9075

Foreclosures

rights-of-way and any other matters of record superior to said Security Deed. To the best of the

superior to said Security Deed. To the best of the knowledge and belief of the undersigned, other said of the undersigned, the owners and party in possession of the property are Kristian Ashleigh Munroe 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. ALLIED FIRST BANK, SB DBA SERVBANK as Attorney-in-Fact for Kristian Ashleigh Munroe Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 5:31;6:7,14,21,28,2023

5:31:6:7.14.21.28.2023 GDP2025

Foreclosures

ick base. 6:28; 7:5,12,19-2023

GDP-2509
GPN-13
The City of Buford Zoning Board of Appeals will meet on Monday, July 24, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 168
Poplar Street for Joel H. Cano. The variance re-Cano. The variance requested is to allow a retaining wall in the front

yard. 6:28; 7:5,12,19-2023 Gdp1899 gpn13 NOTICE OF PUBLIC HEARING UPON APPLI-CATION FOR ANNEXA-

TION AND REZONING
Pursuant to O.C.G.A. §
36-36-1 et seq. and
O.C.G.A. § 36-36-20 et
seq., notice is hereby given that the City of Buford,
a Georgia Municipal Corporation, will hold a public
hearing to evaluate the applications of certain
landowners, more fully set
forth on Exhibit A, to annex and zone property to
the corporate limits of the
City of Buford as provided
in O.C.G.A. § 36-36-20
which is contiguous to the
existing limits. The property proposed for annexation
and rezoning is contiguous
to the present corporate
limits of the City of Buford
and is more particularly TION AND REZONING and is more particularly described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a public hearing and make recommend. sion will hold a public hearing and make recommendation on such application for annexation and rezoning on June 13, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on July 17, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. This 15 th day of May, 2023. CHANDLER, BRITT & JAY, LLC City Attorneys

DLER, BRITT & JAY, LLC
City Attorneys
OWNER: TIMOTHY S.
AUTRY CURRENTLY
ZONED: R-100 PROPOSED ZONING: R-100
ADDRESS: 2996
SPRINGLAKE DR
All that tract or parcel of land lying an being in land
Lot 225 of the 7th Land
District, Gwinnett County,
Georgia, as shown and
delineated as 4.80 acres,
more or less, on plat of delineated as 4.80 acres, more or less, on plat of survey for Bill Joe & Dispain by Thomas Wood dated February 16, 1988, and February 16, 1988, and being more particularly de-scribed as follows: Begin-ning at an iron pin at a point on the southern right of way of Springlake Drive (8'0 foot right of Ga.#39:0 foot right of way), said pin being 345.65 feet east, as measured along said right of way, from the intersection of said right of way, from the intersection of faid right of way and the eastern right of way and the eastern right of way of Springlake Circle (50 foot right of way); thence running south 36 degrees 27 minutes west along the line of Monsour, a distance of 48.8.76 feet, to an iron pin; thence running south 36 degrees 56 minutes west along the line of Monsour, a distance of 105.00 feet to an iron pin; thence running south 38 degrees 56 minutes west along Springlake Estates, a distance of 671. 78 feet, to an iron pin; thence running south 53 degrees 3 adistance of 671. 78 feet, to an iron pin; thence running south 53 degrees 33 minutes east, a distance of 211.65 feet, to an iron pin; thence running north 40 degrees 02 minutes east, a distance of 1081.37 feet, to an iron pin; thence running north 09 degrees 58 minutes west, a distance of 150.03 feet, to an iron pin on the southern right of way of Spring lake Drive; thence running south 89 degrees 40 minutes west along said right of way, a distance of 45.69 feet, to an iron pin, the place or point of beginning. Parcel IDR7225 159. 5724,31.677,14.21,28,2023 5/24.31.6/7.14.21.28.2023

Gdp1900

gpn13
NOTICE OF PUBLIC
HEARING UPON
APPLICATION FOR
ANNEXATION AND
REZONING
Pursuant to O.C.G.A. §
36-36-120 et
seq., and
O.C.G.A. § 36-36-20 et
seq., notice is hereby given that the City of Buford,
a Georgia Municipal Corporation, will hold a public
hearing to evaluate the applications of certain
landowners, more fully set
forth on Exhibit A. to annex and zone property to
the corporate limits of the
City of Buford as provided
in O.C.G.A. § 36-36-20
which is contiguous to the
existing limits. The property proposed for annexation
and rezoning is contiguous
to the present corporate
limits of the City of Buford
and is more particularly
described in Exhibit A attached hereto. The City of
Buford Planning Commission will hold a public hearing and make recommendation on such application
for annexation and rezoning on June 13, 2023, at
7:00 pm, Buford City Hall,
2300 Buford Highway, Buford, Gwinnett County,
Georgia 30518. The Buford City Commission will
hold a public hearing to
discuss and pass upon
the proposed applications
for annexation and rezoning on July 17, 2023 at
7:00 pm, Buford City Hall,
2300 Buford Highway, Buford, Gwinnett County,
Georgia 30518. The Buford City Commission will
hold a public hearing to
discuss and pass upon
the proposed applications
for annexation and rezoning on July 17, 2023 at
7:00 pm, Buford City Hall,
2300 Buford Highway, Buford, Gwinnett County,
Georgia 30518. This 15 th
day of May, 2023. CHANDLER, BRITT & Amp; JAY,
LLC City Attorneys OWNER: BOGAN ENTERPRISES, LLC CURRENTLY
ZONED: R-100 PROPOSED ZONING: O

8 amp: I ADDRHESS
FLUNKETTS RD A parcel
of land lying in Land Lot
218 of the 7th District,
Gwinnett County, Georgia
and being more particularly described as follows:
Begin at a the intersection
of the southerly right-ofway) and the northwesterly right-of-way of Plunketts
Noad (having a variable
right-of-way) are distance of
290.62 feet in the left
having a radius of 1149.20
feet, a chord bearing of
South 32 Degrees 32 Minutes 31 Seconds West

Zoning 9066 grees 37 Minutes 46 Seconds West for a distance of 296.10 feet to a point, Thence run North 36 Degrees 27 Minutes 34 Seconds Cartes 15 August 16 Per 16 Per

880
Atlanta, Georgia 30328
404-487-0040
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR AND IS
ATTEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE
USED FOR THAT PUR-POSE. grees 2.7 Millines 34 Sections East for a distance of 63.12 feet to a to a point on the southerly right-of-way of aforementioned Biue Ridge Road, said point lying on a curve to the right having a radius of 1178.38 feet, a chord bearing of South 85 Degrees 39 Minutes 05 Seconds East, and a chord distance of 225.26 feet; Thence run along the arc of said curve and said right-of-way for a distance of 225.60 feet to a point; Thence run South 78 Degrees 56 Minutes 06 Seconds East along said right-of-way for a distance of 225.60 feet to a point; Thence run South 78 Degrees 56 Minutes 06 Seconds East along said right-of way for a distance of 81.35 feet to the Point of Beginning. Said parcel containing 49.991 square feet, or 1.15 acres. Parcel ID: R7218 100 OWNER: TERESA D. MANIS CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100 ADDRESS: 2288 FOX RUN TRAIL All that tract or parcel of land lying and being in Land Lot 220 of the 7th District, Gwinnett County Georgia, being Lot 3, Block A, Unit One, Quail Creek Subdivision, as per a plat recorded in Plat Book 59, Page 210, Gwinnett County Records. Page 210, Gwinnett County Records and hereof by reference. R-100 ADDRESS: 228 FOX RUN FRENTLY ZONED: R-100 PROPOSED ZONING: R-101 FR220 032. OWNER: JASON LEE CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100 ADDRESS: 2127 SHOAL CREEK RD TRACT ONE: All that tract or parcel of land lying and being Tract 4 of the Estate of Anderson Green, being more particularly described in a plat of survey prepared by Thomas Wood & Amp; Assoc dated July 2, 1990, and record-thereof and made a part thereof for a more complete description. TRACT TWO: All that tract or parcel for a more complete description. TRACT TWO: All that tract or parcel description. TRACT

9075

GDP-2181

Notice of Sale Under Power

State of Georgia, County of Gwinnett

Under and by virtue of the Power of Sale contained in a Security Dead given by Stevie Roberts to Mortgage Electronic Registration Systems, Inc., as nominee for MeritLending.com (the Secured Creditor), dated April 27, 2006, and Recorded on May 1, 2006 as Book No. 46440 and Page No. 551, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$177,000.00, with interest at the rate specified therein, as last assigned to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Passignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County. Georgia Records, there will be sold by the undersigned of public outcry to the highest bidder for cash at the Gwinnett County. Georgia, the following scribed property:

All That Tract or Parce of Land Lying and Being in Land Lot 58 of the 6th District, Gwinnett County, Georgia, Being Lot 13, Block A, Unit Five. Records-Wiich Said Plat is Incorporated Herein by This Reference and Made a Part of This Description, Being Improved Proper-

ty.
Being the same property in Land Lots 326 and 302 of the 7th District, Gwinnett County, Georgia, being Tract 5, as shown and delineated by plat of survey of the Estate of Anderson Green by Thomas Wood and Associates, Dated July 2, 1990, recorded in Plat Book 54, Page 77, Gwinnett County Records, which plat is hereby incorporated by reference thereto. Parcel ID: R7326 079 (prior companion parcel ID: R7326 081) 5/24,31,6/7,14,21,28,2023

cel of land lying and being in Land Lots 326 and 302

GDP2438

tions. 6/14,21,28,7/5,2023

GDP-2178

GEORGIA

GEORGIA
Because of default in the
payment of the indebtedness, secured by that
certain Deed to Secure
Debt and Security Agreement from OH-DABI
PROPERTIES, LLC
("Borrower") to ABL
RPC Residential Credit

Acquisition LLC ("Secured Creditor"), recorded at Deed Book 6019, Page 161, Gwinnett Coun-

rage 161, Gwillhell Colli-ty, GA records, Secured Creditor pursuant to said deed and the note there-by secured, has declared the entire amount of said indebtedness due and

the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, and pursuant to O.C.G.A Section 9-13-161(a) will on the first Wednesday in July 2023, during the legal hours of sale, at the Courthouse door in Gwinnett County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said deed to wit:

wit:
All that tract or parcel of land lying and being in Land Lot 254 of the 5th District, Gwinnett County, Georgia being Lot 12, Block A., Tapestry Subdivision, as per plat recorded in Plat Book 113, Page 241, Gwinnett County, GA records, which recorded plat is incorporated herein by ref-

corporated herein by ref-

erence and made a part of this description. together with all fixtures and other personal prop erty conveyed by said

9075

Ty.

Being the same property conveyed to Stevie Roberts by deed from David H. Cooper and Karen B. Cooper recorded 10/14/2002 in Deed Book 29172 Page 127, in the Office of the Clerk of the Superior Court of DeKalb County, Georgia. Tax ID: R6058 181

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 Note and Security Deed. Because the debt remainer 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 aftorney's fees (notice of intent to collect aftorney's fees having been given). Wells Fargo Bank N.A., as Trustee, for Carrington Mortage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. GDP2438
gpn13
The City of Buford Planning and Zoning Board
will meet on Tuesday,
July 11, 2023 at 7:00 p.m.
and the Buford City Commission will meet on
Monday, July 17, 2023 at
7:00 p.m. at Buford City
Hall, 2300 Buford Highway, Buford, Georgia
30518 to consider a special use permit on Highway 20, being parcel 7219-023, for AutoNation,
Inc. The special use permit requested is to allow
a car dealership as a
permitted use and varias Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

permitted use and variances for relief from the overlay district requirements for exterior eleva-Foreclosures GPN-11 NOTICE OF SALE UNDER POWER GWINNETT COUNTY,

modify all terms of the loan.
Pursuant to O.C.G.A. §44-14-162.2,
Carrington Mortgage Services, LLC may be contacted at: 1-800-790-5902 or by writing to 1600 South Douglass Road, Suite 110 and 200-40, Anothem, CA 92806-5951.
Please note that, pur-

Picture 1 Andreim, CA 72800-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 5333 POUNDS DRIVE NORTH, STONE MOUNTAIN, GA 30087 is/are: Stevie Roberts or tenant/fenants. Said TAIN, GA 30087 is/are: Stevie Roberts 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, etc.

restrictions, coveniums, 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.

holder of the security deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of iudicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not

GDP-2733
GPN-11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT
Under and by virtue of
the power of sale contained with that certain
Security Deed dated August 20, 2021, from Elizobeth F. Reld and Elfon
Reld to Mortgage Electronic Registration Systems, Inc., as nominee
for Loandepot.Com, LLC,
recorded on September
14, 2021 in Deed Book
59179 at Page 00826 Gwinnett County, Georgia

nett County, Georgia records, having been last cold. assigned, trans-

records, having been last sold, assigned, transferred and conveved to LoanDepot.com, LLC by Assignment and sold Security Deed having been given to secure a note dated August 20, 2021, in the amount of \$319,113.00, and said Note being in default, the undersigned will sell at public outery during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 1, 2023 the follow-

GDP-2733

deed.

The sale will be held subject to any unpaid taxes, assessments, rights-of-ways, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.

The sale will be conducted subject (1) to confired subject (1) to confire 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 & Greeg, LLC. Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates. as Attorney in Fact for Stevie Roberts. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Greeg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-53677 6:7,14,21,28; 7:5,12,19,26-2023 ed subject (1) to confir-mation that the sale is not prohibited under the

not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Notice has been given of intention to collect attorney's fees in accordance with the terms of the note secured by said deed. deed. The name, address and

Ine name, adaress and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-agge is as follows: Matthew Borba, 30 Mont-gomery Street, Suite 215, Jersey City, NJ 07302 gomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to O.C.G.A. Section 44-14-162.2, the above individual or enti-try is not required by law to negotiate, amend, or modify the terms of the loan.

loan.
To the best knowledge
and belief of the undersigned, the party (or parties) in possession of the subject property is: OH-DABI PROPERTIES, Subject property is: OH-DABI PROPERTIES, LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for OH-DABI PROPERTIES, LLC Katz Durell, LLC 6065 Roswell Road, Suite

Foreclosures

ferred to as the "Properferred to as the "Properferred to a the "Pr WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. ALSO KNOWN BY STREET AND NUMBER: 3066 GEM CREEK RD, BUFORD, GA 30519 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provid-

Foreclosures

ing described real prop

erty (hereinafter re-ferred to as the "Proper-

fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Elizabeth F. Reld and Elton Reld. The property, being commonly known as 3066 Gem Creek Rd, Buford, GA, 30519 in Gwinnett County, will be sold as the property of Elizabeth F. Reld and Elton Reld, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security. covenants, and matters of record to the Security Deed.

Deed.
Pursuant to O.C.G.A.
Section 44-14-162.2, the
name, address and telephone number of the individual or entity who
shall have the full authority to negotiate,
amend or modify all
terms of the above described mortagage is as
follows: loanDepot.com,
LLC, 26642 Town Centre
Drive, Foothill Ranch,
CA 92610, 888-337-6881
The foregoing notwithstanding, nothins in
O.C.G.A. Section 44-14162.2 shall require the secured creditor to negotiate,
amend or modify the
terms of the mortage
instrument. The sale will
be conducted subject (1)
to confirmation that the
sale is not prohibited under U.S. Bankruptcy
code and (2) to final confirmation and audit of
the status of the loan
with the holder of the Security Deed. Albertelli
Law Attorney for loanpepot.com, LLC as Attorney in Fact for Elizabeth F. Reld and Elton
Reld 100 Galleria Parkway, Suite 960 Atlanta,
GA 30339 Phone: (770)
373-4242 BY: Rohan Rupost Company In Service Albertelli
Lima Service Servi

Gpn11 gdp1051 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Se-

der the terms of the Se-curity Deed executed by Newal S. Mohammed to Wells Fargo Bank, N.A. dated June 9, 2010, and recorded in Deed Book 50176, Page 876, Gwinnett County Records, secur-ing a Note in the original principal amount \$197,342.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the 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 Wednesday, July 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK H, OF SUMMIT AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 106, GWINNETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY, SAND BEING IMPROVED PROPERTY, SAND BEING IMPROVED PROPERTY SAND BEING IMPROVED PROP

cumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be ap-plied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, experises or sata 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 loam with the secured creditor. The property is or may be in the possesion of Newal S. Mohammed, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Newal S. Mohammed File no. 20-076360

LOGS LEGAL GROUP LLP* Attorneys and

Foreclosures Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 130 At-lanta, GA 30346 (770) 220lanta, GA 30346 (770) 220 2535/***CF REFER-ENCE_INITIALS*** https://www.lops.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT

PURPOSE 5/31,6/7,14,21,28,2023

GDP1381

GDP1381
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by Yovalee Miranda and Louis C. Miranda to PHH Home Loans, LLC d/b/a Coldwell Banker Home Loans dated December 19, 2014, and recorded in Deed Book 53300, Page 0527, Gwinnett County Deed having been last sold, assigned, transferred and conveyed to LakeView Loan Servicing, LLC, securing a Note in the original principal amount of \$129,421,000 the belder cipal amount of \$182,631.00, the holder thereof pursuant to said

neefor pursuant to sub peed 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 Wednesday, July 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that fract or parcel of land lying and being in Land Lot 194 of the 5th District, of Gwinnett County, Georgia, being Lot 32, Block C of the Landing At Bay Creek, Phase 2, Unit 1, as per Plat thereof recorded in Plat Book 102, pages 42-44, Gwinnett County, Georgia records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 963 Creek Bottom Road, according to the present system of numbering property in Gwinnett County, Georgia Said property is known as 963 Creek Bottom Road, according to the present system of numbering property attached to and constituting a part of said property, attached to and constituting a part of said property, attached to and constituting a part of said property, and part of 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, and sasessments, liens, encumbrances, restrictions,

nances, 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 bance, if any, will be disance, if any, will be dis-tributed as provided by law. The sale will be conduct-

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 Yovalee Miranda and Louis C. Miranda, successor in interest or tenant(s). Lakeview Loan Servicing, LLC as Attorney-in-Fact for Yovalee Miranda and Louis C. Miranda File no. 23-080446 LOGS LEGAL GROUP LLP*

Attorneys and Counselors

at Law
211 Perimeter Center
Parkway, N.E., Suite 130
Atlanta, GA 30346 Affiditor, GA 30346 (770) 220-2535/***CF_REFER-ENCE_INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-

TAINED WILL BE USED FOR THAT PUR-POSE. 5:31;6:7,14,21,28,2023

Gdp1530

Gdp1530
gpn11
NOTICE OF SALE UNDER POWER
TS# 23-001653
Under and by virtue of the power of sale contained with that certain Security Deed dated June 15, 2012, from Lewis Mitchell to JPMorgan Chase Bank, N.A., recorded on June 27, 2012 in Deed Book 51456 at Page 0337 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC by Assignment and said Security Deed having been given to secure a note dated June 15, 2012, in the amount of \$191,563.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on July 5, 2023 the following described real property (hereinafted to as the ".*Property".*): seed.
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

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 BRANDI SMALLWOOD, or tenants(s). referred to as the aguott-property"):
ALL THAT TRACT OR AND LYING AND BEING IN LAND LOT 181 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK A OF MCCART PLACE, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 188, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property, being commonly known as 382 Castle Top Lewis Mitchell and Karen Tudor-Mitchell. The property, being commonly known as 382 Castle Top Lewis Mitchell and Karen Tudor-Mitchell. The property of Lewis Mitchell and Karen Tudor-Mitchell and Karen Tudor-Mitchell, and Karen Tudor-Mitch ants(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. 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: Cross-Country Mortgage, LLC, Loss Mitigation Dept., 1 Corporate Drive Ste 360.
Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured

O.C.G.A. Section 44-14-162.2 shall be construed to require a secured reditor to negotiate, amend, or modify the terms of the mortgage instrument.
CROSSCOUNTRY MORTGAGE, LLC as Attorney in Fact for BRANDI SMALLWOOD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number 1627.

300/1 Telephone Number: (877) 813-0992 Case No. DCCM-23-02263-1 rIselaw.com/property-listing 5:24;6:7,14,21,28,2023

which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-1462.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the shain have the unlia duffully to negotiate, amend or modify all terms of the above described mort-gage is as follows: Nationstar Mortgage LLC (db/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, 75019, 888- 480-2432. The foregoing notwith-standing, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC as Attorney in Fact for Lewis Mitchell and Karen Tudor- Mitchell 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone Tudor- Mitchell 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone Tudor- Mitchell 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone SIRM IS ACTING AS A DEBT COLLECTOR AT DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A - 47841023, 08/07/2023, 06/14/2023, 06/07/2023, 06/14/2023, 06/07/2023, 06/14/2023, 06/07/2023, 06/14/2023, 06/07/2023, 06/14/2023, 06/07/2023, 06/14/2023, 06/07/2023, 06/14/2023, 06/07/2023, 06/07/2023, 06/14/2023, 06/07/2023, 06/07/2023, 06/14/2023, 0

Foreclosures

9075

GDP1768

5/24,31,6/7,14,21,28,2023

GDP1768
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from BRANDI SMALLWOOD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR CROSSCOUNTRY MORTGAGE,
LC, dated July 8, 2020,
recorded July 15, 2020, in
Deed Book 57651, Page
00070, Gwinnett County,
Georgia Records, said
Security Deed having
been given to secure a
Note of even date in the
original principal amount
of Two Hundred NinetyFour Thousand Five
Hundred Sixty-Six and
00/100 dollars
(\$294.566.00), with inter-Four Thousand Five Hundred Sixty-Six and 00/100 dollars (\$294,566.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CrossCountry Mortgage, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Wednesday in July, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 51 OF THE STH DISTRICT, GWINETT COUNTY, GEORGIA. BEING I OT or infent to collect afforneys 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: Selene
Finance they can be contacted at (877) 735-3637
for Loss Mitigation Dept,
or by writing to 3501
Olympus Boulevard, 5 th
Floor, Suite 500, Coppell,
Texas 75019, 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 STH DISTRICT,
GWINETT COUNTY,
GEORGIA, BEING LOT
8, BLOCK A, SARATOGA SPRINGS SUBDIVISION, UNIT ONE AS
SHOWN ON PLAT
BOOK 47, PAGE 25,
GWINNETT COUNTY
RECORDS, WHICH
PLAT IS INCRPORAT-GWINNETI COUNTY
RECORDS, WHICH
PLAT IS INCRPORATED HEREIN BY REFERENCE. SAID PROPERTY BEING KNOWN
AS 203 PATTERSON
ROAD, ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING
PROPERTY IN
GWINETT COUNTY,
GEORGIA; BEING THE
SAME PROPERTY
CONVEYED IN DEED
BOOK 11894, PAGE 226,
AFORESAID RECORDS.
Said legal description be-

neys fees having been

and payable), any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mathers 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 Maxim D. Povolotsky and Nelya Povolotsky or tenant(s); and said property is more commonly known as 4930 Spring Park Cir, Suwanee, GA 30024.

The sale will be conducted subject to (1) confirmation that the sale is AFORESAID RECORDS.
Said legal description being controlling, however
the property is more
commonly known as 203
PATTERSON RD,
LAWRENCEVILLE, GA
30044.
The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under
the ferms of said Security
Deed. The indebtedness remaining in deed 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.

tinguished by foreclosure.
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 Nelya Povolotsky and Maxim D. Povolotsky and Maxim D. Povolotsky Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310
Atlanta, GA 30341
047.714,21.28,2023 ty 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. Deed. Said property will be sold 6/7,14,21,28,2023

DATED JANUARY 17, 1985, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE (ROBERT LAND SURVEYOR) RECORD-ED IN CONDOMINIUM PLAT BOOK 1, PAGESAID RECORDS, SAID RECORDED AMENDMENTS THERETO, AS WELL AS ANY OTHER PLANS APPLICABLE TO SAID CONDOMINIUM UNIT PREPARED BY NILES BOLTON ASSOCIATES, INC., ARCHITECTS AND PLANNER, DATED JANUARY 30, 1985, AND FILED IN CONDOMINIUM CABINET NO. 1, AND ALSO CONDOMINIUM FILE CABINET 1131, FOLDER 1149, AS A PART OF SAID DECLARATION IN THE CIERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORATED HEREIN BY REFERENCE AS A PART OF THE DESCRIPTION OF THE Gdp1810
gpn11
NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
By virtue of the Power of Sale contained in that certain Security Deed from Kwang Young Pak (Grantor) to Princeton Mortgage Corporation, dated June 15, 2022, filed for record on June 29, 2022 in Deed Book 60050, Page 00353, Gwinnett County, Georgia records (Security Deed), being given to secure a Promissory Note in the original principal amount of SIX HUNDRED FORTY SEVEN THOUSAND TWO HUNDRED FORTY SEVEN THOUSAND THOUSAN property may more commonly be known as 18 Glenleaf Dr, Peachtree Corners, GA 30092. 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 attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is ALLIED FIRST BANK, SB DBA SERVBANK, SB DBA SERVBANK, SB DBA SERVBANK, SB DBA SERVBANK, The sale will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed 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 inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon 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,

Foreclosures 9075 GDP1770

may be superior to the Security Deed set out above. Pursuant to O.C.G.A. § 44-14-162.2, the entity that has full authority to negotiate, amend, and modify all terms of the above-referenced loan has been provided to the Grantor. To the best knowledge and belief of Grantee, the described Property is in the possession of Grantor. Said Property is more commonly gpn11
NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nelya Povolotsky and Maxim D. Povolotsky to JPMorgan
Chase Bank, N.A., dated
July 15, 2011, and recorded in Deed Book 50810,
Page 615, Gwinnett County, Georgia Records, as
last transferred to U.S.
Bank Trust National Association, not in its individual capacity but solely as owner trustee for
RCF 2 Acquisition Trust
by assignment recorded
on May 2, 2023 in Book
60569 Page 772 in the Office of the Clerk of Superior Court of Gwinnett
County, Georgia
Records, conveying the
after-described property
to secure a Note in the
original principal amount
of Two Hundred Fifty-Six
Thousand Seven Hundred
Six and 07100 dollars
(2256,706.00), with interest thereon as set forth
therein, there will be
solid at public outcry to
the highest bidder for
cash before the courthouse door of Gwinnett
County, Georgia, within
the legal hours of sale on
July 5, 2023, the following
described property:
ALL THAT PARCEL OF
LAND IN LAND LOT
284, TTH DISTRICT,
GWINNETT COUNTY,
STATE OF GEORGIA,
BEING KNOWN AND
DESIGNATED AS LOT
666, BLOCK N, UNIT 6C,
RIVERMOORE PARK
AKA SPRINGHILL,
FILED IN PLAT BOOK
AKA, PAGE 153, RECORDED 0330/2000, GWINNETT COUNTY
RECORDS, STATE OF
GEORGIA.
BY FEE SIMPLE DEED
FROM PEACHTREE
RESIDENTIAL PROPERTIES, INC. AS SET
FORTH IN DEED BOOK
21770, PAGE 227 DATED
T1/30/2000, GWINTOROTH TOROTH TOROTH
NETT COUNTY
RECORDS, STATE OF
GEORGIA.
BY FEE SIMPLE DEED
FROM PEACHTREE
RESIDENTIAL PROPERTIES, INC. AS SET
FORTH IN DEED BOOK
21770, PAGE 227 DATED
T1/30/2000, GWINTOROTH TOROTH TOROTH
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TO Property is in the possession of Grantor. Said Property is more commonly known as 2250 Woodland Lake Walk, Snellville, Georgia 30078. 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 as to the status of the loan with the holder of the Security Deed. Princeton Mortgage Corporation as Attorney-in-Fact for Kwang Young Pak Rountree Leitman Klein & Rountree Leitman Klein & Rountree Leitman Klein & Rountree Leitman Klein & Aspest Contury Plaza I 2987 Clairmont Road, Suite 350 Atlanta, GA 30329 Telephone: 404-584-1238 RLK File No. 05281 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
677,14,21,28,2023

GDP2024

NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
sale contained in that
certain Security Deed
from NABIL G BOUZEID
DAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC AS NOMINEE FOR
AMTRUST MORTGAGE
CORPORATION, dated
September 12, 2005,
recorded October 12,
2005, in Deed Book 44838,
Page 0128, Gwinnett
County, Georgia
Records, said Security
Deed having been given
to secure a Note of even
date in the original principal amount of Three
Hundred Fifty-Eight
Thousand Six Hunfred
and 00/100 dollars
(\$358,600.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to THE BANK OF
NEW YORK MELLON
FKA THE BANK OF
NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWMBS, INC.,
ALTERNATIVE LOAN
TRUST 2006-0A1, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-0A1, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-0A1, Horre
will be sold at public outcry to the highest bidder
for cash at the Gwinnett
County Courthouse, with-NOTICE OF SALE UNDER POWER STATE
OF GEORGIA, COUNTY
OF GWINNETT
BY VIRTUE OF A POWER OF SOBLE CONTAINED
SOBLE CONTAINED
TRATION SYSTEMS,
INC. ACTING SOLELY
AS NOMINEE FOR
FIRST OPTION MORTGAGE, LLC, dated June
08, 2021 and recorded on
June 14, 2021 in Deed
Book 58842, Page 410, in
the Office of the Clerk of
Superior Court of Gwinnett County, Georgia,
and Security Deed having been given to secure
a Note of even date, in
the original principal
amount of One Hundred
Thirty-Eight Thousand
Three Hundred Eighty
and 00/100 dollars
(\$138,380.00) with interest thereon as provided
therein, as last transferred to ALLIED FIRST
BANK, SB DBA
SERVBANK, recorded in
Deed Book 60585, Page
349, aforesaid records,
will be sold at public outcry to the highest bidder
for cash before the courthouse door of Gwinnett
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 Wednesday in July, 2023, all
property described in
said Security Deed including but not limited to
the following described
property: THAT CERTAIN CONDOMINIUM
UNIT IN LAND LOT 322
OF THE 6TH DISTRICT,
GWINNETT COUNTY,
GEORGIA, AND BEING
IDENTIFIED AT UNIT
BIS, TOGETHER WITH
ITS APPURTENANT
PERCENTAGE OF UNDIVIDED INTEREST IN
THE COMMON ELEMENTS OF GLENLEAF, A CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT
CERTAIN DECLARATON OF CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT
CERTAIN DECLARATON OF CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT
CERTAIN DECLARATON OF CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT
CERTAIN DECLARATON OF CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT
CERTAIN DECLARATON OF CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT
CERTAIN DECLARATON OF CONDOMINIUM, PHASE II, AS DESCRIBED IN THAT
CERTAIN DECLARATON OF CONDOMINIUM, PHOR GLENLEAF, A

TION OF CONDOMINIUM POR GLENLEAF, A CONDOMINIUM DATED OCTOBER 29, 1984, AND RECORDED NOVEMBER 1, 1984 AT 11:28 A.M., IN DEED BOOK 2906, PAGES 512-589, GWINNETT COUNTY GEORGIA RECORDS AS AMENDED BY FIRST AMENDMENT TO DECLARATION FOR GLENLEAF, A CONDOMINIUM, DATED FEBRUARY 11, 1985, PAGE 62, AFORESAID RECORDS, AND AS-BUILT SURVEY BY GLENLEAF, A CONDOMINIUM, PHASE II, DATED JANUARY 17, 1985, PAGE AS CONDOMINIUM, PHASE II, DATED JANUARY 17, 1985, PREPARED BY penses 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

the above-named or the undersigned. The sale will also be subject to the 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

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 helief of the under the property of the said Security Deed. edge and belief of the un-dersigned, the owner and party in possession of the property is NABIL G BOUZEIDAN, 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 state of the state of the bank with the tus of the loan with the holder of the Security

2006-OA1 as Attorney in Fact for NABIL G BOUZEIDAN NABIL G BOUZEIDAN
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin

POSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-19-05601-12 rIselaw.com/propertylisting 6/7,14,21,28,2023

Gdp2029

Gdp2029
gpn11
Notice of Partition Sale
by Public Auction
Pursuant to Order of the
Superior Court:
CATEGORY
Jud Sale-Prpty GA
AD NUMBER

Pursuant to the order entered on April 19, 2023 in the matter of Amir Joghani Asadzadeh v. Satwant