| 9075 Foreclos   | res 9075 Foreclosures   | 9075 Foreclosures  | 9075 Foreclosures  | 9076 Right to Redeem   | 9077 Tax Notice   | 9077 Tax Notice   | 9077 Tax Notice  | 9077 Tax Notice  |
|---|---|--|--|--|---|---|--|--|
| and belief of the un<br>signed, the party in<br>session of the propert  | os- Land Lot 318, 7th Dis-<br>is trict, Gwinnett County,                        | 3550 Engineering Drive,<br>Suite 260                                 | The debt remaining in default, this sale will be made for the purpose of           | GWINNETT COUNTY,<br>GEORGIA<br>FRANK OCONNELL in                                   | 145A. Or as further de-<br>scribed in Deed Book<br>17086, Page 56. Being        | ment Co IncCurrent<br>Record Holder: Preci-<br>sion Design & Develop-               | in the: State of Georgia,<br>County of Gwinnett,<br>Land Lot 186, 6th Dis-                           | acres, more or less. Be-<br>ing Lot 58, Block H of<br>Norman Downs Subdivi-        |
| Willie J. Moore<br>Chaska L. Moore or<br>ant(s); and said prop          | en- Block B, Phase IV, Royal<br>ty Oaks Estates, as per plat                    | 404-474-7149   | paying the same and all<br>expenses of this sale, as<br>provided in the Security   | his Official Capacity as<br>Commissioner of the<br>GEORGIA DEPART-                 | known as Tax Map &<br>Parcel R4346A210, Gwin-<br>nett County, Georgia.          | ment Co Inc<br>Amount Due:\$6,162.81<br>Tax Years Due:                              | trict, being 0.09 acres,<br>more or less. Being<br>Building 100, of Indian                           | sion, Unit 3. As shown in<br>Plat Book 17, Page 172.<br>Or as further described    |
| is more commo<br>known as 2613 North<br>Oak Dr, Braselton,              | ern Page 217, Gwinnett Coun-  |  | Deed and by law, includ-<br>ing attorney's fees (no-<br>tice pursuant to O.C.G.A.  | MENT OF REVENUE<br>PORTFOLIO RECOV-<br>ERY ASSOCIATES, LLC                         | Map & Parcel: R5011 327<br>Defendant in Fi Fa:<br>Maxwell, Rolando A &          | 2022,2021,2020,2019,2018,20<br>17,2016<br>Deed Book:21875/1                         | Brook Office Condomini-<br>um Subdivision. As<br>shown in Plat Book 104,                             | in Deed Book 55128, Page<br>94. Being known as Tax<br>Map & Parcel R7202 182,      |
| <b>30517.</b><br>The sale will be cond                                  | which plat is hereby re-<br>ct- ferred to and made a                            | 07/12/2023<br>07/19/2023   | § 13-1-11 having been giv-<br>en).<br>Said property will be sold                   | Occupant of 959 GATE<br>POST LANE and 1080<br>ROCKY ROAD, Gwinnett                 | Blanche<br>Current Record Holder:<br>Maxwell, Blanche P                         | Legal Description: All<br>that tract of land being<br>in the: State of Georgia,     | Page 71. Or as further<br>described as a portion of<br>those tracts in Deed                          | Gwinnett County, Geor-<br>gia.<br>Teresa S. Lynn                                   |
| ed subject to (1) cor<br>mation that the sale<br>not prohibited under   | is being improved property<br>he known as 5475 Overbend                         | Gpn11  | subject to any outstand-<br>ing ad valorem taxes (in-                              | County, Georgia.<br>RE: FORECLOSURE  | Amount Due:\$12,406.07<br>Tax Years Due: 2022,2021                              | County of Gwinnett,<br>Land Lot 205, 5th Dis-                                       | Book 54554, Page 201. Be-<br>ing known as Tax Map &  | City Clerk<br>City of Duluth   |
| U.S. Bankruptcy C<br>(2) final confirma<br>and audit of the statu       | ion present system of num-  | NOTICE OF SALE UN-<br>DER POWER, GWIN-                               | cluding taxes which are<br>a lien, but not yet due<br>and payable), the right      | OF EQUITY OF RE-<br>DEMPTION FOR TAX<br>SALE DEED (REF.                            | Deed Book:60270/899<br>Legal Description: All<br>that tract of land being       | trict, being 0.36 acres,<br>more or less. Being Lot<br>44, Block A of James         | Parcel R6186 081, Gwin-<br>nett County, Georgia.<br>Map & Parcel:R6186 084                           | * Deed Book: Refers to<br>Deed Records located in<br>the Gwinnett County           |
| the loan with the hol<br>of the security deed<br>(3) any right of rede  | nd For informational pur-   | NETT COUNTY<br>Pursuant to the Power of<br>Sale contained in a Secu- | of redemption of any tax-<br>ing authority, any mat-<br>ters which might be dis-   | O.C.G.A. § 48-4-45, 46)<br>Take notice that:<br>The right to redeem the            | in the: State of Georgia,<br>County of Gwinnett,<br>Land Lot 11, 5th District,  | Ridge Subdivision, Unit<br>2. As shown in Plat Book<br>89, Page 148. Or as fur-     | Defendant in Fi Fa:<br>Salmon, Patrick<br>Current Record Holder:                                     | Courthouse, Clerk of<br>Superior Courts Office<br>where property is more           |
| tion or other lien not<br>tinguished by fore                            | ex- dress is: 5475 Overbend<br>lo- Trl, Suwanee, GA 30024                       |  | closed by an accurate<br>survey and inspection of                                  | following described prop-<br>erties, to wit will expire                            | being 0.17 acres, more or<br>less. Being Lot 72, Block                          | ther described as a por-<br>tion of that tract in Deed                              | Salmon, Patrick<br>Amount Due:\$3,123.50   | fully described. 4C 2 26<br>7/5 12 19 26 2023                                      |
| sure.<br>Village Capital & Inv<br>ment LLC as Attorne                   | in Security Deed has been   | tems, Inc., solely as<br>nominee for Cornerstone                     | the property, any assess-<br>ments, liens, encum-<br>brances, zoning ordi-         | and be forever foreclosed<br>and barred as of five<br>oclock (5 p.m.) on Au-       | A of Dominion Walk Sub-<br>division, Unit I. As<br>shown in Plat Book 59,       | Book 21875, Page 1. Be-<br>ing known as Tax Map &<br>Parcel R5205 342, Gwin-        | Tax Years Due: 2022,2021<br>Deed Book:54554/201<br>Legal Description: All                            | GDP2942<br>gpn20<br>DELINQUENT   |
| Fact for Willie J. Mo<br>and Chaska L Moore.<br>Brock & Scott, PLLC     | ore and is hereby declared<br>due because of, among<br>other possible events of | sors and assigns dated<br>4/6/2009 and recorded in                   | nances, restrictions,<br>covenants, and any mat-<br>ters of record including,      | gust 1, 2023 or 30 days af-<br>ter legal service of the<br>Notice pursuant to OCGA | Page 254. Or as further<br>described in Deed Book<br>60270, Page 899. Being     | nett County, Georgia.<br>Map & Parcel: R6001 119<br>Defendant in Fi Fa:             | that tract of land being<br>in the: State of Georgia,<br>County of Gwinnett,                         | PROPERTY TAX SALE<br>Under and by virtue of  |
|   | un- default, failure to pay the<br>indebtedness as and<br>when due and in the   | Deed Book 49402 Page<br>513 Gwinnett County,                         | but not limited to, those<br>superior to the Security<br>Deed first set out above. | 48-4-45 et seq., whichever<br>date is later:<br>ALL THAT TRACT OR                  | known as Tax Map &<br>Parcel R5011 327, Gwin-<br>nett County, Georgia.          | Rickenbacker Way Part-<br>ners LLC<br>Current Record Holder:                        | Land Lot 186, 6th Dis-<br>trict, being 0.01 acres,<br>more or less. Being                            | certain tax Fi. Fa.s is-<br>sued by the Finance Di-<br>rector of City of Lilburn,  |
| Atlanta, GA 30341<br>404-789-2661<br>B&S file no.: 22-19670             | manner provided in the<br>Note and Security Deed.                               | quired by LAKEVIEW   | Said property will be sold<br>on an "as-is" basis with-<br>out any representation, | PARCEL OF LAND LY-<br>ING AND BEING IN<br>LAND LOT 75 OF THE                       | Map & Parcel: R5021 332<br>Defendant in Fi Fa: Dab-                             | Rickenbacker Way Part-<br>ners LLC<br>Amount Due:\$1,462.59                         | Building 400, of Indian<br>Brook Office Condomini-   | Georgia, in favor of the<br>State of Georgia and<br>County of Gwinnett and         |
| 7/5 12 19 26 2023   | The debt remaining in<br>default, this sale will be<br>made for the purpose of  | LLC, conveying the af-<br>ter-described property to                  | warranty or recourse<br>against the above-named                                    | 5TH DISTRICT OF<br>GWINNETT COUNTY,  | bas, Amanda M<br>Current Record Holder:<br>Dabbas, Amanda M &                   | Tax Years Due: 2022,2021,2020   | um Subdivision. As<br>shown in Plat Book 104,<br>Page 71. Or as further                              | City of Lilburn, against<br>the following named per-                               |
| Gpn11<br>gdp2914<br>NOTICE OF SALE                                      | paying the same and all<br>expenses of this sale, as<br>n. provided in Security | \$147,418.00, with interest  | or the undersigned.<br>Navy Federal Credit<br>Union                                | GEORGIA, BEING<br>LOTS 3 AND 4, BLOCK<br>A, PLANTATION GATE                        | Dabbas, Lamees a/k/a<br>Dabbas, Lameesq<br>Amount Due: \$12,415.96              | Deed Book:55543/406<br>Legal Description: All<br>that tract of land being           | described as a portion of<br>those tracts in Deed<br>Book 54554, Page 201. Be-                       | sons and the property as<br>described next to their<br>respective name(s).         |
| DER POWER<br>GEORGIA, GWINNE  | Deed and by law, includ-  | therein, there will be   | is the holder of the Secu-<br>rity Deed to the property<br>in accordance with      | SUBDIVISION, UNIT 3,<br>ACCORDING TO THE<br>PLAT RECORDED IN                       | Tax Years Due: 2022,2021<br>Deed Book:50337/188<br>Legal Description:All        | in the: State of Georgia,<br>County of Gwinnett,<br>Land Lots 1 & 2, 6th Dis-       | ing known as Tax Map &<br>Parcel R6186 084, Gwin-<br>nett County, Georgia.                           | They will be sold for<br>cash or certified funds at<br>public outcry, before the   |
| COUNTY<br>Under and by virtue<br>the Power of Sale of                   | of neys fees having been given).  | at public outcry to the<br>highest bidder for cash                   | OCGA § 44-14-162.2.<br>The entity that has full<br>authority to negotiate,         | PLAT BOOK 42, PAGE<br>72, GWINNETT COUN-<br>TY RECORDS, WHICH                      | that tract of land being<br>in the: State of Georgia,                           | trict, Land Lot 320, 4th<br>District, being 5.7 acres,                              | Map & Parcel: R6224 213<br>Defendant in Fi Fa: Lon-  | Courthouse door in<br>Lawrenceville, Gwinnett<br>County, Georgia, be-              |
| tained in a Security D<br>given by John M (<br>and Connie Sue Cole      | to amend or modify all  | door of Gwinnett County,<br>Georgia (or such other                   | amend, and modify all<br>terms of the mortgage                                     | PLAT IS INCORPORAT-<br>ED HEREIN BY THIS   | County of Gwinnett,<br>Land Lot 21, 5th District,<br>being 0.34 acres, more or  | more or less. Or as fur-<br>ther described in Deed<br>Book 55543, Page 406. Be-     | zo, Jerry<br>Current Record Holder:<br>Lonzo, Jerry  | tween the legal hours of<br>sale, on the first Tuesday                             |
| Mortgage Electro<br>Registration Syste<br>Inc., as grantee, as no       | nic though not required by  | Court of said county),   | with the debtor is: Navy<br>Federal Credit Union, 820<br>Follin Lane, Vienna, VA   | REFERENCE.<br>That property known as<br>959 GATE POST LANE                         | less. Being Lot 11, Block<br>A of Primrose Subdivi-<br>sion. As shown in Plat   | ing known as Tax Map &<br>Parcel R6001 119, Gwin-<br>nett County, Georgia.          | Amount Due:\$7,117.78<br>Tax Years Due: 2022,2021<br>Deed Book:48272/27                              | in August, 2023, the same<br>being August 1st, 2023,<br>and continuing on August   |
| nee for RBC Cent<br>Bank, its successors                                | ind contacted at (800) 748-   | sale on August 1, 2023   | 22180, (800)258-5948.<br>Note, however, that such<br>entity is not required by     | and 1080 ROCKY ROAD<br>according to the present<br>system of numbering             | Book 42, Page 112. Or as<br>further described in<br>Deed Book 50337, Page       | Map & Parcel: R6023 131<br>Defendant in Fi Fa: Mel-<br>louki, Chakib Current        | Legal Description: All<br>that tract of land being<br>in the: State of Georgia,                      | 2nd, 2023, if necessary<br>between the legal hours<br>of sale, 10:00 AM and        |
| assigns, dated Septem<br>20, 2006, recorded<br>Deed Book 47060, P       | in Dept, or by writing to<br>ge 6200 Poplar Avenue,                             | of said month unless said<br>date falls on a Federal                 | law to negotiate, amend<br>or modify the terms of<br>the loan.                     | homes and having tax<br>parcel identification<br>R5075 078 and R5075 077.          | 188. Being known as Tax<br>Map & Parcel R5021 332,                              | Record Holder: Mellou-<br>ki, Chakib<br>Amount Due:\$7,172.48                       | County of Gwinnett,<br>Land Lot 224, 6th Dis-  | 4:00 PM. The below list-<br>ed and described proper-<br>ties, or as much thereof   |
| 361, Gwinnett Cou<br>Georgia Records, as<br>transferred to F            | ast 38119, to discuss possible<br>alternatives to avoid                         | being the first Wednes-  | To the best knowledge<br>and belief of the under-                                  | The tax deeds to which this notice relates are                                     | Gwinnett<br>County, Georgia.<br>Map & Parcel: R5092 661                         | Tax Years Due: 2022,2021<br>Deed Book:49418/787                                     | trict, being 0.34 acres,<br>more or less. Being Lot<br>25, Block C of The                            | as will satisfy the State,<br>City and County tax exe-<br>cution on the respective |
| Bank, National Asso<br>tion by assignm<br>recorded in Deed B            | ia-<br>Said property will be sold   | erty:<br>All that tract or parcel of                                 | signed, the party in pos-<br>session of the property is<br>Omar K Smith and Mary   | dated December 3, 2019,<br>and are recorded in the<br>Office of the Clerk of the   | Defendant in Fi Fa: Hay-<br>nescrest Homeowners<br>Association Inc Current      | Legal Description:All<br>that tract of land being<br>in the: State of Georgia,      | Marshes @ Oakbrook<br>Subdivision, Unit 3. As<br>shown in Plat Book 33,                              | individual and property.<br>The property (ies) here-                               |
| 59017, Page 215, Gwin<br>County, Geo                                    | ett cluding taxes which are   | Land Lot 182 of the 5th  | Cy Duffoo-Smith or a<br>tenant or tenants and<br>said property is more             | Superior Court of Gwin-<br>nett County, Georgia in<br>Deed Book 57171, Page        | Record Holder: Hayne-<br>screst Homeowners As-<br>sociation Inc                 | County of Gwinnett,<br>Land Lot 23, 6th District,<br>being 1.02 acres, more or      | Page 188. Or as further<br>described in Deed Book<br>48272, Page 27. Being                           | inafter described have<br>been levied on as the<br>property of the persons         |
| Records, conveying<br>after-described prop<br>to secure a Note in       | try and payable), any mat-<br>try ters which might be dis-                      | ty, Georgia, being Lot 5,<br>Block A, Madison Chase                  | commonly known as 4030<br>Lantern Hill Drive, Dac-<br>ula, Georgia 30019.          | 840 and 838, respectively.<br>Either or both of these<br>properties may be re-     | Amount Due:\$859.82<br>Tax Years Due: 2022,2021<br>Deed Book:54906/5            | less. Being Lot 8, Block<br>B of Meadow Oaks Subdi-<br>vision. As shown in Plat     | known as Tax Map &<br>Parcel R6224 213, Gwin-<br>nett County, Georgia.                               | whose names immediate-<br>ly precede the property<br>description. Each of the      |
| original principal amo<br>of TWO HUNDR<br>NINETY-SIX TH                 | survey and inspection of<br>the property, any assess-                           | per plat recorded in Plat  | Should a conflict arise<br>between the property ad-                                | deemed on or before the<br>time and date stated<br>above by payment of the         | Legal Description: All<br>that tract of land being                              | Book 27, Page 290. Or as further described in                                       | Map & Parcel: R6264 167<br>Defendant in Fi Fa:   | respective parcels of<br>property are located in<br>City of Lilburn, County        |
| SAND AND 0/100 D<br>LARS (\$296,000.00), v<br>interest thereon as       | ith brances, zoning ordi-<br>th nances, restrictions,                           | gia records, which<br>recorded plat is incorpo-                      | dress and the legal de-<br>scription the legal de-<br>scription will control.      | redemption price as fixed and provided by  | in the: State of Georgia,<br>County of Gwinnett,<br>Land Lot 92, 5th District,  | Deed Book 49418, Page<br>787. Being known as Tax<br>Map & Parcel R6023 131,         | Rachele, Orlando M &<br>Gala Paul<br>Current Record Holder:  | of Gwinnett, State of<br>Georgia. The years for<br>which said Fi. Fa.s are         |
| forth therein, there<br>be sold at public out<br>to the highest bidder  | ry of record superior to the<br>for Security Deed first set                     | erence and made a part of this description.                          | The sale will be conduct-<br>ed subject (1) to confir-<br>mation that the sale is  | law to the undersigned at<br>the following address:<br>GINA VEGA                   | being. acres, more or<br>less. Being "Common<br>Area", Block C of Hayne-        | Gwinnett County, Geor-<br>gia.<br>Map & Parcel: R6033 192                           | Rachele, Orlando M &<br>Gala Paul<br>Amount Due:\$7,848.10   | issued and levied are<br>stated opposite the name                                  |
| cash before the co<br>house door of Gwin<br>County, Georgia, or         | rt- OUT ODOVE.<br>ett To the best knowledge                                     | and is hereby declared   | not prohibited under the<br>U.S. Bankruptcy Code<br>and (2) to final confirma-     | c/o Carolina Dallal<br>Bryant Esq.<br>Ayoub, Mansour &                             | screst Subdivision. As<br>shown in Plat Book 127,<br>Pages 152 157. Or as fur-  | Defendant in Fi Fa:<br>Pitts, Shala Johnson<br>Current Record Holder:               | Tax Years Due: 2022,2021<br>Deed Book:6209/49<br>Legal Description: All                              | of the owner in each<br>case. Each defendant<br>and tenant in possession,          |
| such place as may<br>lawfully designated as                             | an signed, the party in pos-<br>session of the property is                      | default, failure to pay the  | tion and audit of the sta-<br>tus of the loan with the<br>holder of the security   | Bryant, LLC<br>675 Seminole Avenue,<br>Suite 301                                   | ther described in Deed<br>Book 54906, Page 5 & as<br>a portion of that tract in | Pitts, Shala Johnson<br>Amount Due:\$8,557.36<br>Tax Years Due: 2022,2021           | that tract of land being<br>in the: State of Georgia,<br>County of Gwinnett,                         | if applicable, has been<br>notified of levy time and<br>place of sale. Purchaser   |
| alternative, within the<br>gal hours of sale on<br>first Tuesday in Aug | he Candice B. Dennard or<br>st, tenant(s); and said prop-                       | Indeptedness as and  | deed.<br>Navy Federal Credit<br>Union  | Atlanta, Georgia 30307<br>404.892.2599<br>Please be governed ac-                   | Deed Book 47553, Page<br>388. Being known as Tax<br>Map & Parcel R5092 661,     | Deed Book:57825/720<br>Legal Description:All<br>that tract of land being            | County of Gwinnett,<br>Land Lot 264, 6th Dis-<br>trict, being 0.41 acres,<br>more or less. Being Lot | shall pay for title, all<br>transfer costs, all taxes,<br>advertising costs and    |
| 2023, the following<br>scribed property:<br>SEE EXHIBIT A               | known as 5475 Overbend<br>Trl, Suwanee, GA 30024.                               | The debt remaining in  | as Attorney in Fact for<br>Omar K Smith  | cordingly.<br>6/21,28,7/5,12,2023  | Gwinnett County, Geor-<br>gia.  | in the: State of Georgia,<br>County of Gwinnett,                                    | 3, Block A of Duluth<br>Manor Complex Subdivi-   | recording fees.<br>Map & Parcel: R6112 103<br>Defendant in Fi Fa: Ris-             |
| TACHED HERETO A<br>MADE A PART HE<br>OF                                 | E- nation that the sale is  | made for the purpose of<br>paying the same and all                   | McCalla Raymer Leibert<br>Pierce, LLC<br>1544 Old Alabama Road                     | 9077 Tax Notice  | Map & Parcel: R5092 662<br>Defendant in Fi Fa: Hay-<br>nescrest Homeowners      | Land Lot 33, 6th District,<br>being 0.45 acres, more or<br>less. Being Lot 8, Block | sion. As shown in Plat<br>Book 11, Page 278. Or as<br>further described in                           | hang Lee<br>Current Record Holder:   |
| The debt secured by s<br>Security Deed has b<br>and is hereby declo     | en U.S. Bankruptcy Code<br>and (2) final confirmation                           | Deed and by law, includ-   | Roswell, GA 30076<br>www.foreclosurehot-<br>line.net                               | GDP2940<br>gpn20   | Association IncCurrent<br>Record Holder: Hayne-<br>screst Homeowners As-        | A of Ashley Knoll Subdi-<br>vision, Unit 2. As shown<br>in Plat Book 50, Page 98.   | Deed Book 6209, Page 49.<br>Being known as Tax Map<br>& Parcel R6264 167,                            | Lee, Rishang<br>CRH Address: 342 Emily<br>Drive SW                                 |
| due because of, am<br>other possible events                             | and audit of the status of<br>the loan with the holder                          | of intent to collect attor-  | EXHIBIT A<br>All that tract or parcel of<br>land lying and being in                | DELINQUENT<br>PROPERTY TAX SALE<br>Under and by virtue of                          | sociation Inc<br>Amount Due:\$4,829.49<br>Tax Years Due: 2022,2021              | Or as further described<br>in Deed Book 57825, Page<br>720. Being known as Tax      | Gwinnett County, Geor-<br>gia.<br>Map & Parcel: R6277 035  | Lilburn, GA 30047 5223<br>Amount Due:\$1,921.64<br>Tax Years Due: 2022,2021        |
| default, failure to pay   | (3) any right of redemp-  |  | Land Lot 2 of the 2nd  | certain tax Fi. Fa.s is-   | Deed Book: 54906/5  | Map & Parcel R6033 192  | Defendant in Fi Fa: 7076   | Deed Book: 58859/328   |

The debt secured by said 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 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.C.A. § 13-1-11 having been giv-Said property will be sold

07/05/2023 07/12/2023 07/19/2023 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-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-07/26/2023 the property, any assess ments, liens, encum-brances, zoning ordi-nances, zoning ordi-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. liens, encum

against the above-numer or the undersigned. PNC BANK, NATIONAL ASSOCIATION is the holder of the Security Deed to the property in accordance with OCGA §

tronic Registration Sys-tems, Inc., as nominee for GreenPoint Mortgage 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-Funding, Inc. dated March 3, 2006 and recorded on March 20, 2006 in Deed Book 46275, Page 0773, Gwinnett County, Georgia Records, and later as-signed to Real Time Ressigned to Real Time Res-olutions, Inc. by Assign-ment of Security Deed recorded on March 31, 2023 in Deed Book 60515, Page 00586, Gwinnett County, Georgia Records, conveying the after-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 be disclosed by an accurate survey and inspecrate survey and inspec-tion of the property, and inspec-tion of the property, and inspec-tion of the property, and the property of the property of the pro-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 holder of the Security Deed. Pursuant to 0.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 be provided until final confirmation and audit of the status of the loan as provided immediately above. LAKEVIEW LOAN SER-VICING, LLC as agent tion of the property, and 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: All that tract or parcel of land lying and being in Land Lot 133 of the 7th District of Gwinneth County, Georgia, being Lot 29, Block B, Unit Two of Habersham Hills, as per plat recorded in Plat Book 35, at Page 69, Gwinneth County, Geor gia. Said plat is incorpo-rated and made a part hereof by reference therein. Tax LD #: R7 133 115 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 VICING, LLC as agent and Attorney in Fact for VICING, LLC as agent 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 A TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1095-699A 07/05/2023, 07/12/2023, 07/19/2023, 07/12/2023, 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

erence and made a part of this description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Said property is com-monity known as 15 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.

Said property is com-monly known as 415 Madison Chase Dr, Lawrenceville, GA 30045 together with all fixtures and personal property at-rached 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 Nelly Portes or tenant or tenants. Regions Bank d/b/a Re-gions Mortgage as Attor-ney in Fact for DeShawn Dunerty is (are): Simon Portes and Nelly Portes or tenant or tenants. Flagstar Bank, N.A. is the entity or individual designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mort-gage. Flagstar Bank, N.A. Loss Mitigation 5151 Corpo-rate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887 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 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

Gpn11 gdp2928 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE 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-

Dennard. Brock & Scott, PLLC

4360 Chamblee E woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-10761

Gpn11

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 Ridgebrooke 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. Conveyance subject to all easements and re-strictions of record, if any.

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

9076

GDP2117 gpn11 NOTICE OF FORECLO-SURE OF RIGHT TO REDEEM TO: Def in Fi Fa CONNIE DENSON Occupant/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 GDP2717

Right to Redeem

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, against the following named persons and the property as described funds at public outcry, before the Courthouse door in Lawrenceville, Gwinnett County, Geor-gia, between the legal hours of sale, on the first Tuesday in August, 2023, the same being August 1st, 2023, and continuing on August 2nd, 2023, it legal hours of sale, 10:00 AM and 4:00 PM. The be-low listed and described properties, or as much thereof as will satisfy the 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 proceed the property whose names immediate-ly precede the property description. Each of the respective parcels of property are located in Gwinnett County, State of Georgia

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 defendant and tenant in possession, if applicable, has been notified of levy 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

less. Being "Common Area", Black 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. Map & Parcel: R5092 662 Defendant in Fi Fa: Hay-nescrest Homeowners Association IncCurrent Record Holder: Hayn screst Homeowners As-Hayne

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 acres, more or less. Being "Private Streets", of Hagnescrest 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 47553, Page 388. Be-ing known as Tax Map & Parcel R5092 662, Gwin-nett County, Georgia. Map & Parcel: R5092 663 Defendant in Fi Fa: Hay-nescrest Homeowners

nescrest Homeowners Association Inc Current Record Holder: Hayne-screst Homeowners As-sociation Inc Amount Due:\$2,117.79 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, in the: State of Georgia, County of Gwinnett, Land Lot 92, Sth 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-bag known as Tax Map & ing known as Tax Map & Parcel R5092 663, Gwin-

Map & Parcel: R6033 192 Defendant in Fi Fa: Pitts, Shala Johnson Current Record Holder: Pitts, Shala Jonnson Current Record Holder: Pitts, Shala Johnson Amount Due: 38,557.36 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. Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 264, 6th Dis-trict, being 0.41 acres, more or less. Being Lot 3, Block A of Duluth Manor Complex Subdivi-sion. As shown in Plat Book 11, Page 278. Or as further described in Deed Book 6209, Page 49. Being known as Tax Map & Parcel R6264 167, Gwinnett County, Geor-gia. Legal Description: Map & Parcel: R6277 035

gia. Map & Parcel: R6046 076 Defendant in Fi Fa: Hoang, Duyen Current Record Holder:

Current Record Holder: Hoang, Duyen Amount Due:\$7,227.36 Tax Years Due: 2022,2021 Deed Book:58185/756 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

more or less. Being Lot 5, Block A of Shioh Hills Subdivision, Unit I. As shown in Plat Book 23, Page 103. Or as further described in Deed Book S8185, Page 736. Being known as Tax Map & Parcel R6046 076, Gwin-nett County, Georgia. Map & Parcel: R6094 002 Defendant in Fi Fa: Temeer LLC Current Record Holder: Temeer LLC Current Record Holder: Temeer LLC Amount Due: 38,631.91 Tax Years Due: 2022,2021 Deed Book: 56743/580 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 94, 6th District, being 2.10 acres, more or less. Being Lots 9 & 10, of A H Conner Property Subdivision. As shown in Plat Book E, Page 87. Or as further described in Secrification and the secribed in Secrification and the secrification and the secrification Secrification and the secrification and the secrification Secrification and the secrification an Current Record Holder: Yee, Hayley Mai Amount Due: \$9,539.87 Tax Years Due: 2022,2021 Deed Book: 58261/447 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 227, 6th Dis-trict, being 0.29 acres, more or less. Being Lot 9, Block E of Winterhall Subdivision, Section 2. As shown in Plat Book F, Page 239. Or as further described in Deed Book 58261, Page 447. Being known as Tax Map & Parcel R6277A058, Gwin-nett County, Georgia. Map & Parcel: R7253 332 Defendant in Fi Fa: as further as further described in Deed Book 56743, Page 580. Being known as Tax Map & Parcel R6094 002, Gwinnett County, Georgia. Map & Parcel: R6110 074 Defendant in Fi Fa: Dao, Anh N Current Record Holder: Dao, Anh N Dao, Anh N Amount Due:\$10,340.15 Tax Years Due: 2022,2021 Deed Book:52890/705 Tax Years Due: 2022,2021 Deed Book:52890/705 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 110, 6th Dis-trict, being 0.46 acres, more or less. Being Lot 5, Block B of Hanarry Estates Subdivision, Unit 9. As shown in Plat Book 4, Page 61. Or as further described in Deed Book 52890, Page 705. Being Known as Tax Map & Parcel R6110 074, Gwin-nett County, Georgia. Map & Parcel: R6139 362 Defendant in Fi Fa: Boston, Karen W Current Record Holder: Boston, Karen W Amout Due: \$6,632.63 Tax Years Due: 2022,2021 Deed Book: 49606/396 gpn20 DELINQUENT PROPERTY TAX SALE Under and by virtue of certain tax Fi. Fa.s is-sued by the City Clerk of City of Duluth, Gwinnett Deed Book:49606/396 Legal Description:All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 139, 6th Dis-trict, being 0.05 acres, more or less. Being Lot 19, of Stokeswood Town-homes Subdivision. As shown in Plat Book 124, Pages 113 115. Or as fur-ther described in Deed City of Duluth, Gwinnett County, Georgia, in favor of the State of Georgia, County of Gwinnett, and City of Duluth, against the following named per-sons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the Gwinnett County Court door, ther described in Deed Book 49606, Page 396. Be-Book 49606, Page 396. Be-ing known as Tax Map & Parcel R6139 362, Gwin-nett County, Georgia. Map & Parcel: R6162 076 Defendant in Fi Fa: Sharifpour, Jelal Current Record Holder: Reyes, Rivera Brenda M Amount Due:\$19,262.98 Tax Years Due: 2022,2021 Deed Book:59797/208 Legal Description: All that tract of land being Deed Book: 59797/208 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 162, 6th Dis-trict, being 0.62 acres, more or less. Being Lot 5 & part of Lot 6, Block B of Wyloway Subdivision, Phase I. As shown in Plat Book 29, Page 212A. Or as further described in Deed Book 59797, Page 208. Being known as Tax Map & Parcel R6162 076, Gwinnett County, Geor-gia. mediately precede the property description. Each of the respective parcels of property are located in City of Duluth, County of Gwinnett, 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: R6162 411 Defendant in Fi Fa: Lon-zo, Jerry L Current Record Holder: Lonzo, Jerry L Amount Due;\$10,379.67 Tax Years Due: 2022,2021 Deed Book:49168/498 Lead Description: All gia. Tax Years Due: 2022,2021 Deed Book: 49168/498 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 162, 6th Dis-trict, being 2.74 acres, more or less. Being Lot 2, Block H of Wyloway Subdivision, Unit 4. As shown in Plat Book 90, Page 272. Or as further described in Deed Book 49168, Page 498. Being Nown as Tax Map & Parcel: R6186 081 Defendant in Fi Fa: Salmon, Patrick Current Record Holder: Salmon, Patrick Amount Due: \$17,473.83 Tax Years Due: 2022,2021 Deed Book: 54554701 Legal Description: All that tract of land being possession, it applicable, 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: R7202 182 Defendant in Fi Fa: Gib-son, Christine Z Current Record Holder: Gibson, Christine Z Current Record Holder: Gibson, Christine Z Current Record Holder: Gibson, Christine Z 2021, 2020 Deed Book:55128/94 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Duluth, Land Lot 202, 7th District, being 0.41 that tract of land being

gia. Map & Parcel: R6277 035 Defendant in Fi Fa: 7076 Peachtree Ind LLC Current Record Holder: 7076 Peachtree Ind LLC Amount Due: 319, 183, 95 Tax Years Due: 2022, 2021 Deed Book: 58283/313 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 277, 6th Dis-trict, being 0.687 acres, more or less. Being Tract 2. Or as further de-scribed in Deed Book \$8283, Page 313. Being known as Tax Map & Parcel R6277 035, Gwin-nett County, Georgia. Tax Years Due: 2022,2021 Deed Book:58859/328 Legal Description: All Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lot 112, 6th District, being 0.41 acres, more or less. Be-ing Lot 5, Block A of Ha-narry Estates West Sub-division. As shown in Plat Book W. Page 70. Or as further described in Deed Book 58859, Page 328. Being known as Tax Map & Parcel R6112 103, Gwinnett County, Geor-gia. Map & Parcel: R6277 035, Gwin-nett County, Georgia. Map & Parcel: R6277A058 Defendant in Fi Fa: Yee, Hayley Mai Current Record Holder: Yoo Hayley Mai

Gwinnett County, Geor-gia. Map & Parcel: R6113 015 Defendant in Fi Fa: Robinson, John J Etal Current Record Holder: Robinson, John J & Dde-gard, Gail a/k/a Robin-son, Gail CRH Address: 459 Cole Drive SW Lilburn, GA 30047 5249 Amount Due: \$1,743.96 Tax Years Due: 2022,2021 Deed Book: 4023/69 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lots 112 & 113, 6th District, being 1.00 acres, more or less.

A 13, off District, being 1.00 acres, more or less. Or as further described in Deed Book 4023, Page 69. Being known as Tax Map & Parcel R6113 015, Gwinnett County, Geor-ain gia. Map & Parcel: R6121 323 Defendant in Fi Fa: Lu-

Map & Parcel: R723 332 Defendant in Fi Fa: McLaughlin, Craig Current Record Holder: McLaughlin, Craig Amount Due: \$12,832.21 Tax Years Due: 2022,2021 Deed Book:54911/385 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 253, 7th Dis-trict, being 0.01 acres, more or less. Being Lot 154, of Hadley Township Subdivision, Phase I. As shown in Plat Book 136, Pages 264 273, Or as fur-ther described in Deed Book 54911, Page 385. Be-ing known as Tax Map & Parcel R7253 332, Gwin-nett County, Georgia. Denise R. Mitchell, MPA Gwinnett County Tax Nar Jonathan Hoang Hoang Current Record Holder: Luong, Jonathan Nam Hoang & Luong, Nhan H CRH Address: 75 Cross Hoang & Luong, Nhan H CRH Address: 75 Cross Creek Drive Lilburn, GA 30047 7055 Amount Due:\$2,361.88 Tax Years Due: 2022,2021 Deed Book:52987/360 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lot 121, 6th District, being 0.36 acres, more or less. Be-ing Lot 25, Block A of Cross Creek Subdivision, Unit I. As shown in Plat Book 72, Page 225. Or as further described in Deed Book 52987, Page 360. Being known as Tax Map & Parcel R6121 333, Gwinnett County, Geor-gia.

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.

Mark Drive, Muthis-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-session of the property is John M Cole, Connie Sue Cole and Britt's Invest-ment 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 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

deed. PNC BANK, NATIONAL ASSOCIATION as Attorney in Fact for John M Cole and Connie Sue Cole McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

Www.toreclosurendi-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, as 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. MR/Ld 8//23 MR/j.d 8/1/23 Our file no. 22-09870GA -FT1

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

GUILI gdp2915 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT Gpn11 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 (\$504,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cosh before the court-GWINNETT COUNTY, to the highest blader 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-ty.

All that tract or parcel of

Gpn11

Inc. can be contacted at

Gpn11 gdp2988 NOTICE OF SALE UN-DER POWER 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 56026, Page 550, Gwinnett County, Geor-gia Records, conveying the after-described prop-erty to secure a Note in the original principal 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 faxes which are a lien, but not yet due and pavable), any mata lien, but not vet 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. To the best knowledge and belief of the undererty 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 thereon 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 County, Georgia, or at such place as may be lawfully designated as an Section, Construction out above. To the best knowledge and belief of the under-signed, the parties in possession of the proper-ty are Nancy C. Chambpossession of the proper-ty are Nancy C. Chamb-ley or tenant(s); and said property is more commonly known as 2150 Whitebluff Way, Buford, GA 30519. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code such place as may be lawfully designated as an alternative, within the le-gal hours of sole on the first Tuesday in August, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF O

U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-The debt secured by said 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. 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,

in, or lien upon MA-JORIE RD, SNEL-LVILLE, GWINNETT COUNTY, 30039, GA afk/a L55 BG NORRIS LAKE SECTION 5; All creditors of any of the foregoing; and ALL THE WORLD TAKE NOTICE THAT: Pursuant to O.C.G.A. 48-445 and 48-4 46, the right to redeem the following described property, previously owned by tax fi- fa De-fendant, MAJORIE RD, SNELLVILLE, GWIN-NETT COUNTY, 30039, GA afk/a L55 BG NOR-RIS LAKE SECTION 5, to wit: Lot 55 in Block G in the Fifth Section in the Survey according to the map of said Fifth Section which is recorded in the Office of the Clerk of 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 by 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 fice of the Clerk of the Superior Court of Gwinnett County, Geor-gia. As described in Deed Book 46702, Page 473. Further described as Mapa & Parcel R4346A168. This conveyance is sub-iect to the following: Conditions, restrictions, reservations, limitations, easements, and utility Conditions, restrictions, reservations, limitations, easements, and utility agreements of record, if any, but this is not to 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 J300 RIDENOUR BLVD, SUITE 100 KENNESAW GA 30152. Note: redemp-tion must be made only to ADA AKPATI, person-ally, and redemption tion must be made only 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 is a complicat-ed legal process and if you are planning 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. 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. 62728/J5/12/2023

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

TO: JAMES GRADY SMITH

urrent Record Holder: Trends LLC Management Amount Due:\$2,202.24

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 1. 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:

Map & Parcel:

Map & Parcel: R3002B215 Defendant in Fi Fa: Russ, Michael R Current Record Holder: Russ, Michael R; Russ, Angelia & Russ, Michael Amount Due:\$14.957.98 Tax Years Due: 2022.2021 Deed Book:383531 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, 1749th GMD, being 0.28 Acres, more or less. Be-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 38353, Page 1. Being known as Tax Map & Parcel R3002B215, Gwinnett County. Geor-Gwinnett County, Geor-

gia. Map & Parcel: R4338 296 Defendant in Fi Fa: Detendant 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:51277/466 Legal Description:All that tract of long heing

Legal Description:All that tract of land being 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.

nett County, Georgia. Map & Parcel:

Map & Parcel: R4346A210 Defendant in Fi Fa: Kennedy, Janice Current Record Holder: Kennedy, Janice Amount Due;§ 10,134.30 Tax Years Due: 2022,2021 Deed Book: 1708k/56 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinneth, 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

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

Tax Years Due: 2022,2021 Deed Book:54906/5 Legal Description: All that tract of land being in the: State of Georgia, Land Lot 92, 5th District, being 0.51 acres, more or less. Being "Common Area", Block B of Hayne-screst Subdivision. As shown in Plat Book 127, Pages 152 157. Or as fur-ther described in Deed Book 54906, Page 5 & a a portion of that tract in Deed Book 47553, Page 888. 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

Ama Ama Amount Due:\$20,479.63 Tax Years Due: 2022,2021 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 Gravson Subdivision, Unit I. As shown 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-gia.

Gwinnett County, Geor-gia. Map & Parcel: R5129 032 Defendant in Fi Fa: Dr Carla Bedford Dixon LLC Current Record Holder: Dr Carla Bed-ford Dixon LLC Amount Due:\$12,501.43 Tax Years Due: 2022,2021 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 Or as further described in Deed Book 58%0, Page 205. Being known as Tax Map & Parcel R5129 032, Gwinnett County, Geor-

Gia. Map & Parcel: R5205 290 Defendant in Fi Fa: Pre-cision Design & Develop-ment Co Inc Current Record Holder: Precision Device & Development

Co Inc Amount Due:\$6,265.47

Amount Due:\$6,265.47 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 0.56 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-tion of that tract in Deed Book 21875, Page 1. Be-ing known as Tax Map & Parcel R5205 290, Gwin-nett County, Georgia.

gia. Map & Parcel: R6122 035 Defendant in Fi Fa: Luis

GDP2941

Defendant in Fi Fa: Luis Rojas Vences Current Record Holder: Vences, Luis Rojas & Ro-jas, Lorena H CRH Address: 4859 Joy Lane SW Liburn, GA 30047 5117 Amount Due: \$1,813.80 Tax Years Due: 2022,2021 Deed Book: 57647/305 Legal Description-Tax tears bue: 2022/2021 Deed Book:57647/305 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lot 122, 6th District, being 0.51 acres, more or less. Be-ing Lot 4, Block D of Stoneview Acres Subdivi-sion, Unit I. As shown in Plat Book O, Page 300. Or as further described in Deed Book 57674, Page 305. Being known as Tax Map & Parcel R6122 035, Gwinnett County, Geor-gia.

house door, Lawrenceville, Georgia, Gwinnett County, Geor-gia. **Map & Parcel: R6132 317** Defendant in Fi Fa: Ui In Rivera Current Record Holder: Rivera, Ui In CRH Address:261 Ma-hone Drive Lilburn, GA 30047 5986 Amount Due;31,263.09 Tax Years Due: 2022,2021 house door, Lawrenceville, Georgia, between the legal hours of sale, on the first Tues-day in August, 2023, the same being August 1st, 2023, and continuing on August 2nd, 2023, if nec-essary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State,County, and City tax execution on the re-spective individual and property. The property (ies) hereinafter de scribed have been levied on as the property of the persons whose names im-mediately precede the property description. Tax Years Due: 2022,2021 Deed Book:58830/45 Deed Book:58830/45 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lot 132, 6th District, being O. acres, more or less. Be-ing Lot 9, of Luxomni Pointe Subdivision. As shown in Plat Book 149, Pages 293 295. Or as fur-ther described in Deed

CRH Address: 311 Ma-hone Drive Lilburn, GA 30047 5987 Amount Due: \$2,016.21 Tox Years Due: 2022,0021 Deed Book: 58750/808 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinneth, City of Lilburn, Land Lot 132, 6th District, being 0.01 acres, more or less. Be

Pages 293 295. Or as fur-ther described in Deed Book 58830, Page 45. Be-ing known as Tax Map & Parcel R6132 317, Gwin-nett County, Georgia. Map & Parcel: R6132 232 Defendant in Fi Fa: Husam Eldin Suliman Current Record Holder: Suliman, Husam Eldin CRH Address: 311 Ma-hone Drive

6th District, being 0.01 acres, more or less. Be-ing Lot 14, Luxomni Place Subdivision. As shown in Plat Book 149, Page 294. Or as further described in Deed Book 149, Page 294. Or as further described in Deed Book 149, Page 808. Being known as Tax Map & Parcel R6132 322, Gwin-nett County, Georgia. Map & Parcel: R6133 145

## Design & Development