
CLERK, PROBATE COURT OF
FULTON COUNTY

#0000697694:12/14-4KIM

LETTER OF ADMINISTRATION

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Albert Arthur Gaither,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Michael Seslack Gaither has petitioned to be appointed administrator(s) of the estate of **Albert Arthur Gaither** 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 **January 2, 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: Nekeya Canady
Clerk of the Probate Court

#0000697291:12/7-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Antoinne Ahmad Paige a/k/a Antoinne Demetrius Smith,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Sharron Paige Whitaker has petitioned to be appointed administrator(s) of the estate of **Antoinne Ahmad Paige a/k/a Antoinne Demetrius 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 **January 8, 2024**.

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: Nekeya Canady
Clerk of the Probate Court

#0000697777:12/14-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Audrey Ann Hooks,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Chad Aaron Harris has petitioned to be appointed administrator(s) of the estate of **Audrey Ann Hooks** 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 **January 8, 2024**.

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

#0000697780:12/14-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Barbara B. Leaphart,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Ray Erich Leaphart has petitioned to be appointed administrator(s) of the estate of **Barbara B. Leaphart** 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 **January 2, 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: Alyah Clay
Clerk of the Probate Court

#0000697359:12/7-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Barbara Taylor Hughes,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Robert T. Hughes has petitioned to be appointed administrator(s) of the estate of **Barbara Taylor Hughes** 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 **January 22, 2024**.

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

#0000699122:12/28-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Bonnie Sue Goodwin,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Kelley Alison Palmer has petitioned to be appointed administrator(s) of the estate of **Bonnie Sue Goodwin** 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 **January 8, 2024**.

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

#0000697907:12/14-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Brett Mathew Hujik,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Gerald Joseph Hujik has petitioned to be appointed administrator(s) of the estate of **Brett Mathew Hujik** 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 **January 2, 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: Alyah Clay
Clerk of the Probate Court

#0000697296:12/7-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Carrie R. Watkins,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Kirby Irving and Rayphiel Watkins has petitioned to be appointed administrator(s) of the estate of **Carrie R. Watkins** 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 **January 16, 2024**.

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: Alyah Clay
Clerk of the Probate Court

#0000698733:12/14-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Charles Henry King,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Johnnie Louise King Milner has petitioned **Kevin Milner** to be appointed administrator(s) of the estate of **Charles Henry King** 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 **January 16, 2024**.

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: Marrassa McFarlane
Clerk of the Probate Court

#0000698823:12/14-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Chean Teong Yeong-Marcello,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

David Michael Yeong-Marcello has petitioned to be appointed administrator(s) of the estate of **Chean Teong Yeong-Marcello** 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 **January 16, 2024**.

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: Marrassa McFarlane
Clerk of the Probate Court

#0000698822:12/14-4KIM

IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Cheryl Denise Bivins,
DECEASED

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: **whom it may concern:**

Cornelia Michelle Windfield has petitioned to be appointed administrator(s) of the estate of **Cheryl Denise Bivins** 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 **January 16, 2024**.

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

Judge of the Probate Court

By: Nekeisha Thomas
Clerk of the Probate Court
#0000698717:12/14-4KIM

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

IN RE: ESTATE OF

Yolanda Monique Frazier,
DECEASED

**PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**TO: **whom it may concern:**

India Ijone' Frazier has petitioned to be appointed administrator(s) of the estate of **Yolanda Monique Frazier** 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 **January 2, 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: Nekeya Canady
Clerk of the Probate Court
#0000697291:12/7-4KIM

PROBATE WILLS**IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF
Charles Lee Swanson,
DECEASED

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Soleman Form in the above-referenced estate having been duly filed

TO: **Martha Jane Swanson**

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 **January 22, 2024**.

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: Nekeya Canady
Clerk of the Probate Court
#0000699168:12/28-4KIM

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

IN RE: ESTATE OF
Judiffie Johnson,
DECEASED

ESTATE NO. **PC-2023-3393****NOTICE**

IN RE: The Petition to Probate Will (and Codicil(s)) in Soleman Form in the above-referenced estate having been duly filed

TO: **Myrtise D. Johnson**

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 **January 8, 2024**.

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
#0000697934:12/14-4KIM

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

IN RE: ESTATE OF
Naomi Dawson,
DECEASED

NOTICE

IN RE: The Petition to Probate Will in Soleman Form in the above-referenced estate having been duly filed

TO: **Chanima Odums**

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 **January 22, 2024**.

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: Nekeya Canady
Clerk of the Probate Court
#0000699169:12/28-4KIM

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

IN RE: ESTATE OF
Theresa Kay McElvene,
DECEASED

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Soleman Form in the above-referenced estate having been duly filed

TO: **Damon McElvene**

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 **January 8, 2024**.

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
#0000697932:12/14-4KIM

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **Gregory Joseph Fleming**, 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 December 4, 2023.

Christopher Brian Wade, Executor
C/o Galardi Law
1418 Dresden Drive, Ste. 240
Brookhaven, GA 30319-3526

TWELVE MONTHS SUPPORT**IN THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE:

Barbara Jean Austin-Brown,
DECEASED

ESTATE NO. **PC-2023-1534****NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **William Carlos Brown**, for a Year's Support from the estate of **Barbara Jean Austin-Brown**, 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 **January 8, 2024**, 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: Marrisca McFarlane
Clerk of the Probate Court
#0000697905:12/14-4KIM

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

IN RE:

Daniel Eric Webber, Sr.,
DECEASED

ESTATE NO. **PC-2023-000170****NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Laura Fogle Webber**, for a Year's Support from the estate of **Daniel Eric Webber, Sr.**, 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 **January 22, 2024**, 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
#0000699165:12/28-4KIM

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

IN RE:

Dorey Naquin Cole,
DECEASED

ESTATE NO. **PC-2023-000072****NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Summer Danielle Cole**, for a Year's Support from the estate of **Dorey Naquin Cole**, deceased, **for decedent's Surviving Spouse and minor children**, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 22, 2024**, 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
#0000699166:12/28-4KIM

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

IN RE:

Gerald Peter Lessner,
DECEASED

ESTATE NO. **PC-2023-2666****NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Theodra Jane Lessner**, for a Year's Support from the estate of **Gerald Peter Lessner** 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 **January 16, 2024**, 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: Alyah Clay
Clerk of the Probate Court
#0000698936:12/21-4KIM

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

IN RE:

Hayward Steverson, Jr.,
DECEASED

ESTATE NO. **PC-2023-003372****NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Elizabeth Ann Steverson**, for a Year's Support from the estate of **Hayward Steverson, Jr.**, 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 **January 8, 2024**, 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
#0000697928:12/14-4KIM

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

IN RE:

John David Marshall,
DECEASED

ESTATE NO. **PC-2023-003350****NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Annie Doris Marshall**, for a Year's Support from the estate of **John David Marshall** 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 **January 8, 2024**, 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: Shantia Jones
Clerk of the Probate Court
#0000697930:12/14-4KIM

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

IN RE:

Raul Eduardo Pedraza,
DECEASED

ESTATE NO. **PC-2023-000072****NOTICE OF PETITION TO FILE FOR
YEAR'S SUPPORT**

The petition of **Noelle Marie Pedraza**, for a Year's Support from the estate of **Raul Eduardo Pedraza**, deceased, for decedent's Surviving Spouse and minor children, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **January 22, 2024**, 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
#0000699167:12/28-4KIM

WAIVER BOND/GRANT POWERS**THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF
Carranza Morgan, Jr.,
DECEASED

ESTATE NO. **191055****PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER OF BOND AND/OR GRANT OF
CERTAIN POWERS
NOTICE**

Tracie Ledell Armstrong 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 **January 22, 2024**.

Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000699170:12/18-4KIM

**THE PROBATE COURT OF FULTON COUNTY
STATE OF GEORGIA**

**IN RE: ESTATE OF
Tuere Heard Mincey,
DECEASED**

ESTATE NO. PC-2023-2809

**PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER OF BOND AND/OR GRANT OF
CERTAIN POWERS
NOTICE**

Farrah Ariyan Mincey 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 **January 16, 2024**.

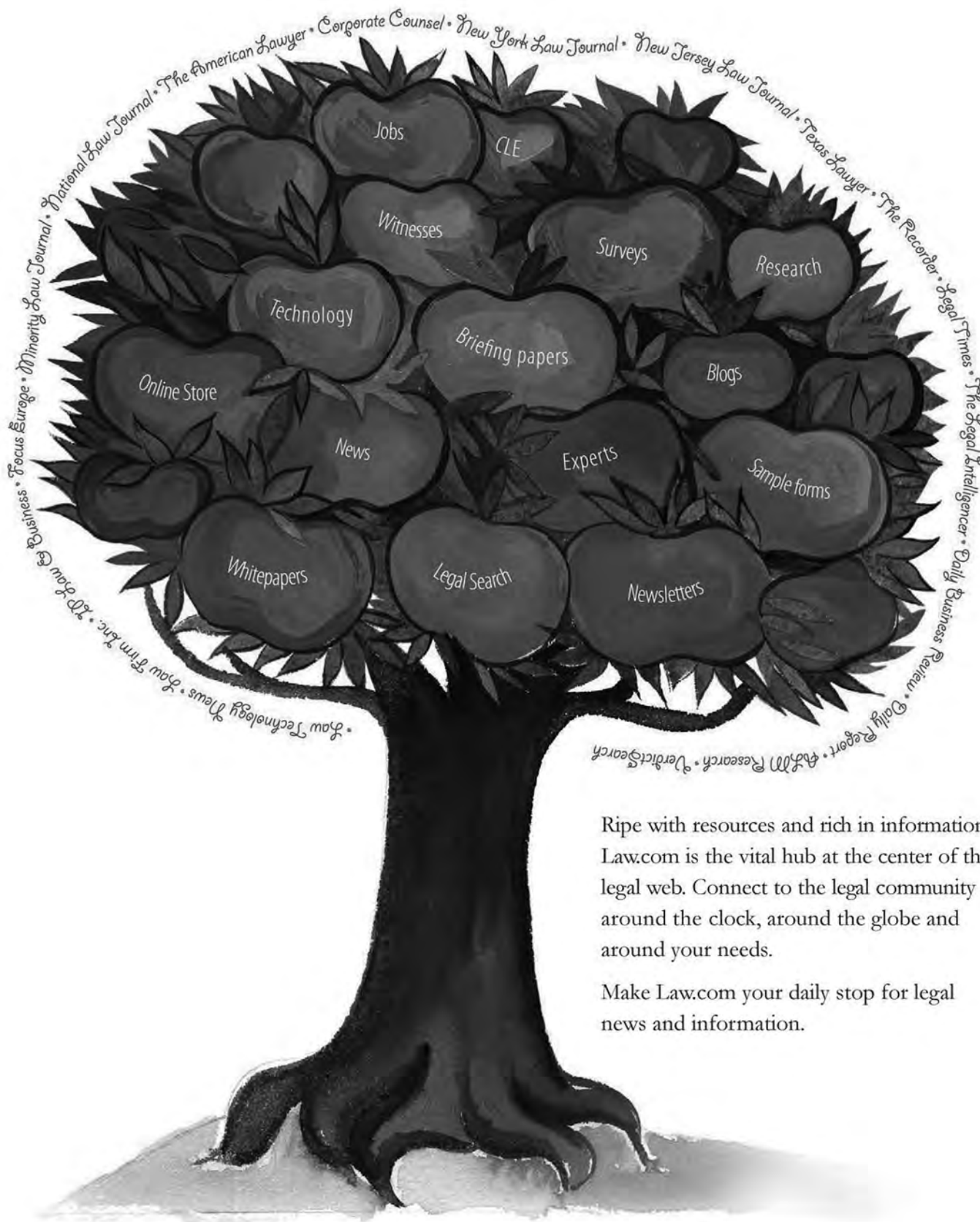
Kenya M. Johnson
Judge of the Probate Court

By: Lillian Scruggs
Clerk of the Probate Court

#0000698939:12/21-4KIM

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.



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