9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9075 Foreclosures	9077 Tax Notice	9077 Tax Notice	9077 Tax Notice
law to do so) is: Village Capital & Investment	Under and by virtue of the Power of Sale con-	covenants, and matters of record superior to the	original principal amount of Three Hundred Three	with the debtor is: Navy Federal Credit Union, 820	USED FOR THAT PUR- POSE.	Land Lot 11, 5th District, being 0.17 acres, more or	89, Page 148. Or as fur- ther described as a por-	Gibson, Christine Z Amount Due:\$6,726.72
LLC they can be contact- ed at (801) 206-4170 for	tained in a Security Deed	Security Deed first set out above.	Thousand Five Hundred Ninety-Nine and 00/100	Follin Lane, Vienna, VA 22180, (800)258-5948.	Attorney Contact: Rubin Lublin, LLC, 3145 Avalon	less. Being Lot 72, Block A of Dominion Walk Sub-	tion of that tract in Deed Book 21875, Page 1. Be-	Tax Years Due:2022, 2021, 2020
Loss Mitigation Dept, or by writing to 2550 Paseo	nard to Regions Bank d/b/a Regions Mortgage,	To the best knowledge and belief of the under-	dollars (\$303,599.00), with interest thereon as pro-	Note, however, that such entity is not required by	Ridge Place, Suite 100, Peachtree Corners, GA	division, Unit I. As shown in Plat Book 59,	ing known as Tax Map & Parcel R5205 342, Gwin-	Deed Book:55128/94 Legal Description:All
Verde Parkway, Suite 100, Henderson, Nevada	dated November 30, 2021, and recorded in Deed	signed, the parties in possession of the proper-	vided for therein, said Security Deed having	law to negotiate, amend or modify the terms of	30071 Telephone Number:	Page 254. Or as further described in Deed Book	nett County, Georgia. Map & Parcel: R6001 119	that tract of land being in the: State of Georgia,
89074, to discuss possible alternatives to avoid	Book 59471, Page 178, Gwinnett County, Geor-	ty are Nancy C. Chamb- ley or tenant(s); and	been last sold, assigned and transferred to NBKC	the loan. To the best knowledge	(877) 813-0992 Case No. LNC-23-02944-1	60270, Page 899. Being known as Tax Map &	Defendant in Fi Fa: Rickenbacker Way Part-	County of Gwinnett, City of Duluth, Land Lot 202,
foreclosure. Said property will be sold	gia Records, conveying the after-described prop-	said property is more commonly known as 2150	BANK, there will be sold at public outcry to the	and belief of the under- signed, the party in pos-	Ad Run Dates 07/19/2023, 08/09/2023, 08/16/2023,	Parcel R5011 327, Gwin- nett County, Georgia.	ners LLC Current Record Holder:	7th District, being 0.41 acres, more or less. Be-
subject to any outstand- ing ad valorem taxes (in-	erty to secure a Note in the original principal	Whitebluff Way, Buford, GA 30519.	highest bidder for cash at the Gwinnett County	session of the property is Omar K Smith and Mary	08/23/2023, 08/30/2023 rlselaw.com/property-	Map & Parcel: R5021 332 Defendant in Fi Fa: Dab-	Rickenbacker Way Part- ners LLC	ing Lot 58, Block H of Norman Downs Subdivi-
cluding taxes which are a lien, but not yet due	amount of Five Hundred Four Thousand and 0/100 dollars (\$504,000.00), with	The sale will be conduct- ed subject (1) to confir-	Courthouse, within the legal hours of sale on the first Tuesday in Sontom	Cy Duffoo-Smith or a tenant or tenants and	listing	bas, Amanda M Current Record Holder: Dabbas, Amanda M &	Amount Due:\$1,462.59 Tax Years Due:	sion, Unit 3. As shown in Plat Book 17, Page 172.
and payable), any mat- ters which might be dis- closed by an accurate	interest thereon as set forth therein, there will	mation that the sale is not prohibited under the U.S. Bankruptcy Code	first Tuesday in Septem- ber, 2023, all property de- scribed in said Security	said property is more commonly known as 4030 Lantern Hill Drive, Dac-	9076 Right to Redeem	Dabbas, Lamees a/k/a Dabbas, Lameesq	2022,2021,2020 Deed Book:55543/406 Legal Description: All	Or as further described in Deed Book 55128, Page 94. Being known as Tax
survey and inspection of the property, any assess-	be sold at public outcry to the highest bidder for	and (2) to final confirma- tion and audit of the sta-	Deed including but not limited to the following	ula, Georgia 30019. Should a conflict arise	GDP3644	Amount Due: \$12,415.96 Tax Years Due: 2022,2021	that tract of land being in the: State of Georgia,	Map & Parcel R7202 182, Gwinnett County, Geor-
ments, liens, encum- brances, zoning ordi-	cash before the court- house door of Gwinnett	tus of the loan with the holder of the security	described property: ALL THAT TRACT OR	between the property ad- dress and the legal de-	gpn11 NOTICE OF FORECLO- SURE OF RIGHT TO	Deed Book:50337/188 Legal Description:All	County of Gwinnett, Land Lots 1 & 2, 6th Dis-	gia. Teresa S. Lynn
nances, restrictions, covenants, and matters	County, Georgia, within the legal hours of sale on	deed. Real Time Resolutions,	PARCEL OF LAND LY- ING AND BEING IN	scription the legal de- scription will control.	REDEEM PROPERTY Take notice that:	that tract of land being in the: State of Georgia,	trict, Land Lot 320, 4th District, being 5.7 acres,	City Clerk City of Duluth
of record superior to the Security Deed first set	August 1, 2023, the fol- lowing described proper-	Inc. as Attorney in Fact for Nancy C Chambley	LAND LOT 51 OF THE 7TH DISTRICT OF	The sale will be conduct- ed subject (1) to confir-	The right to redeem the following described prop-	County of Gwinnett, Land Lot 21, 5th District,	more or less. Or as fur- ther described in Deed	* Deed Book: Refers to Deed Records located in
out above. To the best knowledge	ty: All that tract or parcel of	McMichael Taylor Gray, LLC	GWINNETT COUNTY, GEORGIA, BEING LOT	mation that the sale is not prohibited under the	erty, to wit: 1887 Oak Ridge Lane ac-	being 0.34 acres, more or less. Being Lot 11, Block	Book 55543, Page 406. Be- ing known as Tax Map &	the Gwinnett County Courthouse, Clerk of
and belief of the under- signed, the party in pos-	land lying and being in Land Lot 318, 7th Dis-	3550 Engineering Drive, Suite 260	4, BLOCK "A", SADLER'S WOOD SUB-	U.S. Bankruptcy Code and (2) to final confirma-	cording to the present system of numbering	A of Primrose Subdivi- sion. As shown in Plat	Parcel R6001 119, Gwin- nett County, Georgia.	Superior Courts Office where property is more
session of the property is Willie J. Moore and Chaska L. Moore or ten-	trict, Gwinnett County, Georgia, being Lot 56, Block B, Phase IV, Royal	Peachtree Corners, GA 30092 404-474-7149	DIVISION, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 2, PAGE	tion and audit of the sta- tus of the loan with the	properties in Gwinnett County Georgia, having	Book 42, Page 112. Or as further described in Deed Book 50337, Page	Map & Parcel: R6033 192 Defendant in Fi Fa:	fully described. 4C 2 26 7/5 12 19 26 2023
ant(s); and said property is more commonly	Oaks Estates, as per plat recorded in Plat Book 53,	MTG File No.: GA2023- 00303	107, GWINNETT COUN- TY, GEORGIA	holder of the security deed. Navy Federal Credit	Tax Parcel ID # R7004 163 and being further de-	188. Being known as Tax Map & Parcel R5021 332,	Pitts, Shala Johnson Current Record Holder: Pitts, Shala Johnson	GDP2942 gpn20
known as 2613 Northern Oak Dr, Braselton, GA	Page 217, Gwinnett Coun- ty, Georgia Records,	07/05/2023 07/12/2023	RECORDS, WHICH PLAT IS INCORPORAT-	Union as Attorney in Fact for	scribed as follows: All that tract or parcel of	Gwinnett County, Georgia.	Amount Due:\$8,557.36 Tax Years Due: 2022,2021	DELINQUENT PROPERTY TAX SALE
30517. The sale will be conduct-	which plat is hereby re- ferred to and made a	07/19/2023 07/26/2023	ED HEREIN BY REF- ERENCE FOR A MORE	Omar K Smith McCalla Raymer Leibert	land lying and being in land Lot 4, of the 7th Land District, of Gwin-	Map & Parcel: R5092 661 Defendant in Fi Fa: Hay-	Deed Book:57825/720 Legal Description:All	Under and by virtue of certain tax Fi. Fa.s is-
ed subject to (1) confir- mation that the sale is	part of this description, being improved property	Gpn11	COMPLETE DESCRIP- TION.	Pierce, LLC 1544 Old Alabama Road	nett County, Georgia and being Lot 25, Block B,	nescrest Homeowners Association Inc Current	that tract of land being in the: State of Georgia,	sued by the Finance Di- rector of City of Lilburn,
not prohibited under the U.S. Bankruptcy Code	known as 5475 Overbend Trail, according to the	gdp2933 NOTICE OF SALE UN-	Said legal description be- ing controlling, however	Roswell, GA 30076 www.foreclosurehot-	Unit Four, of Oakland North Subdivision, all as	Record Holder: Hayne- screst Homeowners As-	County of Gwinnett, Land Lot 33, 6th District,	Georgia, in favor of the State of Georgia and
(2) final confirmation and audit of the status of	present system of num- bering houses in Said	DER POWER, GWIN- NETT COUNTY	the property is more commonly known as 422	EXHIBIT A	more particularly shown on a plat of said subdivi-	sociation Inc Amount Due:\$859.82	being 0.45 acres, more or less. Being Lot 8, Block	County of Gwinnett and City of Lilburn, against the following named per-
the loan with the holder of the security deed and	County. For informational pur- poses only property ad-	Pursuant to the Power of Sale contained in a Secu-	TROTTERS RIDGE, LAWRENCEVILLE, GA	All that tract or parcel of land lying and being in	sion recorded at Plat Book "Z", Page 216,	Tax Years Due: 2022,2021 Deed Book:54906/5 Legal Description: All	A of Ashley Knoll Subdi- vision, Unit 2. As shown in Plat Book 50, Page 98.	sons and the property as described next to their
(3) any right of redemp- tion or other lien not ex- tinguished by foreclo-	dress is: 5475 Overbend Trl, Suwanee, GA 30024	rity Deed given by Simon Portes to Mortgage Elec-	30043. The indebtedness se- cured by said Security	Land Lot 2 of the 2nd District, GMD 1749, Gwinnett County, Geor-	Gwinnett County Plat Records which plat is in-	that tract of land being in the: State of Georgia,	Or as further described in Deed Book 57825, Page	respective name(s). They will be sold for
sure. Village Capital & Invest-	Parcel R7318 081 The debt secured by said	tronic Registration Sys- tems, Inc., solely as nominee for Cornerstone	Deed has been and is hereby declared due be-	gia, being Lot 105, Block KK (formerly Block	corporated herein by ref- erence thereto for a more complete descrip-	County of Gwinnett, Land Lot 92, 5th District,	720. Being known as Tax Map & Parcel R6033 192,	cash or certified funds at public outcry, before the
ment LLC as Attorney in Fact for Willie J. Moore	Security Deed has been and is hereby declared	Lenders LLC, its succes- sors and assigns dated	cause of default under the terms of said Securi-	MM) of Ridgebrooke at Hamilton Mill Subdivi-	tion of said lot. will expire and be forev-	being. acres, more or less. Being "Common	Gwinnett County, Geor- gia.	Courthouse door in Lawrenceville, Gwinnett
and Chaska L Moore. Brock & Scott, PLLC	due because of, among other possible events of	4/6/2009 and recorded in Deed Book 49402 Page	ty Deed. The indebted- ness remaining in de-	sion, Phase 8C, as per plat recorded in Plat	er foreclosed and barred on and after the day of	Area", Block C of Hayne- screst Subdivision. As	Map & Parcel: R6094 002 Defendant in Fi Fa:	County, Georgia, be- tween the legal hours of
4360 Chamblee Dun- woody Road	default, failure to pay the indebtedness as and	513 Gwinnett County, Georgia records; as last	fault, this sale will be made for the purpose of	Book 99, Page 132, Gwin- nett County Records,	August 25, 2023, or thirty days after legal service	shown in Plat Book 127, Pages 152 157. Or as fur-	Temeer LLC Current Record Holder:	sale, on the first Tuesday in August, 2023, the same being August 1st, 2023,
Suite 310 Atlanta, GA 30341 404-789-2661	when due and in the manner provided in the Note and Security Deed.	transferred to or ac- quired by LAKEVIEW	paying the same, all ex- penses of the sale, in- cluding attorneys fees	said plat being incorpo- rated herein by refer- ence thereto.	of this notice, whichever is later.	ther described in Deed Book 54906, Page 5 & as a portion of that tract in	Temeer LLC Amount Due:\$8,631.91 Tax Years Due: 2022,2021	and continuing on August 2nd, 2023, if necessary
B&S file no.: 22-19670 7/5 12 19 26 2023	The debt remaining in default, this sale will be	LOAN SERVICING, LLC, conveying the af-	(notice to collect same having been given) and	Conveyance subject to all easements and re-	The tax deed to which this notice relates is dat-	Deed Book 47553, Page 388. Being known as Tax	Deed Book:56743/580 Legal Description:All	between the legal hours of sale, 10:00 AM and
Gpn11	made for the purpose of paying the same and all	ter-described property to secure a Note in the orig- inal principal amount of	all other payments pro- vided for under the	strictions of record, if any.	ed the 3rd day of August, 2021, and is recorded in the office of the Clerk of	Map & Parcel R5092 661, Gwinnett County, Geor-	that tract of land being in the: State of Georgia,	4:00 PM. The below list- ed and described proper-
gdp2914 NOTICE OF SALE UN-	expenses of this sale, as provided in Security	\$147,418.00, with interest at the rate specified	terms of the Security Deed.	Parcel ID R3002B380 MR/iay 8/1/23	the Superior Court of Gwinnett County, Geor-	gia. Map & Parcel: R5092 662	County of Gwinnett, Land Lot 94, 6th District,	ties, or as much thereof as will satisfy the State,
DER POWER GEORGIA, GWINNETT	Deed and by law, includ- ing attorneys fees (notice	therein, there will be sold by the undersigned	Said property will be sold on an as-is basis without	Our file no. 22-08596GA - FT8	gia, in Deed Book 59132 Page 173.	Defendant in Fi Fa: Hay- nescrest Homeowners	being 2.10 acres, more or less. Being Lots 9 & 10,	City and County tax exe- cution on the respective
COUNTY Under and by virtue of	of intent to collect attor- neys fees having been	at public outcry to the highest bidder for cash	any representation, war- ranty or recourse against	07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.	The property may be re- deemed at any time be-	Association IncCurrent Record Holder: Hayne-	of A H Conner Property Subdivision. As shown in	individual and property. The property (ies) here- inafter described have
the Power of Sale con- tained in a Security Deed	given). The entity having full au- thority to negotiate,	before the Courthouse door of Gwinnett County,	the above-named or the undersigned. The sale will also be subject to the	Gpn11 gdp3544	fore the day of August 25, 2023, or thirty days after	screst Homeowners As- sociation Inc Amount Due:\$4,829.49	Plat Book E, Page 87. Or as further described in Deed Book 56743, Page	been levied on as the property of the persons
given by John M Cole and Connie Sue Cole to Mortgage Electronic	amend or modify all terms of the loan (al-	Georgia (or such other area as designated by	following items which may affect the title: any	NOTICE OF SALE UN- DER POWER	legal service of this no- tice, whichever is later,	Tax Years Due: 2022,2021 Deed Book: 54906/5	580. Being known as Tax Map & Parcel R6094 002,	whose names immediate- ly precede the property
Registration Systems,	though not required by law to do so) is: Regions	Order of the Superior Court of said county), within the legal hours of	outstanding ad valorem taxes (including taxes	GEORGIA, GWINNETT COUNTY	by payment of the re- demption price as fixed and provided by law to	Legal Description:All that tract of land being	Gwinnett County, Geor- gia.	description. Each of the respective parcels of
Inc., as grantee, as nomi- nee for RBC Centura Bank, its successors and	Mortgage they can be contacted at (800) 748-	sale on August 1, 2023 (being the first Tuesday	which are a lien, whether or not now due and	By virtue of a Power of Sale contained in that	the undersigned at the following address:	in the: State of Georgia, County of Gwinnett,	Map & Parcel: R6110 074 Defendant in Fi Fa: Dao,	property are located in City of Lilburn, County
assigns, dated September 20, 2006, recorded in	9498 for Loss Mitigation Dept, or by writing to	of said month unless said	payable); the right of re- demption of any taxing	certain Security Deed from CARLOS CASTIL-	Fletcher Law Firm LLC, 328 SE Alexander Street,	Land Lot 92, 5th District, being 2.05 acres, more or	Anh N Current Record Holder:	of Gwinnett, State of Georgia. The years for which said Ei Eas are
Deed Book 47060, Page 361, Gwinnett County,	6200 Poplar Avenue, Memphis, Tennessee	date falls on a Federal Holiday, in which case being the first Wednes-	authority; matters which would be disclosed by an	LO and SCOTT MENDEZ to MORT- GAGE ELECTRONIC REGISTRATION SYS-	Suite # 10, Marietta GA 30060. Please be gov-	less. Being "Private Streets", of Haynescrest	Dao, Anh N Amount Due:\$10,340.15	which said Fi. Fa.s are issued and levied are stated opposite the name
Georgia Records, as last transferred to PNC	38119, to discuss possible alternatives to avoid foreclosure.	day of said month), the following described prop-	accurate survey or by an inspection of the proper-	REGISTRATION SYS- TEMS INC. AS	erned accordingly. Sincerely, Roshan Roy	Subdivision. As shown in Plat Book 127, Pages 152 157. Or as further de-	Tax Years Due: 2022,2021 Deed Book:52890/705 Legal Description:All	of the owner in each case. Each defendant
Bank, National Associa- tion by assignment	Said property will be sold subject to any outstand-	erty: All that tract or parcel of	ty; all zoning ordinances; assessments; liens; en-	GRANTEE, AS NOMI- NEE FOR MOVEMENT	Joseph c/o James R. Fletcher II,	scribed in Deed Book 54906, Page 5 & as a por-	Legal Description:All that tract of land being in the: State of Georgia,	and tenant in possession, if applicable, has been
recorded in Deed Book 59017, Page 215, Gwinnett County, Georgia	ing ad valorem taxes (in- cluding taxes which are	land lying and being in Land Lot 182 of the 5th District. Gwinnett Coun-	cumbrances; restric- tions; covenants, and	MORTGAGE, LLC, dat- ed April 27, 2018, record-	Esq. (File: 2908.0001) 7:19,26;8:2,2023	tion of that tract in Deed Book 47553, Page 388. Be-	County of Gwinnett,	notified of levy time and place of sale. Purchaser
Records, conveying the after-described property	a lien, but not yet due and payable), any mat-	ty, Georgia, being Lot 5, Block A, Madison Chase	any other matters of record superior to said	ed April 30, 2018, in Deed Book 55850, Page 309,		ing known as Tax Map & Parcel R5092 662, Gwin-	Land Lot 110, 6th Dis- trict, being 0.46 acres, more or less. Being Lot	shall pay for title, all transfer costs, all taxes,
to secure a Note in the original principal amount	ters which might be dis- closed by an accurate	Subdivision, Unit One, as per plat recorded in Plat	Security Deed. To the best of the knowl-	Gwinnett County, Geor- gia Records, said Securi-	9077 Tax Notice	nett County, Georgia. Map & Parcel: R5092 663	5, Block B of Hanarry Estates Subdivision, Unit	advertising costs and recording fees.
of TWO HUNDRED NINETY-SIX THOU-	survey and inspection of the property, any assess-	Book 75, Page 240-241, Gwinnett County, Geor-	edge and belief of the un- dersigned, the owner and	ty Deed having been giv- en to secure a Note of even date in the original	GDP2940 gpn20	Defendant in Fi Fa: Hay- nescrest Homeowners	9. As shown in Plat Book 4, Page 61. Or as further	Map & Parcel: R6112 103 Defendant in Fi Fa: Ris- hang Lee
SAND AND 0/100 DOL- LARS (\$296,000.00), with	ments, liens, encum- brances, zoning ordi- nances, restrictions,	gia records, which recorded plat is incorpo-	party in possession of the property is CODY	principal amount of One Hundred Eighty-One	DELINQUENT PROPERTY TAX SALE	Association Inc Current Record Holder: Hayne-	described in Deed Book 52890, Page 705. Being known as Tax Map &	Current Record Holder: Lee, Rishang
interest thereon as set forth therein, there will	covenants, and matters of record superior to the	rated herein by this ref- erence and made a part	YOUNG, or tenants(s). The sale will be conduct- ed subject (1) to confir-	Thousand Six Hundred Forty-Nine and 00/100	Under and by virtue of certain tax Fi. Fa.s is-	screst Homeowners As- sociation Inc Amount Due:\$2,117.79	Parcel R6110 074, Gwin- nett County, Georgia.	CRH Address: 342 Emily Drive SW
be sold at public outcry to the highest bidder for	Security Deed first set	of this description. The debt secured by said	mation that the sale is	dollars (\$181,649.00), with	sued by the Tax Commis-	Tax Years Due: 2022,2021	Map & Parcel: R6162 411	Lilburn, GA 30047 5223

Georgia Records, ds last transferred to PNC Bank, National Associa-tion by assignment recorded in Deed Book 59017, Page 215, Gwinnett County Georgia alternatives foreclosure. Clearning and the 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 of record superior to the Security Deed first 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 known as 5475 Overbend Trl, Suwanes, 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-Said property will be sold Syolf, Page 215, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOU-SAND AND 0/100 DOL-ARS (596 000 00), with NINETY-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 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 alternative, within the le-

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

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 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 attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en).

en). Said property will be sold

Atlanta, GA 30341 404-789-2661 B&S file no.: 23-10761 07/05/2023 07/12/2023 07/19/2023 07/26/2023 Gpn11

Ing artorneys fees (hotice of intent to collect attor-neys fees having been given). Said property is com-monly known as 415 Madison Chase Dr, 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 Nelly Portes or tenant or tenants. Flagstar Bank, N.A. is tion or other lien not ex-tinguished by foreclotinguished by foreclo-sure. 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 Attente GA 2024 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-

inspection of the proper-ty; all zoning All that tract or parcel of following described prop-erty: All that tract or parcel of land lying and being in Land Lot 182 of the 5th 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 Security Deed has been and is hereby declared due because of, among other possible events of default, foilure to pay the indebtedness as ty; ordinances; assessments; liens; encumbrances; restric Cumbrances; restric-tions; covenants; and any other matters of record superior to solid Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is CODY YOUNG, or tenants(s). The sale will be conduct-ed subject (11) 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. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is; NBKC Bank, Loss Mitigation Dept, I Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Num-ber: 1-866-397-5370. Noth-ing in 0.C.G.A. Section 4414-162.2 shall be con-strued to require a se-cured creditor to negoti-ate, amend, or modify the terms of the mort-goge instrument. NBKC BANK as Attorney in Fact for CODY YOUNG THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 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

PER PLAT RECORDED IN PLAT BOOK 46, PAGE 35, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DE-SCRIPTION. SAID PROPERTY BEING KNOWN AS 1200 OPAL CIRCL F ACCORDING CIRCLE ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING PROPERTY IN GWIN-NETT COUNTY, GEOR-CLA

MENDE2 10 MORT-GAGE ELECTRONIC REGISTRATION SYS-TEMS INC. AS GRANTEE, AS NOMI-NEE FOR MOVEMENT MORTGAGE, LLC, dat-ed April 27, 2018, record-ed April 30, 2018, in Deed Book 55850, Page 309, Gwinnett County, Geor-gia Records, said Securi-ty Deed having been giv-en to secure a Note of even date in the original principal amount of One Hundred Eighty-One Hundred Eighty-One Hundred Six Hundred Forty-Nine and 00/100 dollars (S181,649.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to Lake-view Loan Servicing, LC, there will be sold at been last sold, assigned and transferred to Lake-view Loan Servicing, LLC, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-hours of sole on the first Tuesday in September, 2023, all property de-scribed in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 45 AND 34 OF THE TTH DISTRICT, GENGIA, BEING LOT 91, BLOCK A, JACK-SON'S TOWNSHIP SUB-DIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 45 GENGEN

Sincerely, Roshan Roy Joseph c/o James R. Fletcher II, Esq. (File: 2908.0001) 7:19,26;8:2,2023 9077 Tax Notice GDP2940

GDP2940 gpn20 DELINQUENT PROPERTY TAX SALE Under and by virtue of certain tax Fi, Fas 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 next to their respective name(s). There will be sold for cash or certified 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 ist, 2023, and continuing on August 2nd, 2023, if necessary between the legal hours of sale, 0.000 AM and 4:00 PM. The be-low listed and described properties, or as much thereof as will satisfy the State and County tax ex-cution on the respective individual and property. The property (ies) here-inafter described have been levied on as the The property (les) here-inafter described have been levied on as the property of the persons whose names immediate-ly precede the property description. Each of the property are located in curinget County. State

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-nestrest Homeowners As-sociation 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, Near State, Sa a por-tion of that tract in Deed 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 4753, Page 388. Be-ing known as Tax Map & Parcel: R5092 663, Gwin-nett County, Georgia. Map & Parcel: R5092 664 Defendant in Fi Fa: Hay-nescrest Homeowners As-sociation Inc Current Record Holder: Hayne-screst Homeowners As-sociation Inc Association Inc Current Record Holder: Hayne-screst Homeowners As-sociation Inc Amout 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, Association Inc Current Record Holder: Hayne-screst Homeowners As-sociation Inc Curent Record Holder: Hayneknown as Tax Map & Parcel R6110 074, Gwin-nett County, Georgia. Map & Parcel: R6162 411 Defendant in Fi Fa: Lon-zo, Jerry L Amount Due; \$10,379.67 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 known as Tax Map & Parcel R6162 411, Gwin-nett County, Georgia. Map & Parcel: R6224 213 Defendant in Fi Fa: Lon-zo. Jerry

Defendant in Fi Fa: Lon-zo, Jerry Current Record Holder: being 0.51 acres, more or less. Being "Common less. Being "Common Area", Block B of Hayne-Land Lot 224, 6th Dis-trict, being 0.34 acres, more or less. Being Lot 25, Block C of The Marshes @ Oakbrook Subdivision, Unit 3. As shown in Plat Book 33, Page 188. Or as further described in Deed Book 48272, Page 27. Being known as Tax Map & Parcel R6224 213, Gwin-nett County, Georgia. Map & Parcel: R6277 035 Defendant in Fi Fa: 7076 Peachtree Ind LLC Current Record Holder: 7076 Peachtree Ind LLC Current Record Holder: 7076 Peachtree Ind LLC Current Record Holder: 7076 Peachtree Ind LLC Amount Due: \$19,183.95 Tax Years Due: 2022,2021 Deed Book: 58283/313 Legal Description: All that tract of land being in the: State of Georgia, frict, being 0.687 acres, more or less. Being Tract 2. Or as further de-scribed in Deed Book 58783. Proze 313 Being 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 & as a portion of that tract in Deed Book 47553, Page 388. Being known as Tax Map & Parcel R5092 664, Gwinnett County, Geor-gia.

Map & Parcel: R6112 103 Defendant in Fi Fa: Ris-hang Lee Current Record Holder: Lee, Rishang CRH Address: 342 Emily Drive SW Lilburn, GA 30047 5223 Amount Due: \$1,921.64 Tax Years Due: 2022,2021 Deed Book: 588559/328 Legal Description: All that tract of Iand 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.

Gwinnett County, Geor-gia. Map & Parcel: R6113 015 Defendant in Fi Fa: Robinson, John J Etal Current Record Holder: Robinson, John J & Ode-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

Current Record Holder: Lonzo, Jerry Amount Due: \$7,117.78 Tax Years Due: 2022,2021 Deed Book: 4827227 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 224, 6th Dis-trict, being 0.34 acres, mare or less Being Lot

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 taxof 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, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security but not limited to, those superior to the Security Deed first set out dove. 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

4-14-162.2. 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

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 Versailles Place, Lawrenceville, Georgia 30043. Should a conflict arise between the prop-erty address and the le-gal 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 station and audit of the sta-tus of the loan with the holder of the security

hereof

by

therein. Tax ID #: R7 133 115

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 a lien, but not yet due

noider of the security 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.forcelosurehot-

www.foreclosurehot-

www.foreclosurehot-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/i,d 8/1/23 Our file no. 22-09870GA -FT1 07/05/2023, 07/12/2023,

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

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

GPN11 gdp2728 NOTICE OF FORECLO-SURE SALE UNDER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. gage. Flagstar Bank, N.A. Loss Mitigation 5151 Corpo-rate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 202 4097

142-3 Troy, M1 48098 (800) 393-4887 Note, however, that such entity or individual is not required by law to nego-flate, amend or modify the ferms of the laon. 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 USED FOR THAT PUR-POSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Nancy C Chambley to Mortgage Elec-tronic Registration Systronic Registration Sys-tems, Inc., as nominee for GreenPoint Mortgage 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-picerd to Real Time Dec 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) 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, 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 inany taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (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 conductor 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 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 be provided until final confirmation and audit of the status of the loan as provided immediately above. LAACENEW LOAN SERof 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 Gwinnett 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 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-gia. Said plat is incorpo-rated and made a part hereof by reference thorain

above. LAKEVIEW LOAN SERreference VICING, LLC as agent and Attorney in Fact for 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 atforneys fees (notice of intent to collect attor-neys fees having been given). Real Time Resolutions, Inc. can be contacted at and Attorney in Fact for Simon Portes Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1095-699A THIS LAW FIRM MAY BE ACTUNC AS A DEBT 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. 1095-699A 07/05/2023, 07/12/2023, 07/12/2023, 07/26/2023.

Gpn11

gdp2936 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

COUNTY By virtue of a Power of Sale contained in that certain Security Deed from CODY YOUNG to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEF AS A NOMI-TION SYSTEMS INC. AS GRANTEE AS A NOMI-NEE FOR NBKC BANK, dated July 11, 2022, recorded July 12, 2022, in Deed Book 60077, Page 328, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Number: Telephone (877) 813-0992 Case No. DNBKC-23-02751-1 Ad Run Dates 07/19/2023, 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023

Gpn11

gdp2988 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT The indeptedness se-cured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Securi-ty Deed. The indepted 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 terms of said Securi-ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in cluding attorneys fees (notice to collect same 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 07.00 DOLLARS (\$410.71.00), 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 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 having been given) and all other payments pro-vided for under the terms of the Security Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the will also be subject to the following items which may affect the title: any outstanding ad walcome may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of re-demption of any taxing authority; matters which would be disclosed by an inspection of the proper-ty; all zoning

OF 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 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 OF made for the purpose of paving 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 O.C.G.A. § 13-1-11 having been giv-en). en). Said property will be sold 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-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, 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. Navy Federal Credit Federal Credit Navy Union is the holder of the Secu-

is the folder of 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

property are located in Gwinneth 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. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. GIA. Said legal description be-ing controlling, however the property is more commonly known as 1200 OPAL CIR, LAWRENCEVILLE, GA 30043. costs and recording fees. 30043. The indebtedness se-

Map & Parcel: R2001D326 Defendant in Fi Fa:

Trends Management LLC Current Record Holder: Trends Management LLC Management

LLC Amount Due:\$2,202.24 Tax Years Due: 2022,2021,2020,2019,2018,20

17,2016 Deed Book:49791/839

all zoning

ordinances; assessments; liens; en-

assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is CARLOS CASTILLO, SCOTT MENDEZ, ALONDRA JAMILEE PEREZ, or tenants(s).

JAMILEE PEREZ, or tenants(s). 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 loop with the

tus of the loan with the holder of the Security Deed.

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: Loan-Care, LLC, Loss Mitigo-tion Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Num-ber: 800-909-9525. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured

to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

INSTRUMENT. LAKEVIEW LOAN SER-VICING, LLC as Attorney in Fact for

2022,2021,2021,2020,2017,2016,20 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 Apalachcee Farms Subdivision, Unit I. As shown in Plat Book 66, Page 177. Or as fur-ther described in Deed Book 47971, Page 839. Be-ing known as Tax. Map & Parcel: 2001D326, Gwin-nett County, Georgia. Map & Parcel: R3002B15 Defendant in Fi Fa: Russ, Michael R Current Record Holder: Russ, Michael R Current Record Holder: Russ, Michael R Current Record Holder: Russ, Michael R Current State of Georgia, County of Gwinnett, 1749th GMD, being 0.28 acres, more or less. Be-ing Lot 33, Block KK of Ridgebrooke @ Hamilton Mill Subdivision, Phase BB. As shown in Plat Book 95, Page 1. Or as Farther described in Deed Book 38353, Page 1. Dated Book 3853, Page 1. Dated further described in Deed Book 38353, Page 1. Being known as Tax Map & Parcel R3002B215, Gwinnett County, Geor-aia

gia.

gia. **Map & Parcel:** R4338 296 Defendant in Fi Fa: Desinor, Rosena

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: 51277/466 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. Map & Parcel: R5011 327 Defendant in Fi Fa: Maxwell, Rolando A & Blanche

as Attorney in Fact for CARLOS CASTILLO, SCOTT MENDEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE Blanche Current Record Holder:

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,

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 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, trict, being 0.34 acres, more or less. Being Lot 4, Block B of Heritage of 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.

Tract 2. Or as further de-scribed in Deed Book 58283, Page 313. Being known as Tax Map & Parcel Ré277 035, Gwin-nett County, Georgia. Denise R. Mitchell, MPA Gwinnett County Tax Commissioner Ex Officio Sheriff * Deed Book: Refers to Deed Records located in the Gwinnett County gia. Map & Parcel: R5129 032 the Gwinnett County Courthouse, Clerk of Superior Courts Office where property is more fully described. 4C 2 26 7/5 12 19 26 2023 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

GDP2941 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 :58%0/205 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 58%0, Page 205, Being known as Tax Map & Parcel R5129 032, Gwinnett County, Geor-gia. 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 public outery, before the Gwinnett County Court-house dor, 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: \$6,265.47 Tax Years Due: 2022,2021,2020,2019,2018,20 17,2016 Deed Book:21875/1

Gwinnet County Court-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. Each of the respective parcels of property are Deed Book:21875/1 Legal Description: All that tract of land being in the: State of Georgia, 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. Map & Parcel: R5205 342 Defendant in Fi Fa: Pre-cision Design & Develop-ment Co IncCurrent Record Holder: Preci-sion Design & Develop-ment Co IncCurrent parcels of property are located in City of Duluth, located in City of Duluth, County of Gwinneth, 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 patified of levy ment Co Inc Amount Due:\$6,162.81 Tax Years Due: 2022,2021,2020,2019,2018,20 possession, if 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:

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 Gwinnelt, 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

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. Or as further described in Deed Book 4023, Page 69. Being known as Tax Map & Parcel R6113 015, Gwinnett County, Geor-gia. gia.

gia. Map & Parcel: R6121 323 Defendant in Fi Fa: Lu-ong, Jonathan Nam Hoang Current Record Holder: Luong, Jonathan Nam Hoang & Luong, Nhan H CRH Address: 75 Cross Creek Drive

CRH Address: 75 Cross Creek Drive Lilburn, GA 30047 7055 Amount Due: \$2,361.88 Tox Years Due: 2022,0021 Deed Book:52987/360 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinneth, 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 RAI2I 323, Gwinnett County, Geor-aia. gia

Map & Parcel: R6132 322 Defendant in Fi Fa: Husam Eldin Suliman

Current Record Holder: Suliman, Husam Eldin CRH Address: 311 Ma-

hone Drive Lilburn, GA 30047 5987 Amount Due:\$2,016.21 Tax Years Due: 2022,2021 Deed Book:58750/808 Deed Book:38/50/808 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 0.01 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 58750, Page 808. Being known as Tax Map & Parcel R6132 322, Gwin-nett Courby Georgin nett County, Georgia Map & Parcel: R6133 145 Defendant in Fi Fa: Moon, Kyong S Current Record Holder: Current Record Holder: Moon, Kyong S CRH Address: 184 Timo-thy Lane NW Lilburn, GA 30047 3662 Amount Due:\$1,652.34 Tax Years Due: 2022,2021 Deed Book:7655/150 Legal Description: All

that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lot 133, 6th District, being 0.37 6th District, being 0.37 acres, more or less. Be-ing Lot 91, Block A of Michelle Estates Subdivi-sion, Unit 1. As shown in Plat Book 25, Page 52. Or as further described in Deed Book 7655, Page 150. Being known as Tax Map & Parcel R6133 145, Gwinnett County, Geor-gia.

Gwinnen Court gia. Map & Parcel: R6133 157 Defendant in Fi Fa: Shu Sheng Chen Current Record Holder: Chen, Shu Sheng CRH Address: 4222 Janet Caurt NW

Court NW Lilburn, GA 30047 2802 Amount Due:\$2,286.28 Tax Years Due: \$2,286.28 Tax Years Due: 2022,2021 Deed Book:54278/18 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Lilburn, Land Lat 133, 6th District, being 0.38 acres, more or less. Be-