## 9075 Foreclosures

U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately immediately provided

provided immediately above. Wells Fargo Bank, Na-tional Association, as Trustee for Asset Backed Funding Corporation As-set-Backed Certificates, Series 2007-NC1 as agent and Attorney in Fact for Joan Wilson Aldridge Pite, LLP, Six Piedmont Center, Sizs Piedmont Center, Sizs Piedmont Center, Sizs Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6041A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECT A DEBT. ANY IN-FORMATION OB-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6041A 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 gdp2904 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Sher-ron Nicole Dowdy to Mortagae Electronic rity Deed given by Sher-ron Nicole Dowdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for First Magnus Fi-nancial Corporation, its successors and assigns, dated 4/30/2007 and recorded in Deed Book 47854 Page 456 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as Indenture Trustee on behalf of and with respect to Aiax Mortgage Loan Trust 2022-A, Mortgage Backed Securities, Series 2022-A, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of 5146 72/00 with interest nal principal amount of \$146,724.00, 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 Gwinnett County. door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of within the legal hours of sale on August 1, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty:

erty: All that tract or parcel of land lying and being in Land Lot 178 of the 6th Land Lot 178 of the 6th District of Gwinnett County, Georgia, and be-ing shown and depicted as Lot 67, Block A, Unit Three of Vintage Pointe Subdivision on plat recorded at Plat Book 78, page 228, Gwinnett Coun-ty, Georgia records, which plat is incorporat-ed herein by reference

which plat is incorporat-ed herein by reference and made a part hereof. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-

9075 Foreclosures Gpn11 gdp2908 NOTICE OF FORECLO-SURE SALE UNDFP POWER GWIN

POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale county ained in a Security Deed given by Willie J. Moore and Chaska L Moore to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Flagship Finan-cial Group, LLC, dated September 23, 2016, and recorded in Deed Book S4626, Page 465, Gwinnett County, Georgia Records, as last trans-ferred to Village Capital & Investment LLC by as-signment recorded on Echerginer 21, 2019, in WINNETT COUNTY,

A Investment LLC by as-signment recorded on February 21, 2019 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwin-nett County, Georgia Records, conveying the offter-described property to secure a Note in the original principal amount of Nine Hundred Thou-sand Sixty and 0/100 dol-lars (\$900,060.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol-lowing described propersignment recorded

lowing described proper-

ty: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWIN-NETT, STATE OF GEORGIA, AND IS DE-SCPIRED AS AS SCRIBED FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE CITY OF BRASEL-TON, 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 216-217, GWINNETT COUN-TY, GEORGIA RECODS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. Parcel ID: R3005487 Commonly known as 2613 NORTHERN OAK DR, Braselton, GA 30517 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 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 ali sprovided in Security Deed thore and Security Deed.

news fees having been given). The entity having full au-thority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Village Capital & Investment LLC they can be contact-ed at (801) 206-4170 for by writing to 2550 Paseo Verde Parkway, Suite 100, Henderson, Nevada 89074, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-

Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Dead first sat Security Deed first set out above. To the best knowledge

To the best knowledge and belief of the under-signed, the party in pos-session of the property is Willie J. Moore and Chaska L. Moore or ten-ant(s); and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA **30517.** The sale will be conducted subject to (1) confirmation that the sale is mation 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 redemp-tion or other lien not ex-tinguished by foreclo-sure. which plat is hereby referred to and made a part of this description part of this description, being improved property known as 5475 Overbend Trail, according to the present system of num-bering houses in Said County. For informational pur-poses only property ad-dress is: 5475 Overbend Trl Suwnee GA 30024 Village Capital & Invest-

9075 Foreclosures ters which might be dis-closed by an accurate survey and inspection of closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse against the above-named or the undersigned. PNC BANK, NATIONAL ASSOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 New-mark Drive, Miamis-burg, OH 45342, 800-523-8654. 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 under-signed, the party in pos-

or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property in pos-session of the property is ment Properties, LLC or a tenant or tenants and aid properties, LLC or a tenant or tenants and said property is more commonly known as 2120 Versailles Place, Lawrenceville, Georgia 30043. Should a conflict arise between the prop-erty address and the le-gal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. PNC BANK, NATIONAL

holder of the security deed. PNC BANK, NATIONAL ASSOCIATION as Attorney in Fact for John M Cole and Connie

Sour Cole and Comme McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.forcelosurehot-line.net

Www.toreclosurenor-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 57 of the 7th District, Gwinnett Coun-ty, Georgia, being Lot 16, Block B, Fontainebleau Subdivision, Unit One, ab per plat thereof recorded in Plat Book 45, page 260, Gwinnett County, Geor-gia Records, which recorded plat is incorpo-rated herein by refer-ence and made a part of this description.

this description. MR/j.d 8/1/23 Our file no. 22-09870GA

FT1 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 gdp2915 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEOPGIA

POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a security Deed given by DeShawn Den-nard to Regions Mortgage, dated November 30, 2021, and recorded in Deed Book 59471, Page 178, Gwinnett County, Geor-gia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of Five Hundred Four Thousand and 0/100 dollars (\$504,000.0), with interest thereon as set dollars (\$504,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023, the fol-lowing described proper-August 1, 2023, the fol-lowing described proper-

lowing described proper-ty: All that tract or parcel of land lying and being in Land Lot 318, 7th Dis-trict, Gwinnett County, Georgia, being Lot 56, Block B, Phase IV, Royal Oaks Estates, as per plat recorded in Plat Book 33, Page 217, Gwinnett Coun-ty, Georgia Records, which plat is hereby re-

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9075 Foreclosures Gpn11 gdp2928 NOTICE OF FORECLO-SURE SALE UNDER POWER 9075

POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE

owner Trustee for Lega cy Mortgage Asset Trust 201-651, can be contact-ed at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, zoning ordi-nances, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the parties in possession of the proper-ty are Yaissuri Duque-Ospina and Francisco J. Solischacon or tenant(s); and soid property is more commonly known as 2800 Maple Vista Lame, Lawrenceville, GA USED FOR THAT PUR-POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Nancy C Cham-bley to Mortgage Elec-tronic Registration Sys-tems, Inc., as nominee for GreenPoint Mortgage Funding, Inc. dated March 3, 2006 and recorded on March 20, 2006 in Deed Book 42275, Page 0773, Gwinnett County, Georgia Page 0773, Gwinneth County, Georgia Records, and later as-signed to Real Time Res-olutions, Inc. by Assign-ment of Security Deed recorded on March 31, 2023 in Deed Book 60515, Page 00586, Gwinneth County, Georgia Records, conveying the difer-described property to secure a Note in the original principal amount of Fifteen Thousand Five Hundred And 00/100 Dol-lars (\$15,500.00), with in-terest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinneth County, Georgia, within the legal hours of sale on August 1, 2023 the follow-ing described property: holder of the security deed. U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner Trustee for Legacy Mortgage As-set Trust 2021-GS1 as At-torney in Fact for Yais-suri Duque McMichael Taylor Gray, LLC August 1, 2023 the follow-ing described property: All that tract or parcel of land lying and being in Land Lot 133 of the 7th District of Gwinnett County, Georgia, being Lot 29, Block B, Unit Two of Habersham Hills, as per plat recorded in Plat Book 35, at Page 69, Gwinnett County. Geor

as per plat recorded in Plat Book 35, at Page 69, Gwinnett County, Geor-gia. Said plat is incorpo-rated and made a part hereof by reference therein. Tax ID #: R7 133 115 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Real Time Resolutions, Inc. can be contacted at

Real Time Resolutions, Inc. can be contacted at 888-895-0221 or by writing to 1349 Empire Central Drive, Suite 150, Dallas TX 75247-4029, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are

ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Security Deed tirst set out above. To the best knowledge and belief of the under-signed, the parties in possession of the proper-ty are Nancy C. Chamb-ley or tenant(s); and said property is more commonly known as 2150 Whitehulf Way. Referd Whitebluff Way, Buford, GA 30519. The sale will be conduct-

The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Real Time Resolutions, Inc. as Attorney in Fact for Nancy C Chambley McMichael Taylor Gray,

LLC 3550 Engineering Drive, Suite 260

htree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00303 07/05/2023 07/12/2023 07/19/2023 07/26/2023 Gpn11

Foreclosures 9075 Foreclosures Trust National Associa-tion, not in its individual capacity but solely as owner Trustee for Lega-cy Mortgage Asset Trust LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1095-699A

07/12/2023, 07/05/2023, 07/12 07/19/2023, 07/26/2023. Gpn11

GPNII gdp2988 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Omar K Smith to Navy Federal Credit Union, dated July 16, 2018, recorded in Deed Book S6026, Page 550, Gwinnett County, Geor-gia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of FOUR HUN-DRED TEN THOUSAND SEVEN HUNDRED EIGHTEEN AND 0/100 DOLLARS (\$410,718.00), with interest therean as set forth therein, there will be sold at public out-cry to the highest bidder for cash before the court-house door of Gwinnett for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by said as 2800 Maple Vista Lane, Lawrenceville, GA 30044. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed.

MADE A PART HERE-OF 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 maner 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, includ-ing attorney's fees (no-tice pursuant to 0.C.G.A. § 13.1-11 having been giv-en). Said property will be sold

LLC 3550 Engineering Drive, Suite 260

Suite 260 Peachtree Corners, GA

MTG File No.: GA2023-

Gpn11

30092 404-474-7149

00220 07/05/2023

07/12/2023 07/19/2023 07/26/2023

Gpn11 gdp2933 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Simon Portes to Mortgage Elec-tronic Registration Sys-tems, Inc., solely as nominee for Cornerstone Lenders LLC, its succes-sors and assigns dated 4/6/2009 and recorded in Deed Book 49402 Page 513 Gwinnett County, Georgia records; as last transferred to or ac-quired by LAKEVIEW LOAN SERVICING, LLC, conveying the af-ter-described property to secure a Note in the orig-inal principed amount of subject to any outstand-ing ad valorem taxes (insubject to diffy oblistances (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse against the above-named or the undersigned. Drave Enderd Credit or the undersigned. Navy Federal Credit Union

ter-described property to secure a Note in the orig-inal principal amount of \$147,418.00, 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 Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 1, 2023 (being the first Tuesday of said month unless said date fails on a Federal Holiday, in which case being the first Mednes-day of said month), the following described prop-erty: Navy Federal Credit Union is the holder of the Secu-rity 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 under-signed, the party in pos-session of the property is Omar K Smith and Mary Cy Duffoo-Smith or a tenant or tenants and

All that tract or parcel of land lying and being in Land Lot 182 of the 5th District. Gwinnett Coun-Cy Duffor-Smith and Mary Cy Duffor-Smith or a tenant or tenants and said property is more commonly known as 4030 Lantern Hill Drive, Dac-ula, Georgia 30019. Should a conflict arise between the property ad-dress and the legal de-scription the legal de-to the legal with the holder of the security deed District. Gwinnett Coun-ty, Georgia, being Lot 5, Block A, Madison Chase Subdivision, Unit One, as per plat recorded in Plat Book 75, Page 240-241, Gwinnett County, Geor-gia records, which recorded plat is incorpo-rated herein by this ref-erence and made a part of this description. The debt secured by said

Right to Redeem 9077

9076

reimpose some.

6/21,28,7/5,12,2023

GDP2720

GDP2720 gpn11 NOTICE OF FORECLO-SURE OF RIGHT TO REDEEM [REF. O.C.G.A., Section 48-45 et seq.; 48-4-45 & 48-4-46] TO:

that tract of land being in the: State of Georgia, County of Gwinnett, 1749th GMD, being 0.28 As de

1749th GMD, being 0.28 acres, more or less. Be-ing Lot 33, Block KK of Ridgebrooke @ Hamilton Mill Subdivision, Phase 8B. As shown in Plat Book 95, Page 1. Or as further described in Deed Book 38333, Page 1. Being known as Tax Map & Parcel R3002B215, Gwinnett County, Geor-gia. aia

reimpose some. As de-scribed in Deed Book 46702, Page 473. Further described as Map & Par-cel R4346A168, will ex-pire, and be forever fore-closed and barred on and after July 16TH, 2023. The property may be re-deemed at any time be-fore the date stated above by payment of the redemption price as fixed and provided by law to ADA AKPATI, SOVRAN LAW FIRM 1300 RIDENOUR BLVD, SUITE 100 KENNESAW GA 30152. Note: redemp-tion must be made any to ADA AKPATI, person-ally, and redemption funds cannot be left at the law firm address. Tender must be made as required in O.C.G.A. 48-4 42 in lawful money of the United States (no revoca-ble monetary instrument will satisfy the require-ments of the above-cited statute.) Last minute re-demption, please review and comply with the 72 Hour Redemption Policy posted at the law firm. The title issues with this property are complex. Gwinnett County, Geor-gia. Map & Parcel: R4338 296 Defendant in Fi Fa: Desinor, Rosena Current Record Holder: Desinor, Rosena & Esti-ma, Prisma Amount Due:\$9,107.43 Tax Years Due: 2022.2021 Deed Book:S1277/466 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 338, 8th Dis in the: State of Georgia, County of Gwinnett, Land Lot 338, 8th Dis trict, being 0.21 acres, more or less. Being Lot 62, Block A of Woodgate Hills Subdivision. As shown in Plat Book 113, Page 269. Or as further described in Deed Book 41277, Page 466. Being known as Tax Map & Parcel R4338 296, Gwin-nett County, Georgia. The title issues with this property are complex. The inclusion of any giv-en party appearing in the To: line in the above No-tice DOES NOT NECES-SARILY MEAN that such party/ies possess a redemption right. 601.98.75.13.002 nett County, Georgia. Map & Parcel:

R4346A210 Defendant in Fi Fa: Kennedy, Janice Current Record Holder:

Keinied / Janice Current Record Holder: Kennedy, Janice Amount Due; \$ 10,134.30 Tax Years Due: 2022,2021 Deed Book:17086/56 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 346, 4th Dis-trict, being 0.30 acres, more or less. Being Lots 31 & 32, Block N of Nor-ris Lake Shores Subdivi-sion, Section 5. As shown in Plat Book F, Page 145A. Or as further de-scribed in Deed Book Known as Tax Map & Parcele R43(4A210, Gwin-nett County, Georgia.

48-4-46j TO: JAMES GRADY SMITH GWINNETT COUNTY, GEORGIA FRANK OCONNELL in his Official Capacity as Commissioner of the GEORGIA DEPART-MENT OF REVENUE PORTFOLIO RECOV-ERY ASSOCIATES, LLC Occupant of 959 GATE POST LANE and 1080 ROCKY ROAD, Gwinnett County, Georgia.

Parcel R4346A210, Gwin-nett County, Georgia. Map & Parcel: R5011 327 Defendant in Fi Fa: Maxwell, Rolando A & Blanche Current Record Holder: Maxwell, Blanche P Amount Due:\$12,406.07 Tax Years Due: 2022,2021 Deed Book:60270/899 Legal Description: All that tract of land being, in the: State of Georgia, County of Gwinnett, ROCKY ROAD, Gwinnett County, Georgia. RE: FORECLOSURE OF EQUITY OF RE-DEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-445, 46) Take notice that: The right to redeem the following described prop-erties, to wit will expire and be forever foreclosed and barred as of five County of Gwinnett, Land Lot 11, 5th District, Land Lot II, 5th District, being 0.17 acres, more or less. Being Lot 72, Block A of Dominion Walk Sub-division, Unit I. As shown in Plat Book 59, Page 254. Or as further described in Deed Book 60270, Page 899. Being Known as Tax Map & Parcel R5011 327, Gwin-nett County, Georgia. Map & Parcel: R5021 332 Defendant in Fi Fa: Dab-bas, Amanda M Current Record Holder: Dabbas, Amanda M & and barred as of five oclock (5 p.m.) on Au-gust 1, 2023 or 30 days af-

gust 1, 2023 or 30 days dr ter legal service of the Notice pursuant to OCGA 48-445 et seet., whichever date is later: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 75 OF THE 5TH DISTRICT OF GWINNET COUNTY, GEORGIA, BEING LOTS 3 AND 4, BLOCK A, PLANTATION GATE SUBDIVISION, UNIT 3, ACCORDING TO THE Dubs, Annanda M. & Current Record Holder: Dabbas, Amanda M. & Dabbas, Lamees a/K/a Dabbas, Lamees a/K/a Dabbas, Lamees a/K/a Amount Due: \$12,415,96 Tax Years Due: 2022,2021 Deed Book:50337/188 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 21, 5th District, being 0.34 acres, more or less. Being Lot 11, Block A of Primrose Subdivi-sion. As shown in Plat Book 42, Page 112. Or as further described in Deed Book 50337, Page 188. Being known as Tax Map & Parcel R5021 332, Gwinnett County, Georgia. A, PLANTATION GATE, SUBDIVISION, UNIT 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 42, PAGE 72, GWINNETT COUN-TY RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY THIS REFERENCE. That property known as 959 GATE POST LANE and 1080 ROCKY ROAD according to the present system of numbering homes and having tax parcel identification for and RS075 077. The tax deeds to which this notice relates are dated December 3, 2019, and are recorded in the Superior Court of Gwin-hett County, Georgia in Deed Book 57171, Page 840 and 83, respectively. Either or both of these properties may be re-deemed on or before the time and date stated above by payment of the redemption price as: GINA VEGA (/o Carolina Dallal Bryant Esa, Ayoub, Mansour & Bryant, LLC 675 Seminole Avenue, Suite 301

Gwinnett County, Georgia. Map & Parcel: R5027A046 Defendant in Fi Fa: Cooper, Dan E Etal TrusteeCurrent Record Holder: Heirs Known & Unknown of Cooper, Dan E Deceased & Cooper, Dan E as Trustee for the Augustus Cooper Trust for Paul Edward Cooper Amount Due:\$6,162.81 Tax Years Due: 2022,2021,2020,2019,2018,20 17,2016 Deed Book:21875/1 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 205, 5th Dis-trict, being 0.36 acres, more or less. Being Lot 44, Block A of James Ridge Subdivision, Unit 2. As shown in Plat Book 89, Page 148. Or as fur-ther described as a por-tion of that tract in Deed Book 21875, Page 1. Be-ing known as Tax Map & Parcel R5205 342, Gwin-nett County, Georgia. Map & Parcel: R5345 020

Cooper

Cooper Amount Due:\$9,735.09 Tax Years Due: 2022,2021 Deed Book:8813/187 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 27, 5th District, being 0.59 acres, more or less. Be-ing Lot 11, Block B of E R Snell Subdivision. Or as further described in

Tax Notice

9077

Tax Notice

9077 Iax Notce ing known as Tax Map & Parcel R5092 663, Gwin-nett County, Georgia. Map & Parcel: R5092 664 Defendant in Fi Fa: Hay-nescrest Homeowners Association Inc Current Record Holder: Hayne-screst Homeowners As-sociation Inc Amount Due: \$810.85 Tax Years Due: 2022.2021 Deed Book: 54906/5 Legal Description: All that tract of land being in the: State of Georgia (County of Gwinaeth, Land Lot 92, 5th District, Leing J.G. acres, more or less. Being "Common Area", Block B of Hayne-screst Subdivision. As shown in Plat Book 127, Hages IS2 157. Or as fur-ther described in Deed Book 47533, Page 388. Being known as Tax Map & Parcel R5092 664, Gwinnett County, Geor-gia.

gia. **Map & Parcel: R5123 088** Defendant in Fi Fa: Opoku Mensah, Nana

Ama Current Record Holder: Opoku Mensah, Nana Ama Amount Due:\$20,479.63

Tax Years Due: 2022,2021 Deed Book:56383/652 Deed Book:56383/652 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 123, 5th Dis-trict, being 0.34 acres, more or less. Being Lot 4, Block B of Heritage of Grayson Subdivision, Unit L Ac chown in Plat Grayson Subdivision, Unit I. As shown in Plat Book 115, Pages 251 252. Or as further described in Deed Book 56383, Page 652. Being known as Tax Map & Parcel R5123 088, Gwinnett County, Geor-

Map & Parcel: R5129 032 Defendant in Fi Fa: Dr Carla Bedford Dixon LLC Current Record Holder: Dr Carla Bed-ford Dixon LLC Amauth Dins £10 £01 42

Folder: DF Cdrid Bed-ford Dixon LLC Amount Due: \$12,501.43 Tax Years Due: 2022,0021 Deed Book: 58960/205 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lots 129 & 130, 5th District, being 1.96 acres, more or less. As shown in Plat Book 57, Page 67. Or as further described in Deed Book \$8960, Page 205. Being known as Tax Map & Parcel R5129 032, Gwinnett County, Geor-gia.

Gwinnett County, Geor-gia. Map & Parcel: R5205 290 Defendant in Fi Fa: Pre-cision Design & Develop-ment Co Inc Current Record Holder: Precision Design & Development Co Inc Amount Due: \$6 255 47

Amount Due:\$6,265.47

Tax Years Due: 2022,2021,2020,2019,2018,20 17,2016 Deed Book:21875/1

Deed Book:21875/1 Legal Description: All that tract of land being in the: State of Georgia County of Gwinnett, Land Lot 205, 5th Dis-trict, being 0.56 acres, more or less. Being Lot 71, Block A of James Ridge Subdivision, Unit 2. As shown in Plat Book 89, Page 148. Or as fur-ther described as a por-

89, Page 148. Or as fur-ther described as a por-tion of that tract in Deed Book 21875, Page 1. Be-ing known as Tax Map & Parcel R5205 290, Gwin-nett County, Georgia. Map & Parcel: R5205 342 Defendant in Fi Fa: Pre-cision Design & Develop-ment Co IncCurrent Record Holder: Preci-sion Design & Develop-

sion Design & Develop-ment Co Inc Amount Due:\$6,162.81

neys fees having been given). Said property is com-Said property is com-monly known as 1331 Vin-tage Point Dr, Lawrenceville, GA 30044 together with all fixtures and personal property at-tached to and constit and personal property an-tached to and constitut-ing a part of said proper-ty, if any. To the besi-knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Sherron Nicole Dowdy or tangat Nicole Dowdy or tenant or tenants. Gregory Funding LLC is

the entity or individual designated who shall have full authority to negotiate, amend and modi-fy all terms of the mort-

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

Note, however, that such

866-712-5698 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan. Said property will be sold subject fo: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid 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 accu-rate survey and inspec-tion of the property, and (e) any assessments, lienters which models (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-

U.S. Bankruptcy Code; and (2) final confirma tion and audit of the sta tion and audit of the sta-tus 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 re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-Power and other foreclo sure documents may not be provided until final be confirmation and audit of the status of the loan as provided immediately

OF

provided immediately above. U.S. Bank Trust Compa-ny, National Association, as Indenture Trustee on behalf of and with re-spect to Ajax Mortgage Loan Trust 2022-A, Mort-gage-Backed Securities, Series 2022-A as agent and Attorney in Fact for Sherron Nicole Dowdy

and Attorney in Fact for Sherron Nicole Dowdy Aldridge Piłe, LLP, Six Piedmont Center, 3323 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 33035, (404) 994-7400. 1144-455A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1144-455A 07/05/2023, 07/12/2023.

07/19/2023, 07/26/2023

Village Capital & Invest-ment LLC as Attorney in Fact for Willie J. Moore and Chaska L Moore. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Attanta, GA 30341 404-789-2661 B&S file no.: 22-19670 7/51 21 92 62023 Trl, Suwanee, GA 30024 Parcel R7318 081

## Gpn11 gdp2914 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

7/5 12 19 26 2023

Trl, Suwanee, GA 30024 Parcel R7318 081 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). The entity having full au-thority to megotiated COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by John M Cole and Connie Sue Cole to Mortgage Electronic Registration Systems, Inc. as grantee as nomithority to negotiate, amend or modify all terms of the loan (al-Inc., as grantee, as nomi-nee for RBC Centura Inc., ds grantee, ds nomi-nee for RBC Centura Bank, its successors and assigns, dated September 20, 2006, recorded in Deed Book 47060, Page 361, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Associa-tion by assignment recorded in Deed Book 59017, Page 215, Gwinnett County, Georgia Records, conveying the after-described property to secure a Nofe in the original principal amount of TWO HUNDRED NINE TY-SIX THOU-SAND AND 0/100 DOL-LARS (\$296,000.00), with interest thereon as set forth therein, there will be sold at public outcry terms of the loan (al-though not required by law to do so) is: Regions Mortgage they can be contacted at (800) 748-9498 for Loss Mitigation Dept, or by writing to 6200 Poplar Avenue, Memphis, Tennessee 3119 to discuss possibla Memphis, Tennessee 38119, to discuss possible alternatives to avoid foreclosure. alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters be sold at public outcry to the highest bidder for to the highest bidder tor cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as and alternative, within the le-gal hours of sale on the first Tuesday in August, 2023, the following de-scribed property: Scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

covenants, and matters of record superior to the Security Deed first set Security Deed this set out above. To the best knowledge and belief of the under-signed, the party in pos-session of the property is DeShawn Dennard and Candice B. Dennard or tenant(s); and said prop-erty is more commonly erty is more commonly known as 5475 Overbend OF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, foilure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in known as 5475 Overbend Trl, Suwanee, GA 30024. The sale will be conduct-ed subject to (1) confir-mation 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 redemp-tion or other lien not ex-Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of provided in the Security Deed and by law, includ-ing attorney's fees (no-tice pursuant to 0.C.C.A. 13.11) boying been aix. tion or other lien not ex-tinguished by foreclosure. Regions Bank d/b/a Re-gions Mortgage as Attor-ney in Fact for DeShawn Dennard. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 Attanta. GA 30341 sure. § 13-1-11 having been giv-Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-Atlanta, GA 30341 404-789-2661 404-787-2661 B&S file no.: 23-10761 07/05/2023 07/12/2023 07/19/2023 07/26/2023

gdp2929 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, CEOPCIA GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-DOCE Under and by virtue of the Power of Sale con-tained in a Security Deed given by Yaissuri Duque to Mortgage Electronic Registration Systems, Inc. as nominee for RBC Inc. as nominee for RBC Mortgage Company dat-ed November 10, 2004 and recorded on Novem-ber 18, 2004 in Deed Book 40632, Page 0124, Gwin-nett County, Georgia Records, modified by Loan Modification recorded on August 30, 2017 in Deed Book 55363, Page 0469, Gwinnett County, Georgia Records, and later as-2017 in Deel Book 55363, Page 0469, Gwinneth County, Georgia Records, and later as-signed to U.S. Bank Trust National Associa-tion, not in its individual capacity but solely as owner Trustee for Lega-cy Mortgage Asset Trust 2021-GS1 by Assignment of Security Deed record-ed on August 5, 2021 in Deed Book 59036, Page 00629, Gwinnett County, Georgia Records, con-00629, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of One Hundred Forty-Three Thousand Nine Hundred And 00/100 Dol-lars (\$143,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtcash before the court-house door of Gwinnett cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on August 1, 2023 the follow-ing described property: All that tract of parcel of land lying and being in Land Lot 14 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 6, Block D of Winnsong Chase Subdivision, Unit Two, as per Plat thereof recorded in Plat Book 61, Page 248, Gwinnett Coun-ty reference thereto. Tax 1D #: R5014 240 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of other possible events o default, failure to pay the 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 provided in Security Deed and by law, including attorneys fees (notice of intent to collect attor-neys fees having been Your mortgage servicer, Rushmore Loan Manage-ment Services, LLC, as servicer for U.S. Bank

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 ubba due and in 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 made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monly known as 415 Madison Chase Dr, Madison Chase Dr, Lawrenceville, GA 30045 together with all fixtures Lawrenceville, GA 30045 together with all fixtures and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Simon Portes and Neily Portes or tenant or tenants. Flagstor Bank, N.A. is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-gogle. Flagstar Bank, N.A. Loss Mitigation 5151 Corpo-rate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887

142-3 Troy, MI 48098 (800) 393-4887 Note, however, that such entity or individual is nat required by law to nego-tiate, amend or modify the terms of the laan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid 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 accu-tion of the property, and (e) any assessments, liens, encumbrances, re-(e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the tion and audit of the sta-tus 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 re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above LAKEVIEW LOAN SER-above. LAKEVIEW LOAN SER-and Attorney in Fact for Simon Portes Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1095-699A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-

of the security

holder of the security deed. Navy Federal Credit Union as Attorney in Fact for Omar K Smith McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

9077

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, GMD 1749, Gwinnett County, Geor-gia, being Lot 105, Block KK (formerly Block MM) of Ridgebroake at Hamilton Mill Subdivi-sion, Phase 8C, as per plat recorded in Plat Book 99, Page 132, Gwin-nett County Records, said plat being incorpo-rated herein by refer-ence thereto. all easements and re-strictions of record, if

any. Parcel ID R3002B380 MR/iay 8/1/23 Our file no. 22-08596GA -FT8 FT8 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

9076 Right to Redeem

GDP2717

gpn11 NOTICE OF FORECLO-SURE OF RIGHT TO REDEEM TO: Def in Fi Fa CONNIE DENSON Occupant/Resident of Cocupant/Resident of MAJORIE RD, SNEL-LVILLE, GWINNETT COUNTY, 30039, GA a/k/a L55 BG NORRIS LAKE SECTION 5; All persons known and un-known having of record in GWINNETT County any right, title interest in, or lien upon MA-JORIE RD, SNEL-LVILLE, GWINNETT COUNTY, 30039, GA a/k/a L55 BG NORRIS LAKE SECTION 5; All creditors of any of the foregoing; and ALL THE WORLD TAKE NOTICE LAXE: Pursuant to THAT: Pursuant to O.C.G.A. 48-4-45 and 48-4-46, the right to redeem the following described property, previously owned by tax fi- fa De-fendant, MAJORIE RD, fendant, MAJORIE RD, SNELLVILLE, GWIN-NETT COUNTY, 30039, GA a/k/a L55 BG NOR-RIS LAKE SECTION 5 to wit: Lot 55 in Block G in the Fifth Section in the in the Fifth Section in the Survey of the Fifth Sec-tion in Noris Lake Shores Survey according to the map of said Fifth Section which is recorded in the Office of the Clerk of the Superior Court of Gwin-nett County, Georgia in Plat Book F, Page 145. Being the same property conveyed to W.E. Denson and Mrs. W.E. Denson and Mrs. W.E. Denson by deed from Developby deed from Develop-ment Corporation of Georgia Inc. recorded 09/20/1971 in Deed Book 405, Pages 236, in the Of-fice of the Clerk of the Superior Court of Gwinnett County, Geor-gia. As described in Deed 4702 Page 473

Book 46702, Page 473. Further described as Map & Parcel R4346A168. This conveyance is sub-iect to the following: Conditions, restrictions, reservations, limitations, easements, and utility agreements of record, if any, but this is not to Atlanta, Georgia 30307 404.892.2599 Please be governed ac-6/21,28,7/5,12,2023

GDP2940

Amount Due:\$2,202.24

Map & Parcel:

as further described in Deed Book 6813, Page 187. Being known as Tax Map & Parcel R5027A046, Gwinnett County, Geor-ain Tax Notice

Map & Parcel R502/Au46, Gwinnett County, Geor-gia. Map & Parcel: R5037 322 Defendant in Fi Fa: Phillips, Elsie V Current Record Holder: Phillips, Elsie V Amount Due: 38,387.74 Tax Years Due: 2022,2021 Deed Book:11296/244 Legal Description: All Hat tract of Iand being in the: State of Georgia, County of Gwinnett, City of Snellville, Land Lot 37, 5th District, being 0.85 acres, more or less. Be-ing Lot 8, Block Y of Abington Park Subdivi-sion, Unit 7. Or as fur-ther described in Deed Book 11296, Page 244. Be-ing known as Tax Map & Parcel R5037 232, Gwin-nett County, Georgia. Map & Parcel: R502661 Defendant in Fi Fa: Hay-nescrest Homeowners Association Inc Current Record Holder: Hayne-screst Homeowners As-sociation Inc Amount Due: 3859.82 Tax Years Due: 2022,2021 Deed Book: 54906/5 GDP2940 gpn20 DELINQUENT PROPERTY TAX SALE Under and by virtue of certain tax Fi. Fa.s is-sued by the Tax Commis-sioner of Gwinnett Coun-ty, Georgia, in favor of the State of Georgia and County of Gwinnett, Ty, Georgia, in tavor of the State of Georgia and County of Gwinnett, against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outery, before the Courthouse door in Lawrenceville, Gwinnett County, Geor-gia, between the legal hours of sale, on the first Tuesday in August 2023, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The be-low listed and described properties, of as rouch

Tax Years Due: 2022,2021 Deed Book:54906/5 Deed Book:54906/5 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 92, 5th District, being. acres, more or less. Being "Common Area", Block Cot Havne-screst Subdivision. As low listed and described properties, or as much thereof as will satisfy the State and County tax ex-ecution on the respective individual and property. The property (ies) here-inafter described have been levied on as the property of the persons whose names immediate-ly precede the property describition. Each of the Area", Block C of Hayne-screst Subdivision. As shown in Plat Book 127, Pages 152 157. Or as fur-ther described in Deed Book 54906, Page 5 & as a portion of that tract in Deed Book 47553, Page 388. Being known as Tax Map & Parcel R5092 661, Gwinnett County, Geor-gia. description. Each of the respective parcels of respective parcels of property are located in Gwinnett County, State of Georgia. The years for which said Fi. Fa.s are issued and levied are stated oppo-site the name of the own-er in each case. Each de-fendant and tenant in possession, if applicable, has been notified of levy time and place of sale.

gia. Map & Parcel: R5092 662 Defendant in Fi Fa: Hay-nescrest Homeowners Association IncCurrent Record Holder: Hayne-screst Homeowners As-resistion Inc has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. Map & Parcel: R2001D326 Defendant in Fi Fa: Trends Management LLC Current Peccerd Halder screst Homeowners As-sociation Inc Amount Due: \$4,829.49 Tax Years Due: 2022,2021 Deed Book: 54906/5 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 92, 5th District, being 2,05 corese more or County of Gwinnett, Land Lot 92, 5th District, being 2.05 acres, more or less. Being "Private Streets", of Haynescrest Subdivision. As shown in Plat Book 127, Pages 152 157. Or as further de-scribed in Deed Book 54906, Page 5 & as a por-tion of that tract in Deed Book 47533, Page 388. Be-ing known as Tax Map & Parcel R5092 662, Gwin-nett County, Georgia. Map & Parcel: R5092 663 Defendant in Fi Fa: Hayn-nescrest Homeowners As-sociation Inc Current Record Holder: Hayne-screst Homeowners As-sociation Inc Current Record Holder: Hayne-tegal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 92, 5th District, Current Record Holder: Trends Management LLC

Amount Due:\$2,202.24 Tax Years Due: 2022,2021,2020,2019,2018,20 17,2016 Deed Book: 49791/839 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lot 1, 2nd District, 1587th GMD, being 0.66 acres, more or less. Being Lot 48, Block D of Club View at Apalachee Farms Subdivision, Unit I. As shown in Plat Book 66, Page 177. Or as fur-ther described in Deed Book 49791, Page 839. Be-ing known as Tax Map & Parcel R2001D326, Gwin-nett County, Georgia. Map & Parcel: in the: State of Georgia, County of Gwinnett, Land Lot 92, 5th District, being 22.95 acres, more or less. Being "Common Area", of Haynescrest Subdivision. As shown in Plat Book 127, Pages 152 157. Or as further de-scribed in Deed Book 54906, Page 5 & as a por-tion of that tract in Deed Book 47553, Page 388. Be-R3002B215 Defendant in Fi Fa: Russ, Michael R Current Record Holder: Angelia & Russ, Michael R; Russ, Angelia & Russ, Michael Amount Due:\$14,957,98 Tax Years Due: 2022,2021 Deed Book:38353/1 Legal Description: All

nett County, Georgia. Map & Parcel: R334 020 Defendant in Fi Fa: Goff, Stepahnie Current Record Holder: Goff, Stepahnie Amount Due; \$15,901.60 Tax Years Due: 2022,2021 Deed Book: 49460/862 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Club of Dacula, Land Lat 345, Sth District, being 2.22 acres, more or less. As shown in Plat Book 70, Page 83. Or as further described in Deed Book 49460, Page 862. Being known as Tax Map & Parcel R5345 020, Gwin-ett County, Georgia. Map & Parcel: R6001 119 Defendant in Fi Fa: Rickenbacker Way Part-parcel & ap M 345 020 Rickenbacker Way Part-ners LLC

Current Record Holder: Rickenbacker Way Part-

Current Record notice: Rickenbacker Way Part-ners LLC Amount Due: \$1,462.59 Tax Years Due: 2022,2021,2020 Deed Book:55543/406 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lots 1 & 2, 6th Dis-trict, Land Lot 320, 4th District, being 5.7 acres, more or less. Or as fur-ther described in Deed Book 55543, Page 406. Be-ing known as Tax Map & Parcel R6001 119, Gwin-nett County, Georgia. Map & Parcel: R6021 31 Defendant in Fi Fa: Mellou-Net Colore: Mellou-

Defendant in Fi Fa: Mellou-louki, Chakib Current Record Holder: Mellou-ki, Chakib Amount Due:\$7,172.48 Tax Years Due: 2022,2021 Deed Book:49.18/787 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 23, 6th District, being 1.02 acres, more or less. Being Lot 8, Block B of Meadow Oaks Subdi-vision. As shown in Plat Book 27, Page 290. Or as further described in Deed Book 49418, Page fay. Being known as Tax Map & Parcel R6023 131, Gwinnett County, Geor-gia. Map & Parcel: R6033 192 Defendant in Fi Fa: Pitts, Shala Johnson Current Record Holder: Pitts, Shala Johnson

Pitts, Shala Johnson Amount Due:\$8,557.36 Amount Due:\$8,557.36 Tax Years Due: 2022,2021 Deed Book:57825/720 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 33, 6th District, being 0.45 acres, more or less. Being Lot 8, Block A of Ashley Knoll Subdi-vision, Unit 2. As shown in Plat Book 50, Page 98. Or as further described in Deed Book 57825, Page 720. Being known as Tax Map & Parcel R6033 192, Gwinnett County, Geor-gia.

Gwinnett County, Geor-gia. Map & Parcel: R6046 076 Defendant in Fi Fa: Hoang, Duyen Current Record Holder: Hoang, Duyen Amount Due:\$7,227.36 Tax Years Due: 2022,2021 Deed Book:\$38185/756 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lots 37 & 46, 6th District, being 0.42 acres, more or less. Being Lot 5, Block A of Shiloh Hills Subdivision, Unit I. As shown in Plat Book 23, Page 103. Or as further